



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

602 S 25TH ST

Billings, MT 59101

AVAILABLE SPACE

5,000 SF

LEASE RATE

\$5.00 SF/yr (NNN)

CBCMONTANA.COM



INDUSTRIAL

Kyle Schlichenmayer

406.698.1899

kyle@cbcmontana.com

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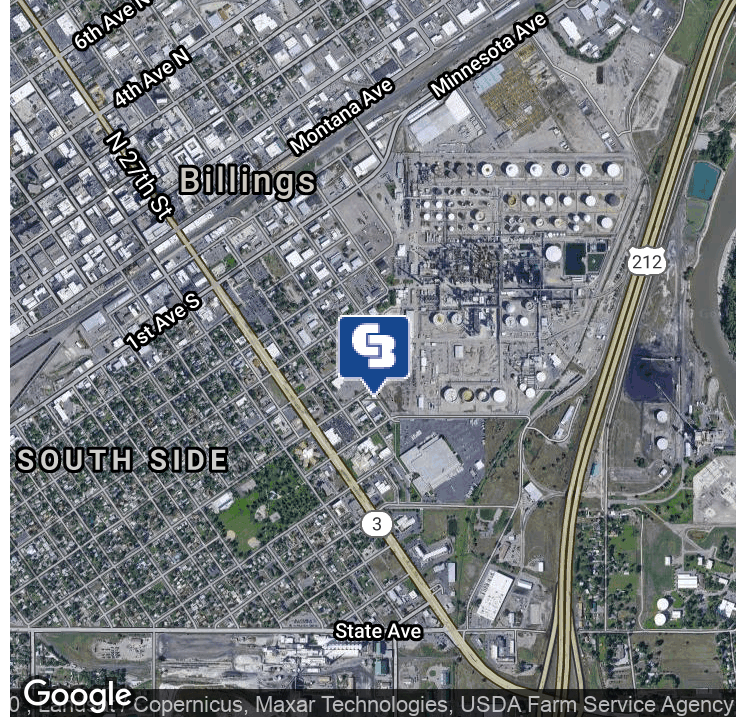
1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



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OFFERING SUMMARY

Available SF: 5,000 SF

Lease Rate: \$5.00 SF/yr (NNN)

Lot Size: 0.32 Acres

Year Built: 1973

Building Size: 5,000 SF

Zoning: Community Commercial

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PROPERTY OVERVIEW

Very clean, 5,000 sqft industrial/retail flex space. The space is clear span with 11' sidewalls on the interior. Currently 1 demising wall with rolling barn door to separate into 2 areas. Back area has floor drain and 10' overhead door, utility closet and 1 updated restroom. Front area has great natural light, 2 entry points and 2 updated restrooms. Building also has 3 phase power and off street parking.



