

# PRICE REDUCED!



**1200 SF UNIT \$735 PER MONTH**

**1800 SF UNIT \$1,105 PER MONTH**

**2,400 SF UNIT \$1,470 PER MONTH**

## King West Business Park

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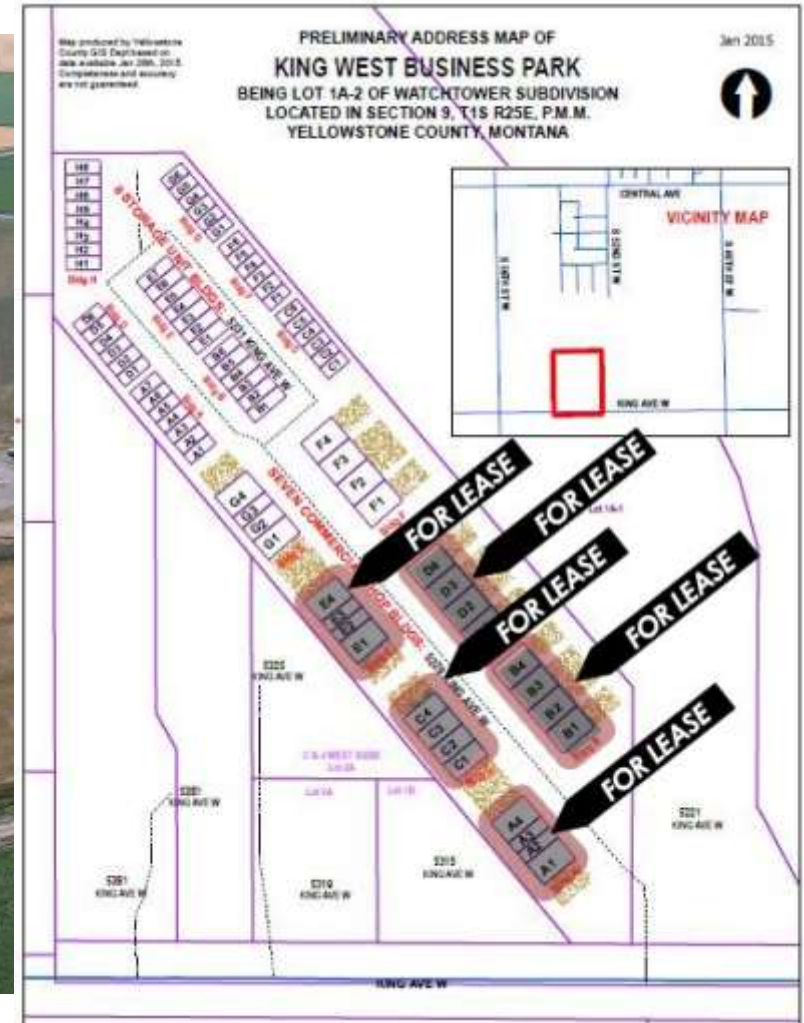
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CBS

[www.cbcmontana.com](http://www.cbcmontana.com)

# SITE LOCATION & LAYOUT





## *Strong Market*

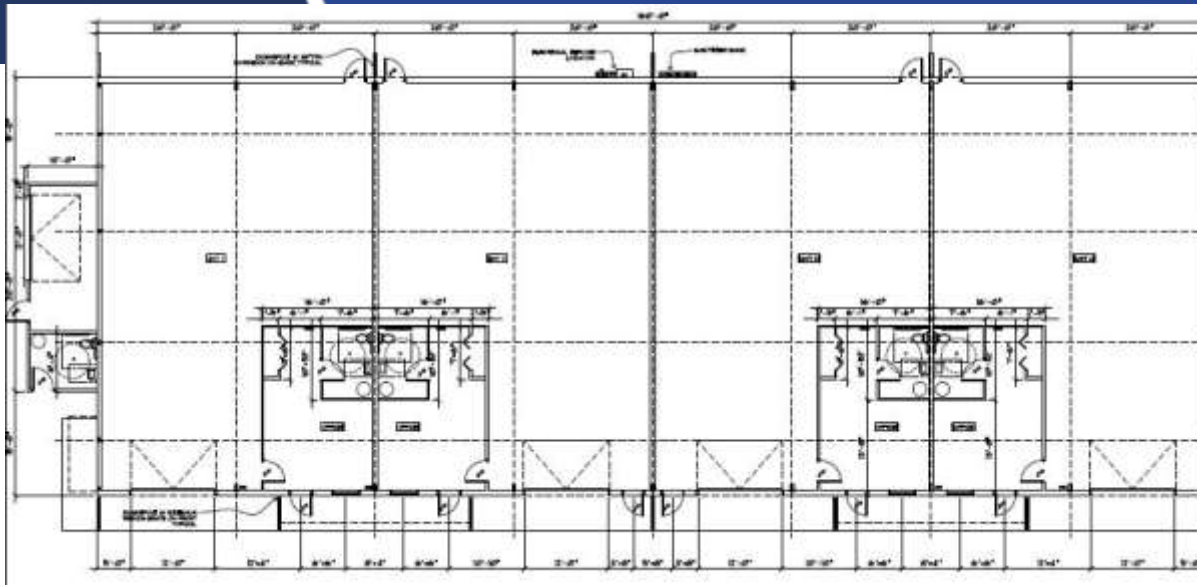
Billings geographic location serves as a major transportation and distribution center. It is an energy center sitting amidst the largest coal reserves in the US as well as large oil and natural gas fields. Billings local economy also benefits from its three local refineries. Billings is the banking and medical capital of this region. The city's unemployment rate at the height of the recession in 2010 peaked at 5.8% and is currently at 3.4%.



