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BANKER  
COMMERCIAL**  
CBS

FOR LEASE

## WESTFIELD WAREHOUSES

\$1,350 per month (NNN)

706 Blackhawk Unit E-4  
Billings, MT 59106

AVAILABLE SPACE  
2,350 SF

### AREA

High demand industrial/shop space with a professional office and gated security.



CBCMONTANA.COM

### OFFICE

Todd Sherman  
406.570.8961  
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## WESTFIELD WAREHOUSES

706 Blackhawk, Billings, MT 59106

LEASE



### OFFERING SUMMARY

Available SF: 2,350 SF

Lease Rate: \$1,350 per month (NNN)

Lot Size: 0 Acres

Building Size: 2,350 SF

Zoning: Outside City Limits

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### PROPERTY OVERVIEW

2350 SF Shop space, mezzanine level that includes office with bathroom and shower.

\$1350/mo lease NNN

2 bathrooms, 1 up 1 down

Landlord would prefer a 3-5 year lease

220 power in place

Heated

Gated entry

Separated office space



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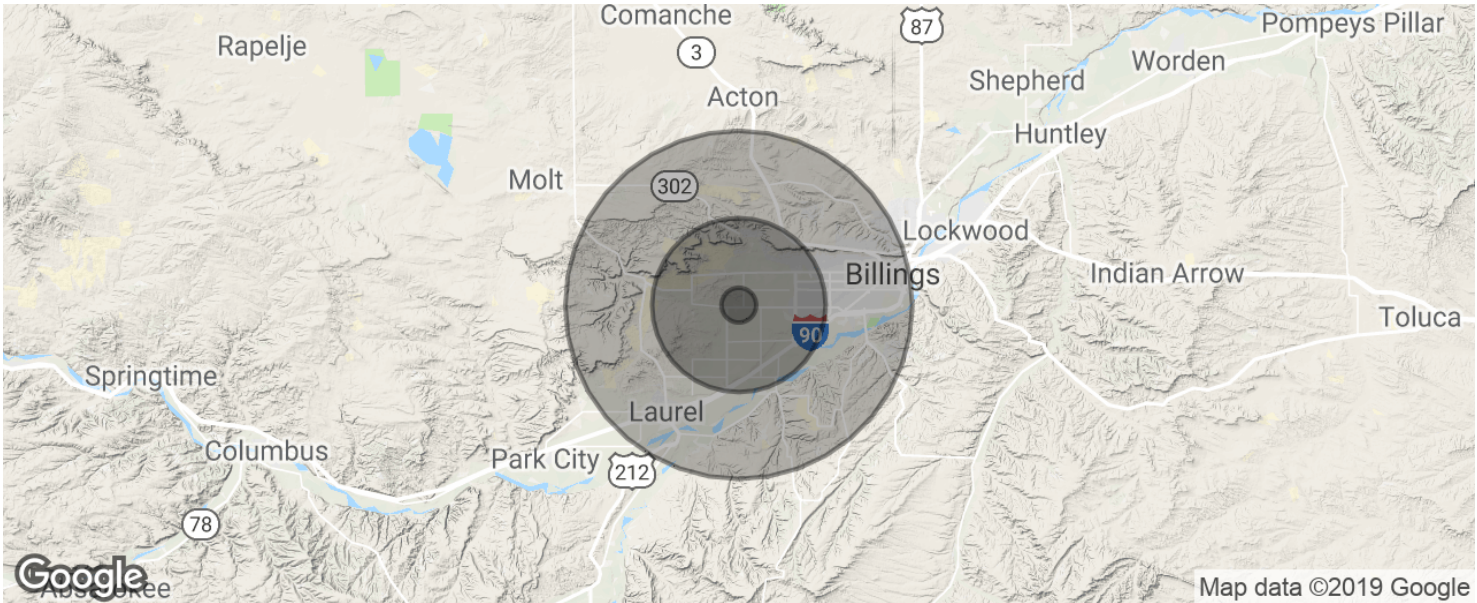
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# WESTFIELD WAREHOUSES

706 Blackhawk, Billings, MT 59106



POPULATION	1 MILE	5 MILES	10 MILES
Total population	163	11,512	78,055
Median age	38.8	40.7	40.3
Median age (Male)	39.9	40.8	38.5
Median age (Female)	37.3	39.8	41.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	60	4,420	33,639
# of persons per HH	2.7	2.6	2.3
Average HH income	\$77,934	\$114,066	\$69,181
Average house value	\$264,842	\$315,816	\$225,680

\* Demographic data derived from 2010 US Census

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