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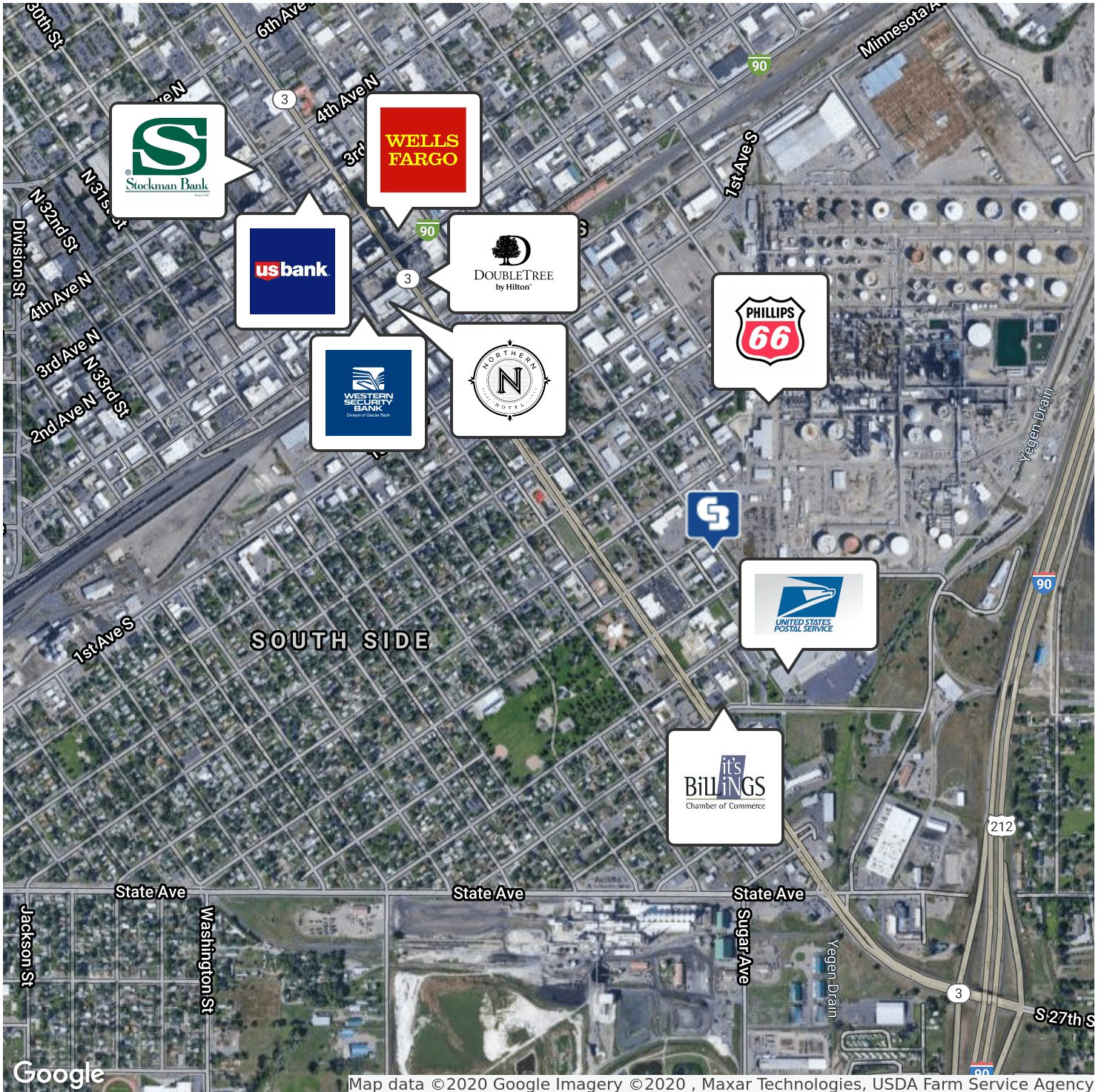
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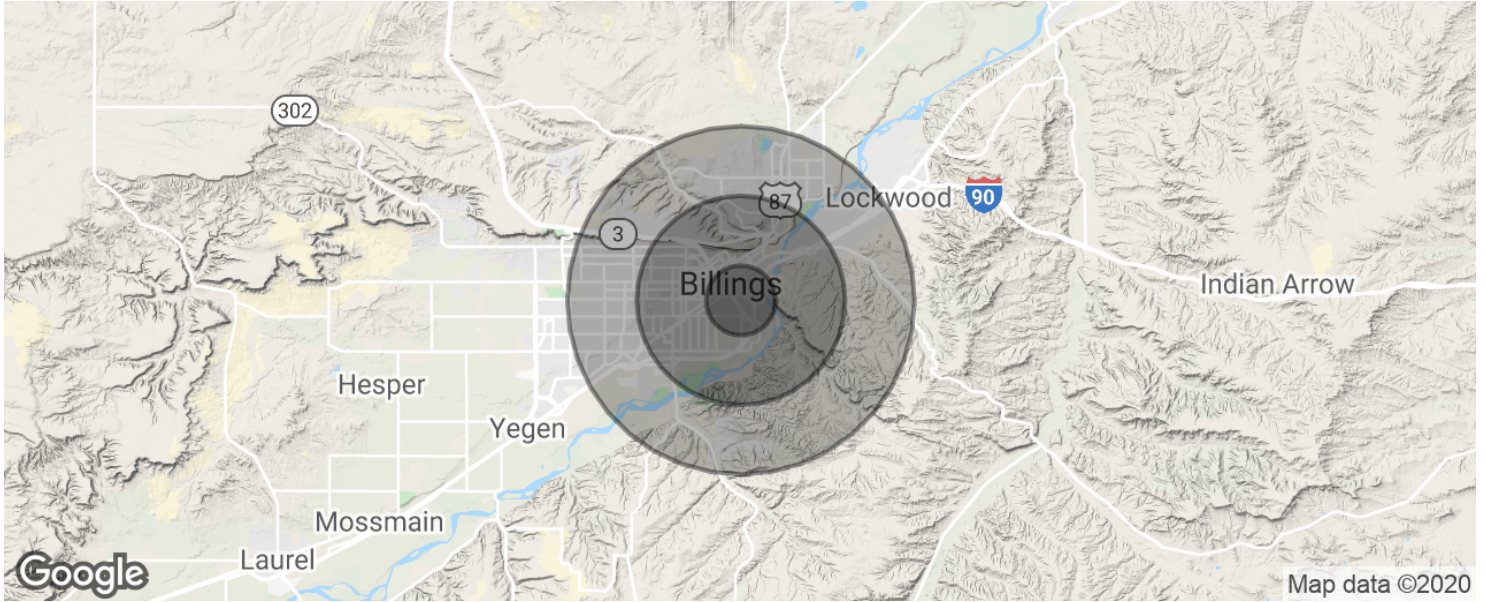
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,055	44,950	92,999
Median age	34.7	34.6	35.4
Median age (Male)	35.0	34.0	33.9
Median age (Female)	33.1	35.7	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,739	19,117	39,350
# of 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

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