



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

332 BONNIE LN

Billings, MT 59101

AVAILABLE SPACE

1,725 - 6,900 SF

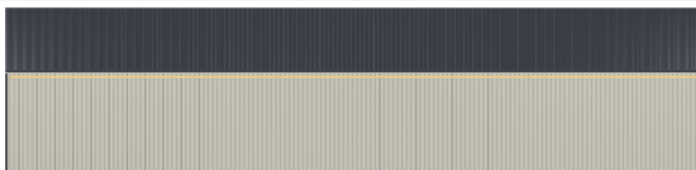
LEASE RATE

\$1,295 - \$5,180 per month (+ utilities)

AREA

New construction shop/warehouse units for lease in Lockwood with friendly controlled industrial zoning. Construction will be completed by fall 2020. Shops can be combined if tenant needs more than 1,725 SF of shop space. Small, affordable shop space is in low supply and in high demand in Lockwood so call today to reserve your unit!

CBCMONTANA.COM



West Side Wall 1 on Building 1



East Side Wall 2 on Building 1

OFFICE

Nathan Matelich

Broker/Owner

406 781 6889

nathan@cbcmontana.com

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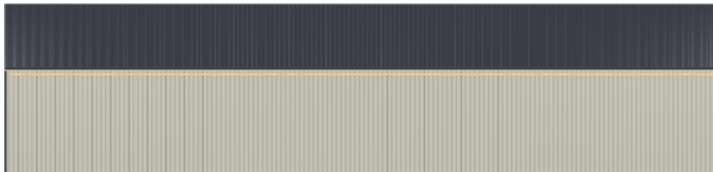
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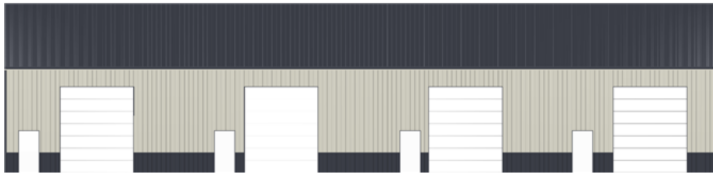
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West Side Wall 1 on Building 1



East Side Wall 2 on Building 1



OFFERING SUMMARY

Available SF: 1,725 - 6,900 SF

Lease Rate: \$1,295 - \$5,180 per month (+ utilities)

