Nick Jones Real Estate

1000 Silurian Lane

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2.18 acres 14,400 sqft

Located in the Hilltop Commercial Park at 1000 Silurian Lane in Sidney, Montana, this impressive commercial property offers an excellent opportunity for businesses seeking a combination of substantial shop space, office functionality, and a large stabilized yard. With approximately 2.175 acres and excellent visibility from Highway 16, the property provides both room to operate and convenient exposure for your business. The main building offers approximately 9,300 sq. ft., with an additional 5,000 sq. ft. heated shop, providing over 14,000 sq. ft. of total building space. The main facility features a welcoming reception area, two private offices,

versatile commercial property ready to accommodate a growing business or established operation. Property Highlights: Over 14,000 sq. ft. total heated space Main building: approximately 9,300 sq. ft. Additional building: approximately 5,000 sq. ft. Approximately 2.175 acres CLM - Commercial Light Manufacturing zoning Excellent visibility from Highway 16 Large stabilized yard Reception and office area 3 total office spaces 2 bathrooms Two 12' overhead doors in main shop One 12' overhead door in additional shop MDU natural gas LYREA electric City Water Private septic Located in Hilltop Commercial Park, Sidney, Montana

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Status: Active
Type: Residential
Location: In Richland county near Sidney, MT
County: Richland
Listing office *Nick Jones Real Estate*

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Contact **Nick Jones Real Estate**

November 19th 2026: https://nickjonesre.com/node/424