



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

332 BONNIE LN

Billings, MT 59101

AVAILABLE SPACE

1,725 - 3,450 SF

LEASE RATE

\$1,100 - \$2,200 per month (+ utilities)

AREA

New construction shop/warehouse units for lease in Lockwood with friendly controlled industrial zoning. 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

INDUSTRIAL

Nathan Matelich
Broker/Owner
406 781 6889
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1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



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OFFERING SUMMARY

Available SF: 1,725 - 3,450 SF

Lease Rate: \$1,100 - \$2,200 per month (+ utilities)

Lot Size: 18,900 SF

Year Built: 2020

Building Size: 5,175 SF

Zoning: Controlled Industrial

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PROPERTY OVERVIEW

2 qty 1,725 SF New Construction Shops for Lease

EACH SHOP SPACE:

*1,725 SF

*\$1,100/mo + Utilities

*14 ft Overhead Door

*Heated

*Single Bathroom

*Small Yard Space Available With Each Unit

*High Efficiency LED Lighting



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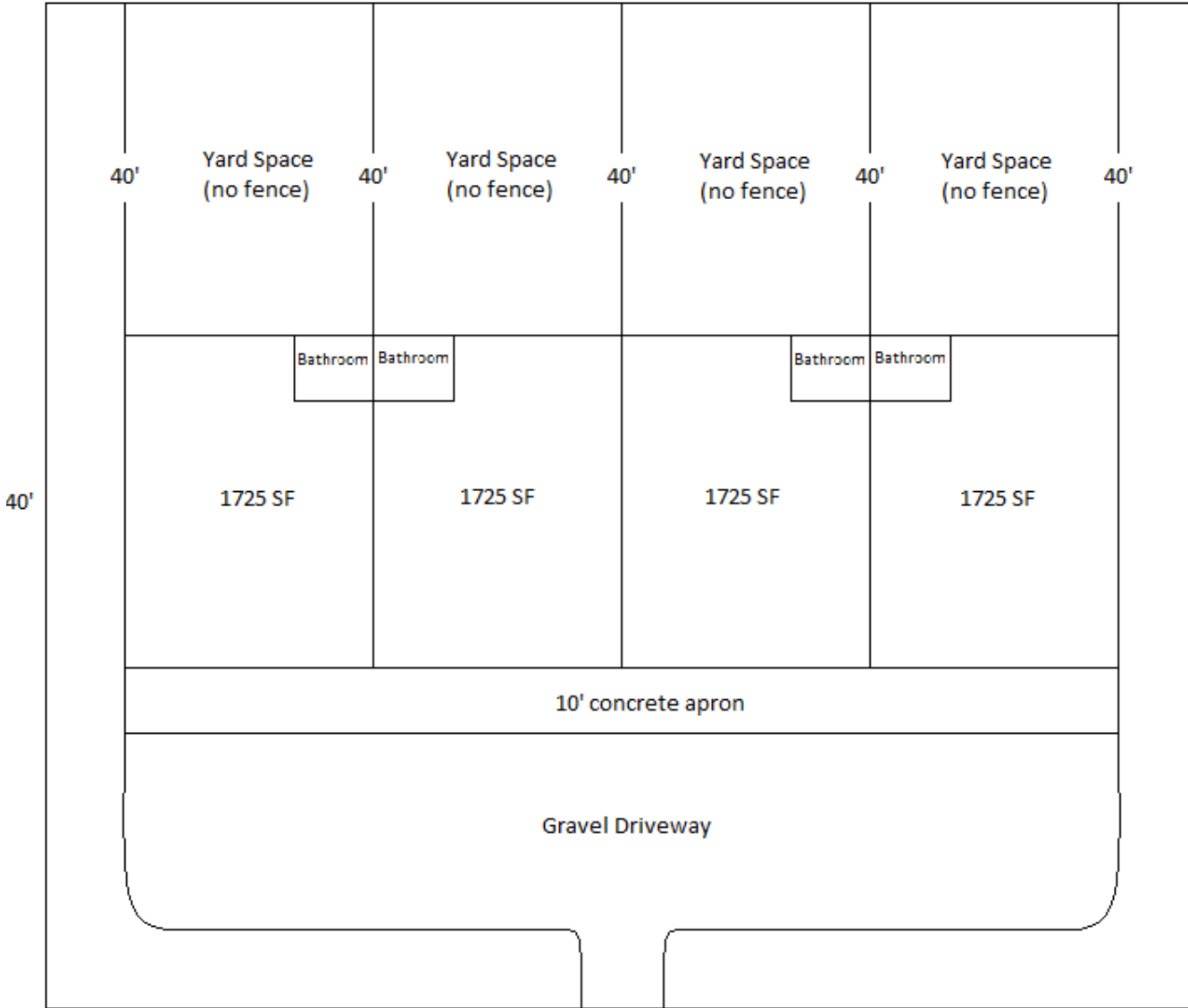
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135'



