



**COLDWELL
BANKER
COMMERCIAL**

CBS

SALE / LEASE

309 ERIE DR

Billings, MT 59101

AVAILABLE SPACE

18,600 SF

AREA

309 Erie Dr is an ideal building for many warehousing, storage, distribution and manufacturing companies. With high sidewalls, dock, 3 phase power, access to rail and easy highway access, this 18,600 SF industrial warehouse building checks all the boxes. It also enjoys excellent highway exposure and 30,000 cars per day driving past it which makes for some excellent signage opportunities. At \$50 PSF, this dynamic industrial building comes in at 1/2 the price of what it would cost to build this building today.



INDUSTRIAL

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1215 24th Street, Suite 240, Billings, MT 59102
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OFFERING SUMMARY

Sale Price:	\$940,000
Available SF:	18,600 SF
Lease Rate:	\$8,335.00 per month (+ utilities)
Lot Size:	2.05 Acres
Building Size:	18,600 SF
Zoning:	I1-Light Industrial

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PROPERTY OVERVIEW

- *18,600 SF Industrial Warehouse For Sale
- *2.05 Acres
- *Zoned I1-Light Industrial
- *Railspur
- *3 Phase Power
- *Loading Dock with Leveler
- *22 ft Sidewalls
- *Radiant Heat
- *Well & Septic
- *5 Offices
- *2 Bathrooms
- *Lots of Sky Lights = Save on Energy

For Sale:

*\$940,000

For Lease:

*\$8,335/mo (+ utilities)