Lot Size: 0.43 Acres

Year Built: 2020

Building Size: 6,900 SF

Zoning: Controlled Industrial

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PROPERTY OVERVIEW

4 qty 1,725 SF New Construction Shops for Lease

Estimated Completion Date October 1, 2020

EACH SHOP SPACE:
*1,725 SF

*\$1,295/mo + Utilities

*14 ft Overhead Door

*Heated

*Single Bathroom

*Small Yard Space Available With Each Unit

*High Efficiency LED Lighting



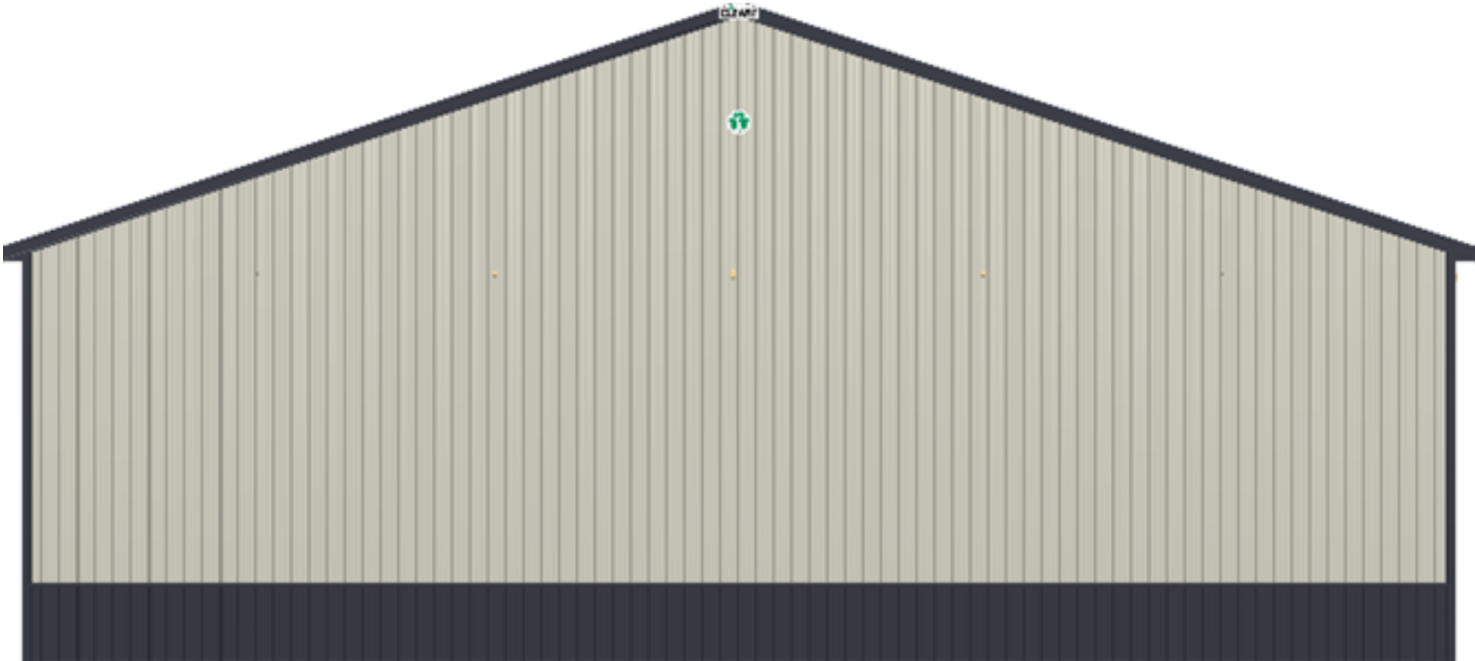
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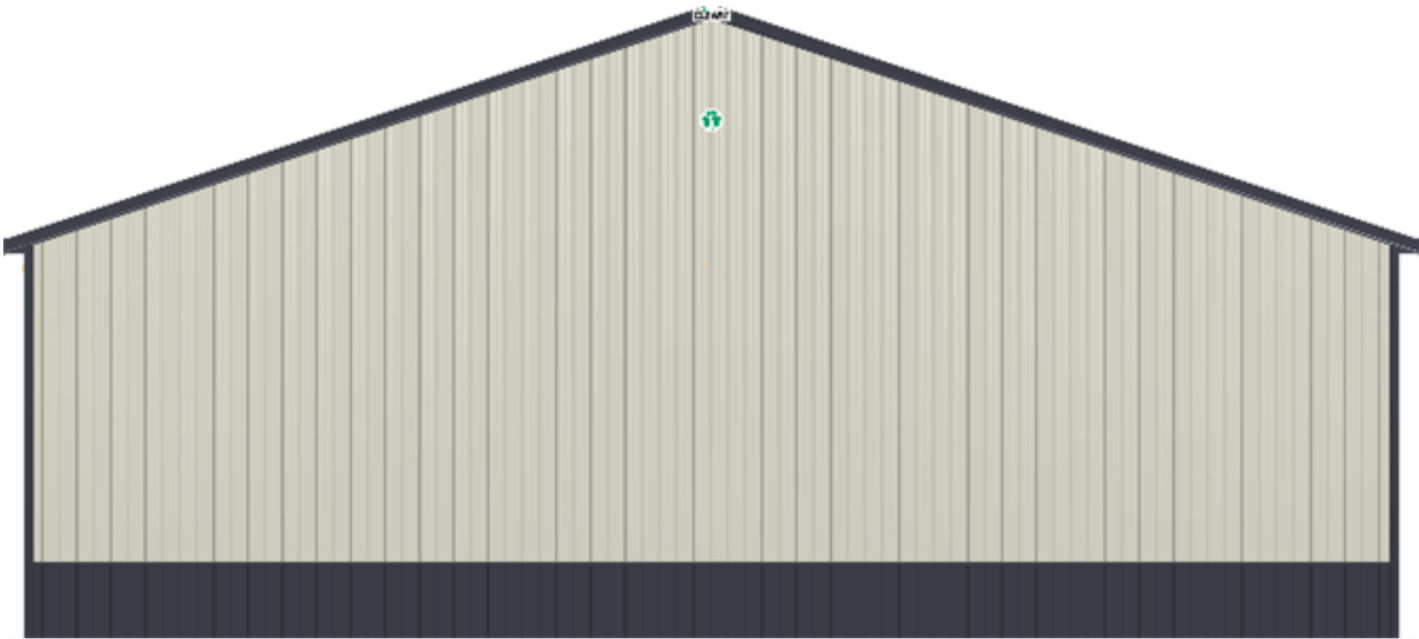