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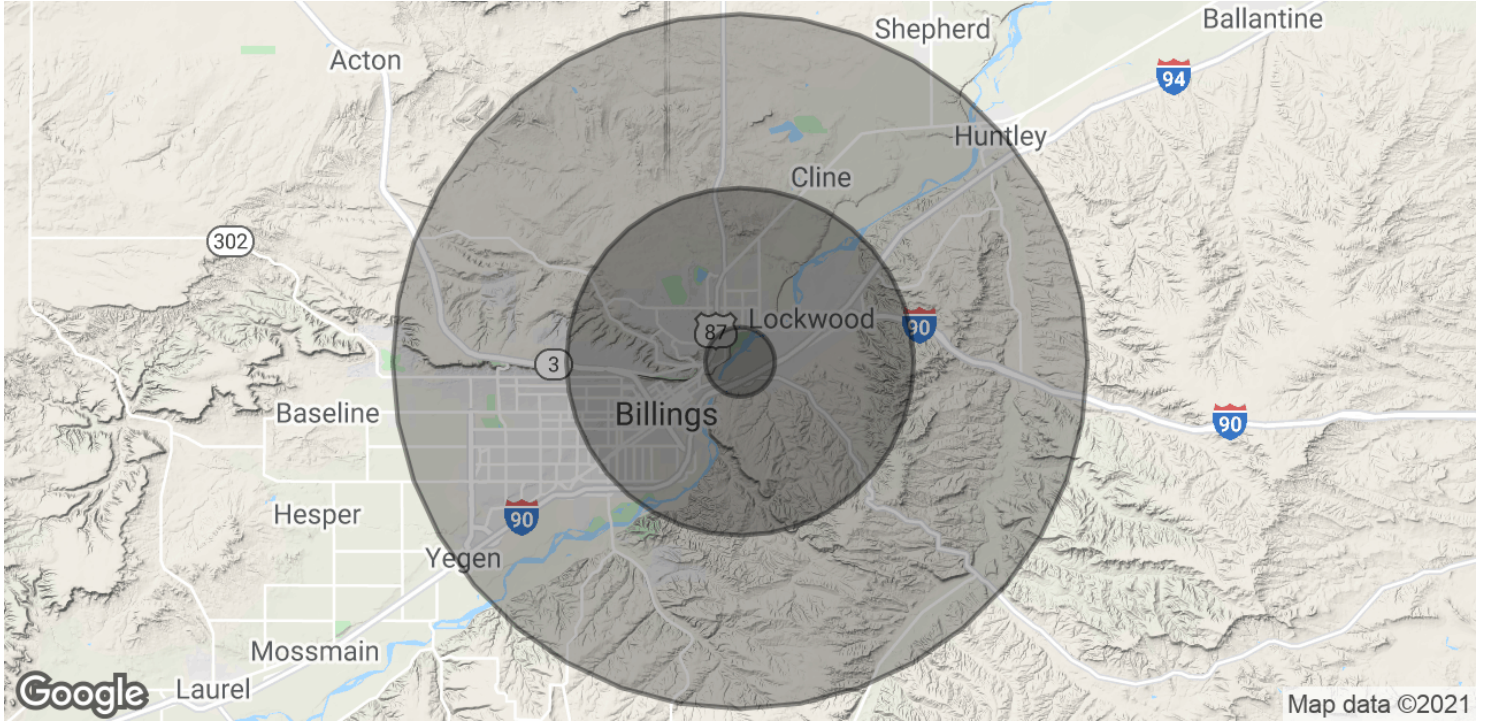
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,006	63,269	131,218
Average age	36.1	35.5	36.9
Average age (Male)	34.0	34.3	35.5
Average age (Female)	38.2	36.7	38.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,278	25,847	55,013
# 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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