



**COLDWELL  
BANKER  
COMMERCIAL**

**CBS**

**FOR LEASE**

## **5605 INTERSTATE AVE**

Billings, MT 59101

### **AVAILABLE SPACE**

7,500 SF

### **LEASE RATE**

\$3,125 per month (Gross)

### **AREA**

Located off the corner of Mallowney Lane & Interstate Ave

Cold Storage Facility

14' Overhead Door

Well Lit

Convenient Location



### **OFFICE**

**George Warmer**

[george@cbcmontana.com](mailto:george@cbcmontana.com)

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



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Billings, MT 59101

LEASE



### OFFERING SUMMARY

Available SF: 7,500 SF

Lease Rate: \$3,125 per month (Gross)

Lot Size: 0 Acres

Year Built: 2013

Building Size: 7,500 SF

Zoning: Highway commercial

### PROPERTY OVERVIEW

Cold Storage Available For Lease

### PROPERTY HIGHLIGHTS

- 7,500 SF
- \$3,125 Per Month (\$5.00 PSF)
- 14' Overhead Door,
- Well Lit
- Outside parking

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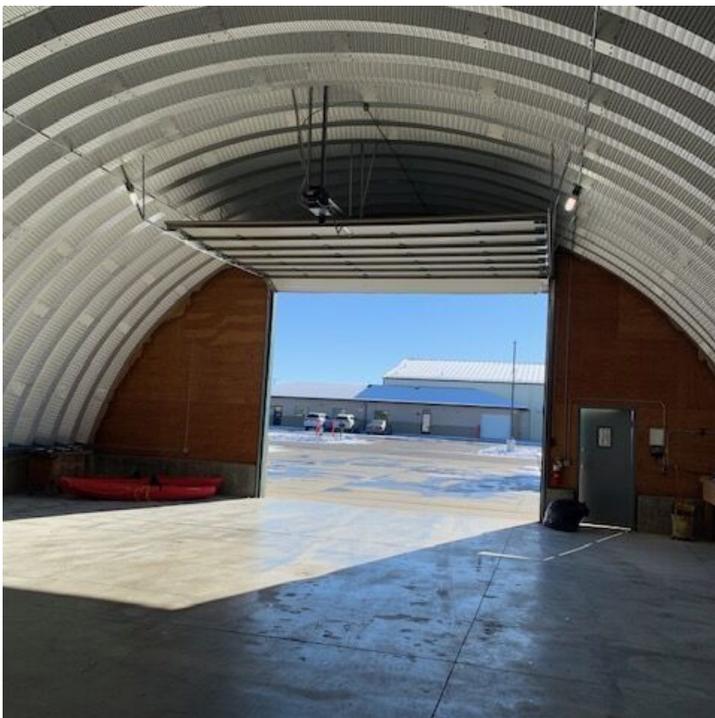
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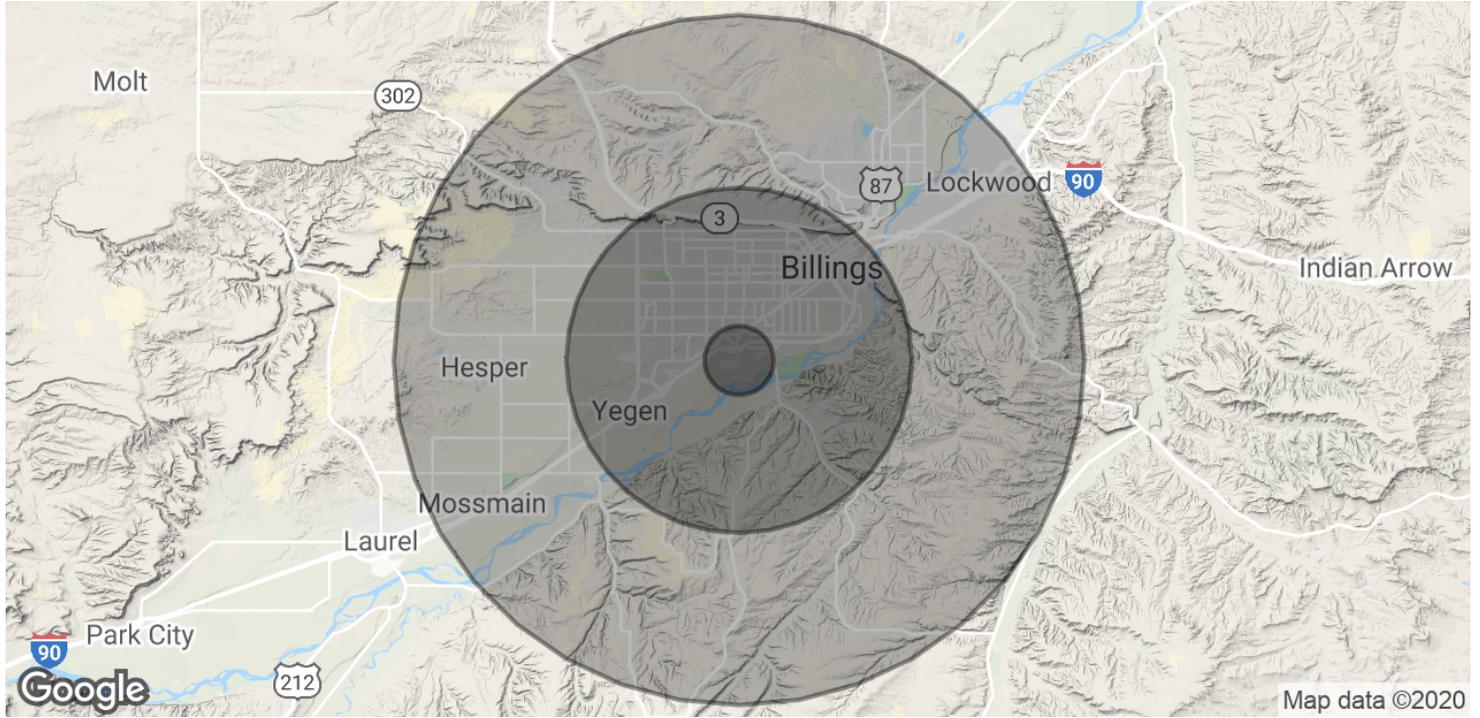


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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	1,697	98,286	146,585
Median age	37.4	37.7	37.8
Median age (Male)	34.2	36.0	36.2
Median age (Female)	40.8	39.9	39.5

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	713	43,252	62,104
# of persons per HH	2.4	2.3	2.4
Average HH income	\$50,218	\$55,395	\$61,377
Average house value	\$134,828	\$179,129	\$201,158

\* Demographic data derived from 2010 US Census

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