



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

602 S 25TH ST

Billings, MT 59101

AVAILABLE SPACE

5,000 SF

LEASE RATE

\$7.00 SF/yr (NNN)

CBCMONTANA.COM



INDUSTRIAL

Kyle Schlichenmayer

406.698.1899

kyle@cbcmontana.com

©2019 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial CBS. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logo are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. The information provided is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. This information should be independently verified before any person enters into a transaction based upon it.

**COLDWELL BANKER COMMERCIAL
CBS**

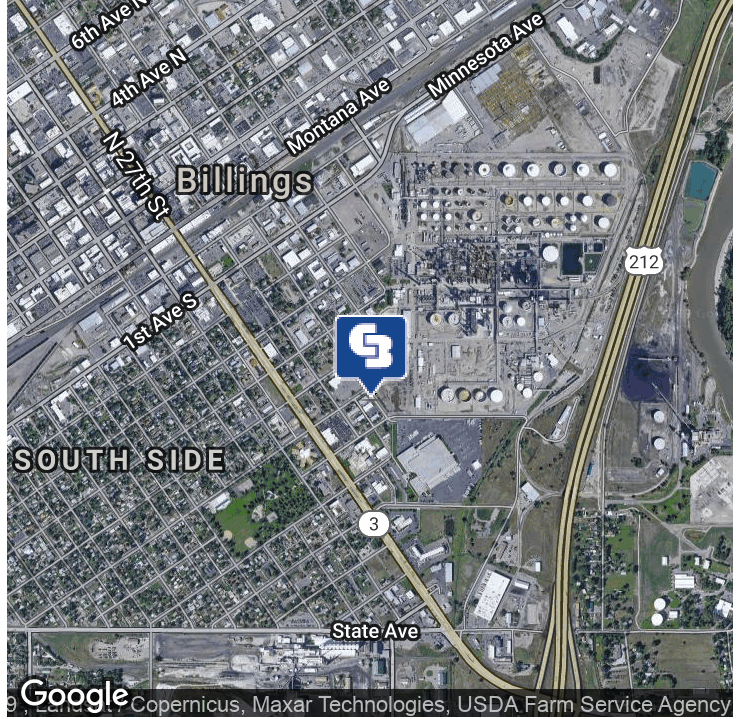
1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



602 S 25TH ST

Billings, MT 59101

LEASE



OFFERING SUMMARY

Available SF: 5,000 SF

Lease Rate: \$7.00 SF/yr (NNN)

Lot Size: 0.32 Acres

Year Built: 1973

Building Size: 5,000 SF

Zoning: Community Commercial

PROPERTY OVERVIEW

5,000 sqft clear span

11' Sidewalls (interior)

