



**COLDWELL  
BANKER  
COMMERCIAL**

CBS

**FOR LEASE**

## WESTFIELD WAREHOUSE

\$950 per month (Gross)

707 Blackhawk Street  
Billings, MT 59106

AVAILABLE SPACE  
1,500 SF

- Current unit for lease: A2

### AREA

The property is located just west of 64th St West and King Ave West on north side of King in the West King Commercial Park.



### OFFICE

George Warner  
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707 Blackhawk Street, Billings, MT 59106

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## OFFERING SUMMARY

Available SF: 1,500 SF

Lease Rate: \$950 per month (Gross)

Lot Size: 0 Acres

Year Built: 2016

Building Size: 1,500 SF

## PROPERTY OVERVIEW

Westfield Warehouse located at 707 & 709 Black Hawk Street offers quality shop space for businesses looking for secure quality work space as well as individuals looking for a secure site to store their RV, Classic Car and other valuables.

Each unit is well lit and includes a natural gas unit heater, ADA restroom and insulated shop space. All units offer WIFI, walk-in door and 14' overhead door with remote control units for the main gate and overhead door.

## PROPERTY HIGHLIGHTS

- New 2016 Construction, Highly Energy Efficient
- 16' Ceiling Height with Overhead Door and Walk-In Door.
- ADA restroom, Shop Heater, WIFI Available.
- Security Fence, Gated and Security Camera System.
- Concrete Paved Driveway
- 220 Electrical
- 1,500 SF Units (60' Deep X 25' Wide)