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North End Wall 2 on Building 1



South End Wall 1 on Building 1

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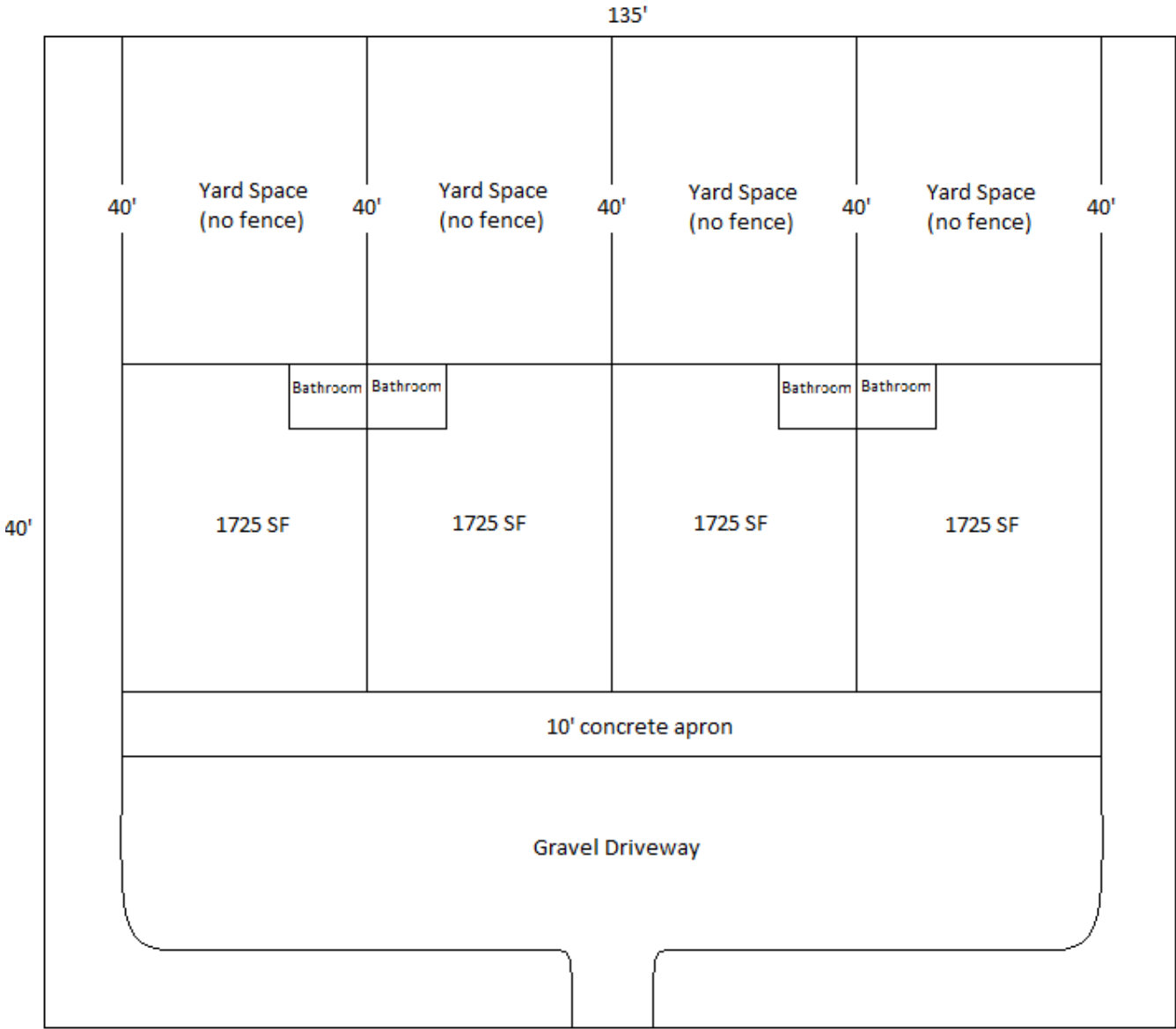
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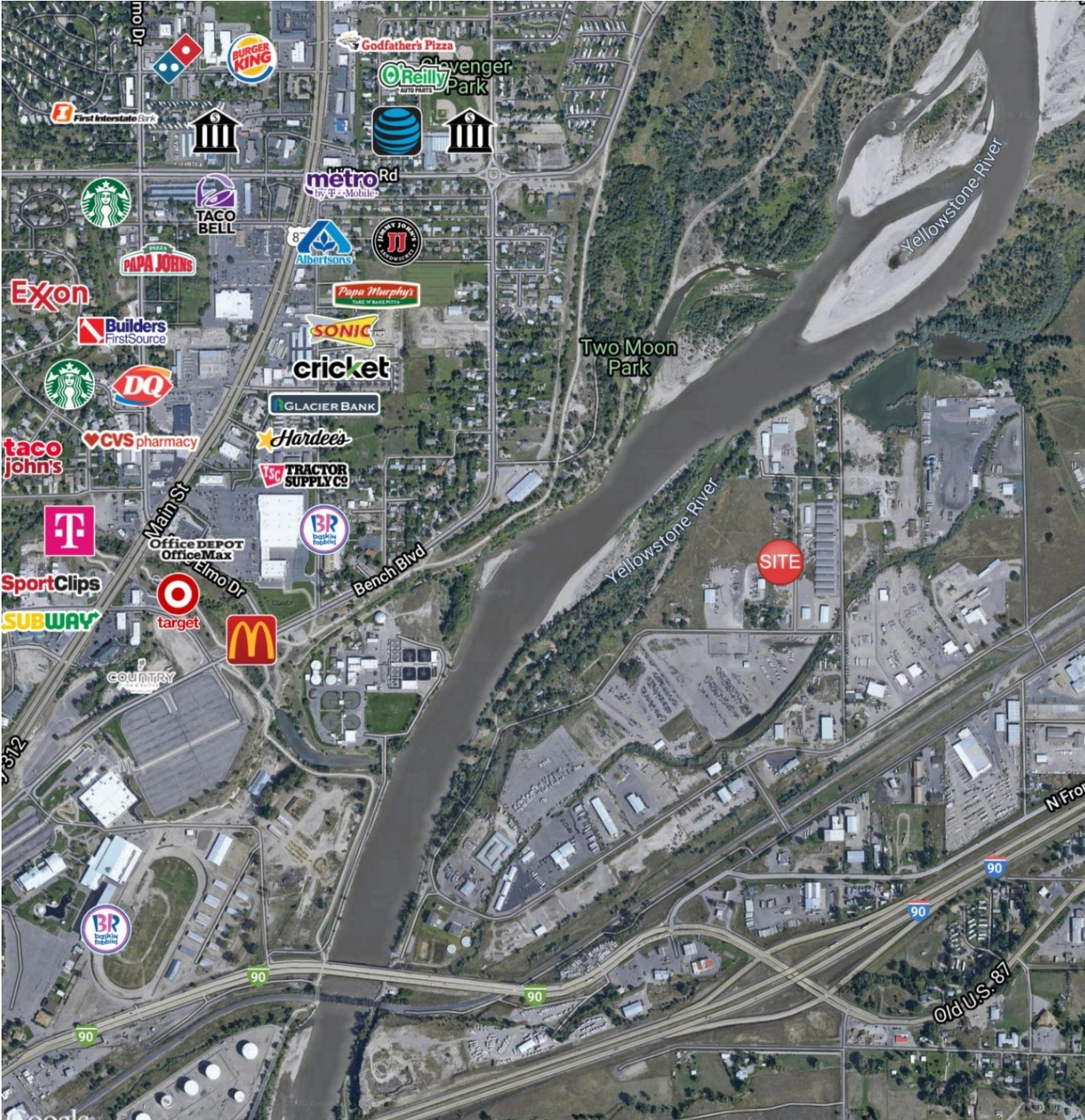