*Tenant pays for Utilities, Landscaping, Snow Removal and Garbage

*\$4.75 PSF NNN

*NNN (Taxes and Insurance) = \$0.63 PSF



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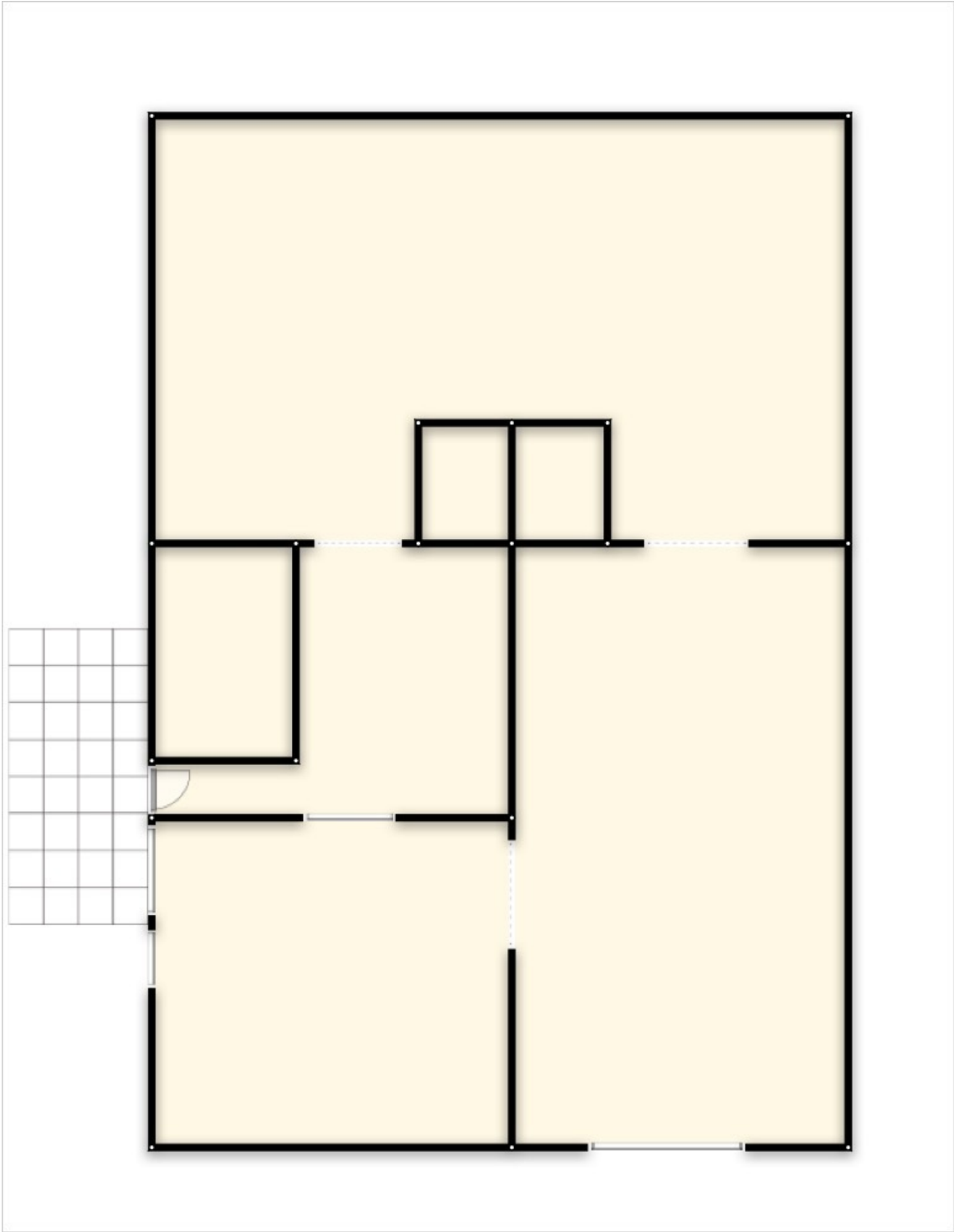
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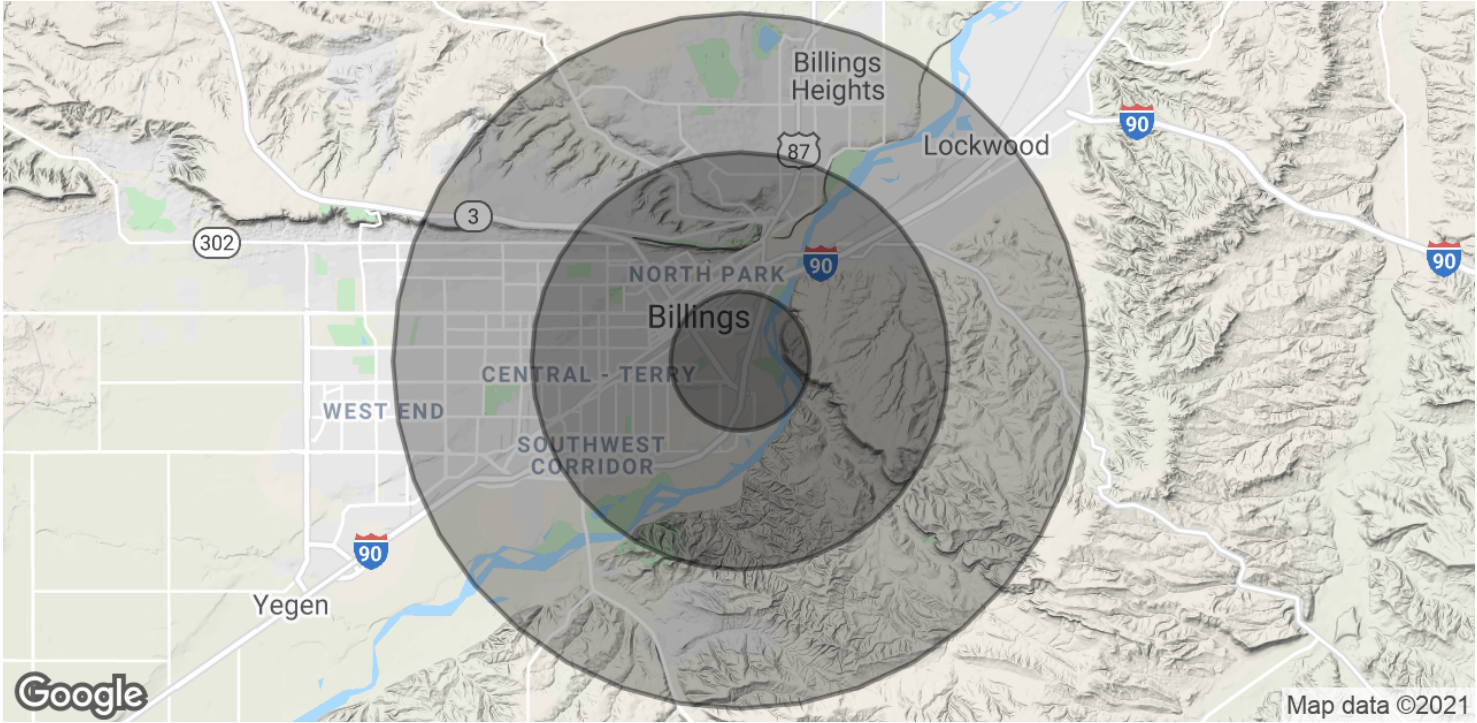
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,945	37,850	87,130
Average age	34.3	34.8	35.0
Average age (Male)	34.9	34.5	33.6
Average age (Female)	32.2	34.9	37.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,169	15,973	36,749
# of persons per HH	2.7	2.4	2.4
Average HH income	\$37,142	\$45,082	\$52,128
Average house value	\$106,998	\$140,764	\$154,113

** Demographic data derived from 2010 US Census*