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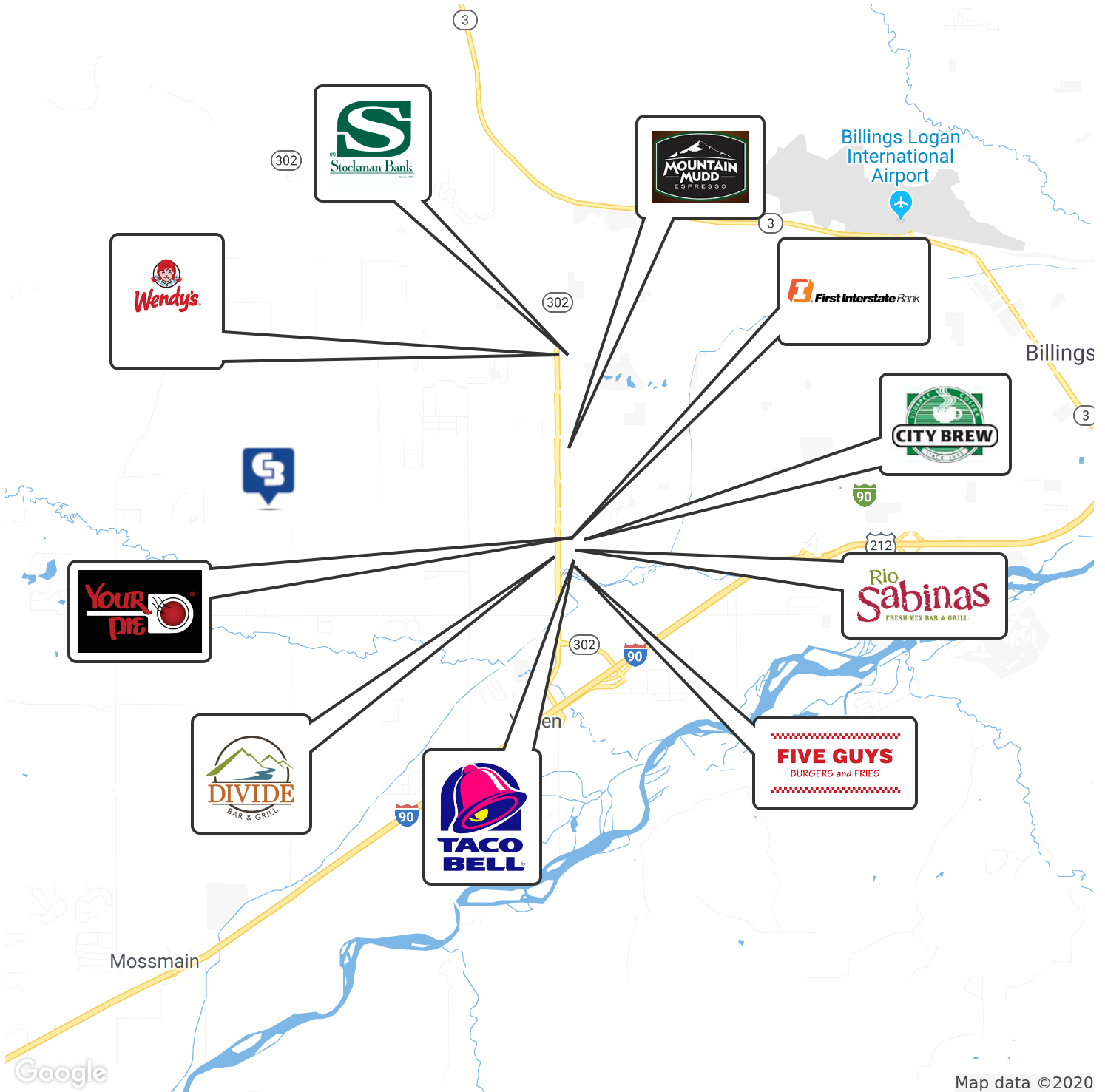
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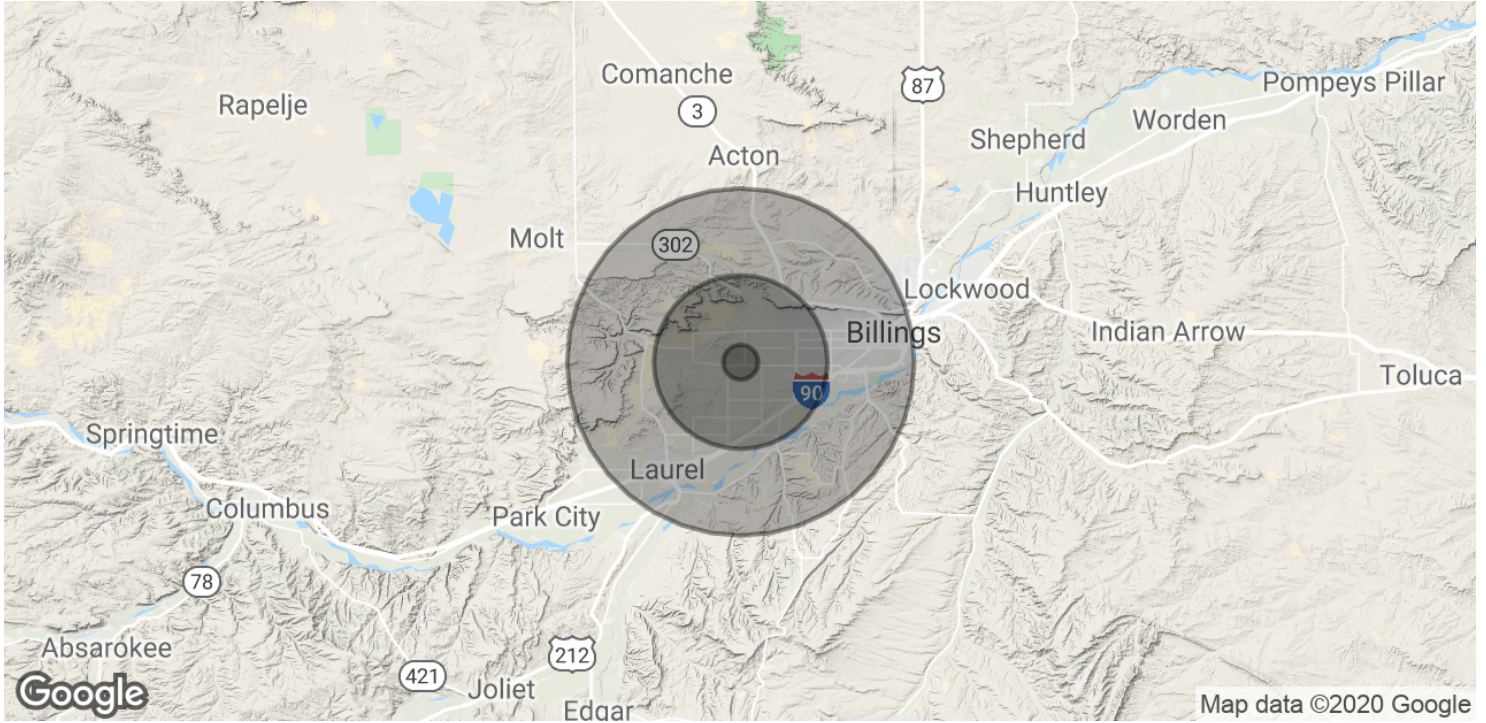
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	163	11,726	78,056
Median age	38.8	40.6	40.2
Median age (Male)	39.9	40.7	38.5
Median age (Female)	37.3	39.8	41.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	60	4,520	33,648
# of persons per HH	2.7	2.6	2.3
Average HH income	\$77,934	\$112,987	\$69,176
Average house value	\$264,842	\$316,038	\$225,740

\* Demographic data derived from 2010 US Census

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