## *Growing Mixed Use Area*

The King West Business Park located at 5229 King Ave West offers a variety of Flex Space to meet the needs of small and large tenants. Shop spaces available include 1,800 and 2,400 SF units. Units may be combined to accommodate larger needs. Each unit includes a natural gas unit heater, restroom and insulated shop space. 1,800 & 2,400 SF units include an office. All units offer a walk-in door and 14' overhead door. Additional tenant improvements can be arranged with the builder.





#### Property Highlights:

- 1,200, 1,800 & 2,400 Square Foot Units
- Insulated with metal finish interior walls
- Finished Office Space with Restroom
- 16' Side Walls
- 14' Overhead Doors
- Walk-in Door
- Well lit
- Natural Gas Heat
- Water & Sewer provided by cistern & septic
- Zoned Community Commercial

#### Location Highlights:

- Prime West End Location
- Convenient Access to Interstate 90
- Professional setting
- Nicely Landscaped Surroundings
- Roads Provide Easy Access For Semi's

**FOR LEASE \$6.00 PSF (\$1.35 CAM)**

# King Ave West Business Park

## Property Address

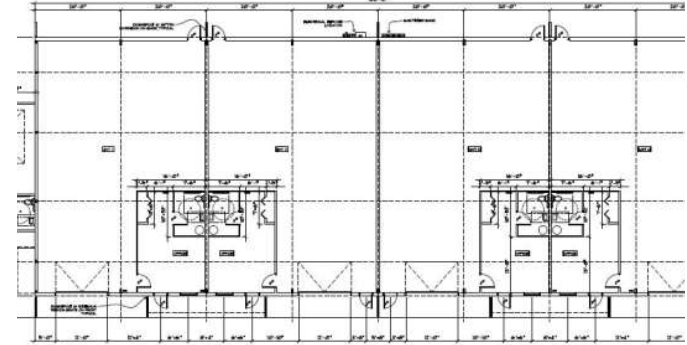
5229 King Ave West Billings, MT 59106

## Pricing

Lease Rate \$6.00 PSF (\$1.35 CAM)

## Units Available

Office/Shop Flex Space  
Zoning: Community Commercial  
Building Size(s): 7,200 to 9,600 SF  
Wall Heights 16'  
Fenced Outside Storage: Available  
Walls Metal  
Roof Metal  
Overhead Doors 14'  
Lighting T8  
Year Built/Renovated: 2014/2015  
Annexed: No



## Property Features

Roads: Paved  
Parking: Approximately 2 Per Unit  
Amenities: Natural gas heat. Water and sewer provided by cistern & septic  
Individual fenced side yard available for each unit

## Location Information

Located: 5229 King Ave West  
City/State: Billings, MT 59106  
Metro Market: Billings, MT  
County: Yellowstone



# UNITS AVAILABLE FOR LEASE

Building A	Square Footage	Availability
Unit 1	2,400	LEASED
Unit 2	1,200	AVAILABLE
Unit 3	1,200	LEASED
Unit 4	2,400	LEASED

Building B	Square Footage	Availability
Unit 1	2,400	LEASED
Unit 2	2,400	AVAILABLE
Unit 3	2,400	AVAILABLE
Unit 4	2,400	LEASED

Building C	Square Footage	Availability
Unit 1	1,800	LEASED
Unit 2	1,800	LEASED
Unit 3	1,800	LEASED
Unit 4	1,800	LEASED

Building D	Square Footage	Availability
Unit 1	2,400	LEASED
Unit 2	2,400	LEASED
Unit 3	2,400	LEASED
Unit 4	2,400	LEASED

Building E	Square Footage	Availability
Unit 1	2,400	AVAILABLE
Unit 2	1,200	LEASED
Unit 3	1,200	LEASED
Unit 4	2,400	AVAILABLE

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## *Contact Info*

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## *Confidentiality Statement*

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Prospective Tenants shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.