3 clean restrooms

New 10' OH door with opener

Floor drain

3 phase power

New roof, sidewalls, HVAC and restrooms completed within last 3 years

Off street parking

Zoned community commercial

CBCMONTANA.COM

Kyle Schlichenmayer
406.698.1899
kyle@cbcmontana.com



**COLDWELL
BANKER
COMMERCIAL**

CBS



602 S 25TH ST
Billings, MT 59101

LEASE



CBCMONTANA.COM

Kyle Schlichenmayer
406.698.1899
kyle@cbcmontana.com



**COLDWELL
BANKER
COMMERCIAL**

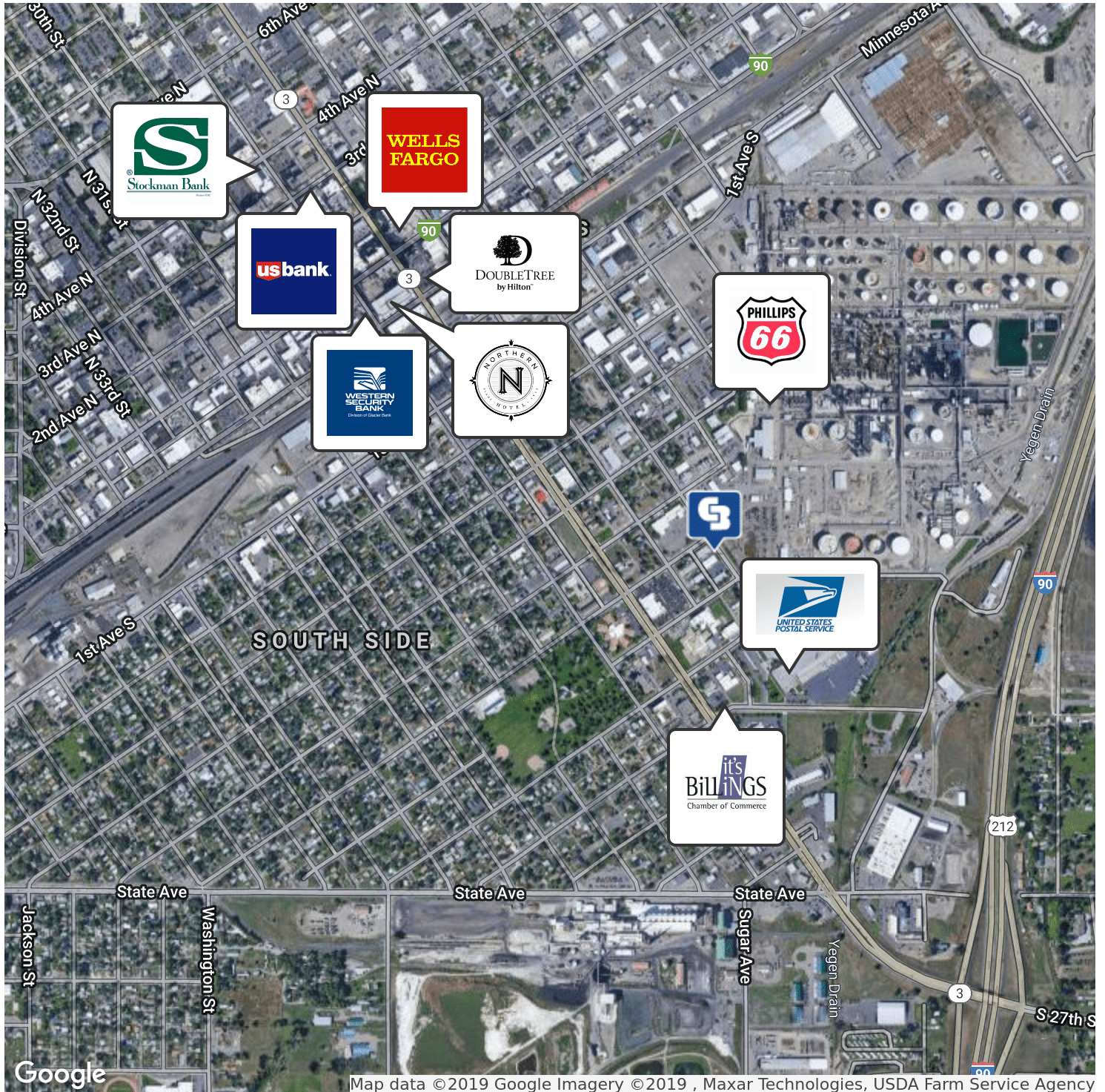
CBS



602 S 25TH ST

Billings, MT 59101

LEASE



CBCMONTANA.COM

Kyle Schlichenmayer
406.698.1899
kyle@cbcmontana.com



**COLDWELL
BANKER
COMMERCIAL**

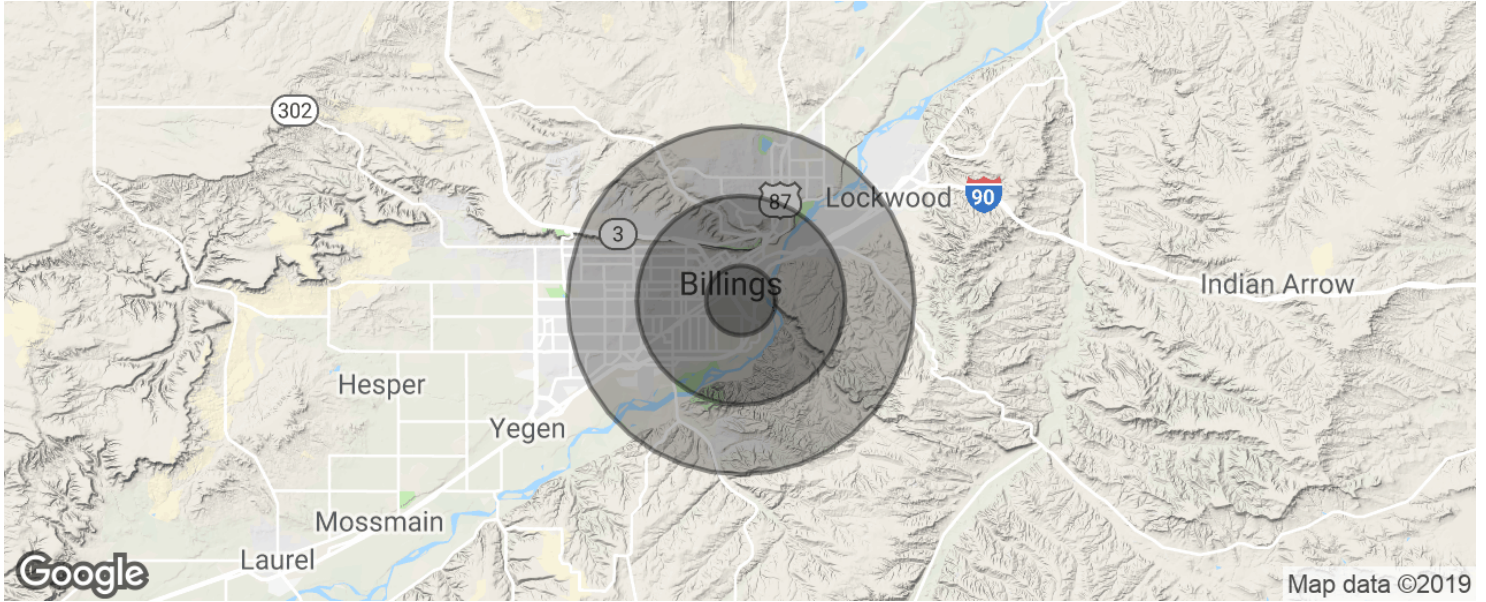
CBS



602 S 25TH ST

Billings, MT 59101

LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,055	44,950	92,999
Median age	34.7	34.6	35.4
Median age (Male)	35.0	34.0	33.9
Median age (Female)	33.1	35.7	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,739	19,117	39,350
# of persons per HH	2.6	2.4	2.4
Average HH income	\$36,988	\$47,177	\$52,834
Average house value	\$123,364	\$144,918	\$155,691

* Demographic data derived from 2010 US Census

CBCMONTANA.COM

Kyle Schlichenmayer
406.698.1899
kyle@cbcmontana.com



**COLDWELL
BANKER
COMMERCIAL**

CBS