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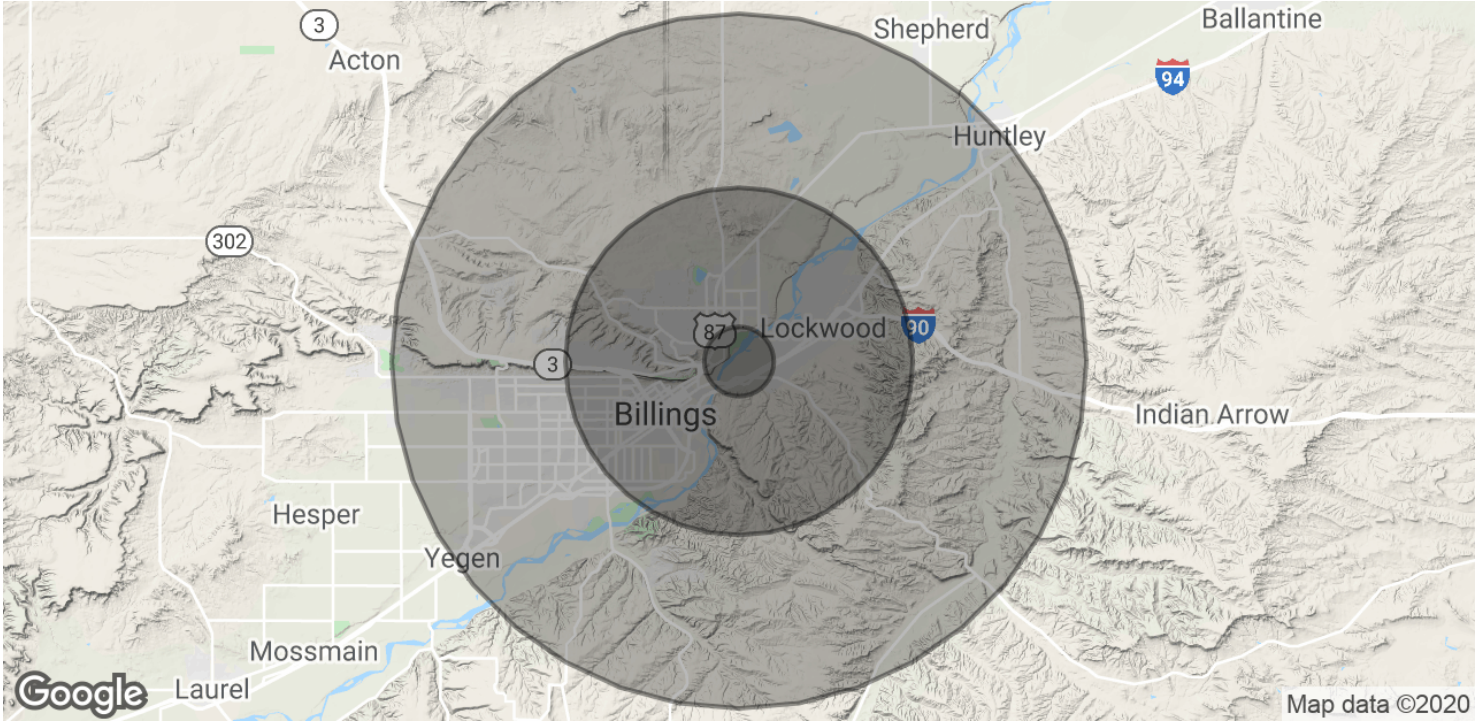
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,006	63,269	131,218
Average age	36.1	35.5	36.9
Average age (Male)	34.0	34.3	35.5
Average age (Female)	38.2	36.7	38.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,278	25,847	55,013
# of persons per HH	2.4	2.4	2.4
Average HH income	\$47,373	\$52,570	\$56,790
Average house value	\$143,878	\$149,777	\$173,976

* Demographic data derived from 2010 US Census

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