



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

9026 KAUTZMAN RD

Billings, MT 59101

AVAILABLE SPACE
5,634 SF

LEASE RATE
PRICE REDUCED to \$3,000.00 per month (+ utilities)

AREA

9026 Kautzman is a newer shop space for lease with plenty of storage/covered parking and a large yard space. With radiant floor heating, stained concrete floors in the office and plenty of storage space, this shop says pride of ownership. Previously this shop was used for car/truck repair, but could be used for just about anything with 16 ft ceilings and free span construction.



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INDUSTRIAL

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

Available SF:	5,634 SF
Lease Rate:	\$3,000.00 per month (+ utilities)
Lot Size:	1.5 Acres
Year Built:	2011
Building Size:	5,634 SF
Zoning:	Outside City Limits

PROPERTY OVERVIEW

- *5,634 SF Shop Space for Lease + Carport + Covered Storage
- *PRICE REDUCED to \$3,000/mo + Utilities
- *1.5 Acres of Land
- *5,184 SF Shop + 450 SF Office
- *1,500 SF Carport
- *2,400 SF Outdoor Covered Storage
- *Zoning is Outside City Limits
- *Well & Septic
- *3 qty 14 ft Overhead Doors
- *Floor Drains
- *Radiant Floor Heat
- *Built in 2011

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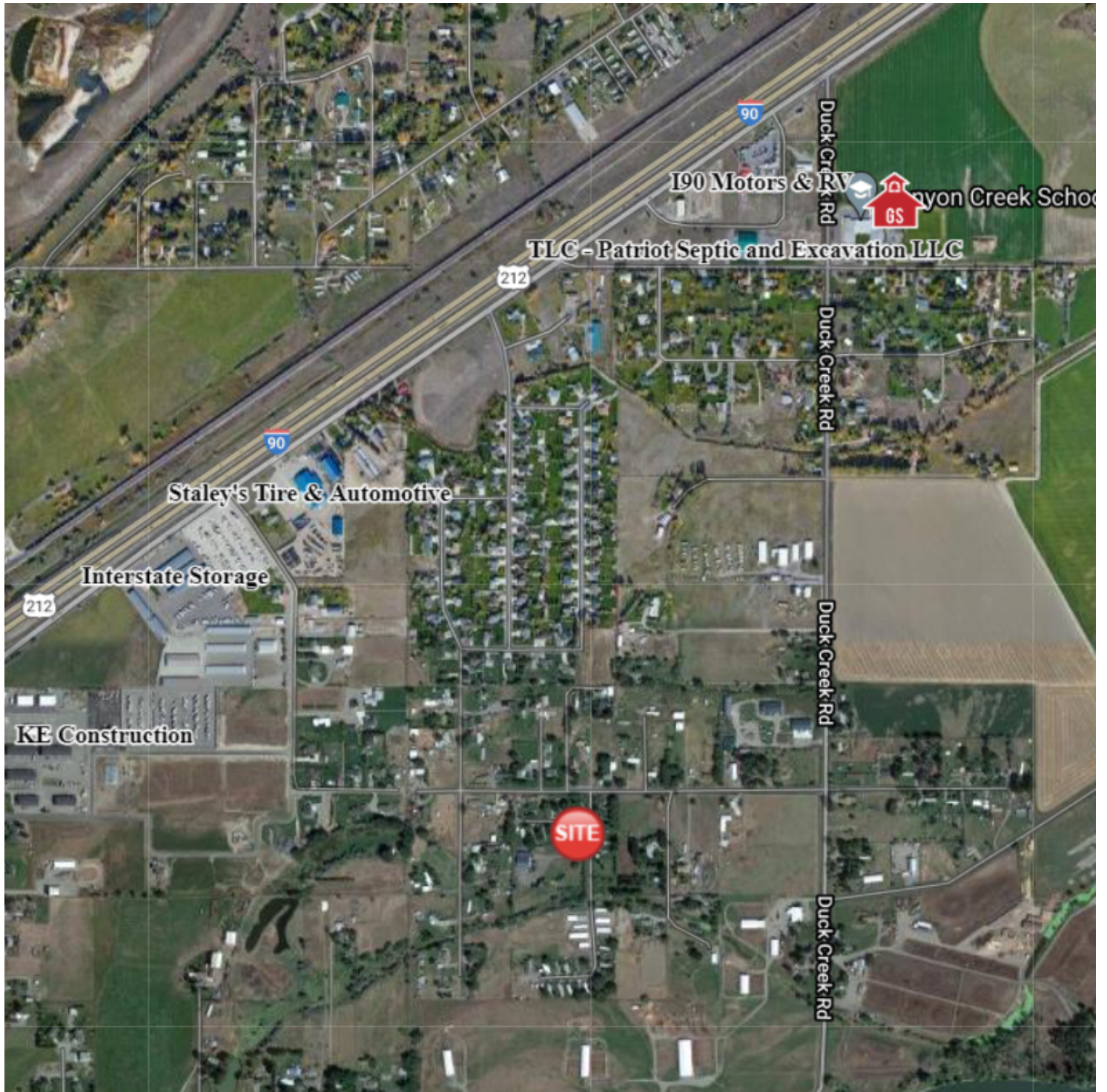
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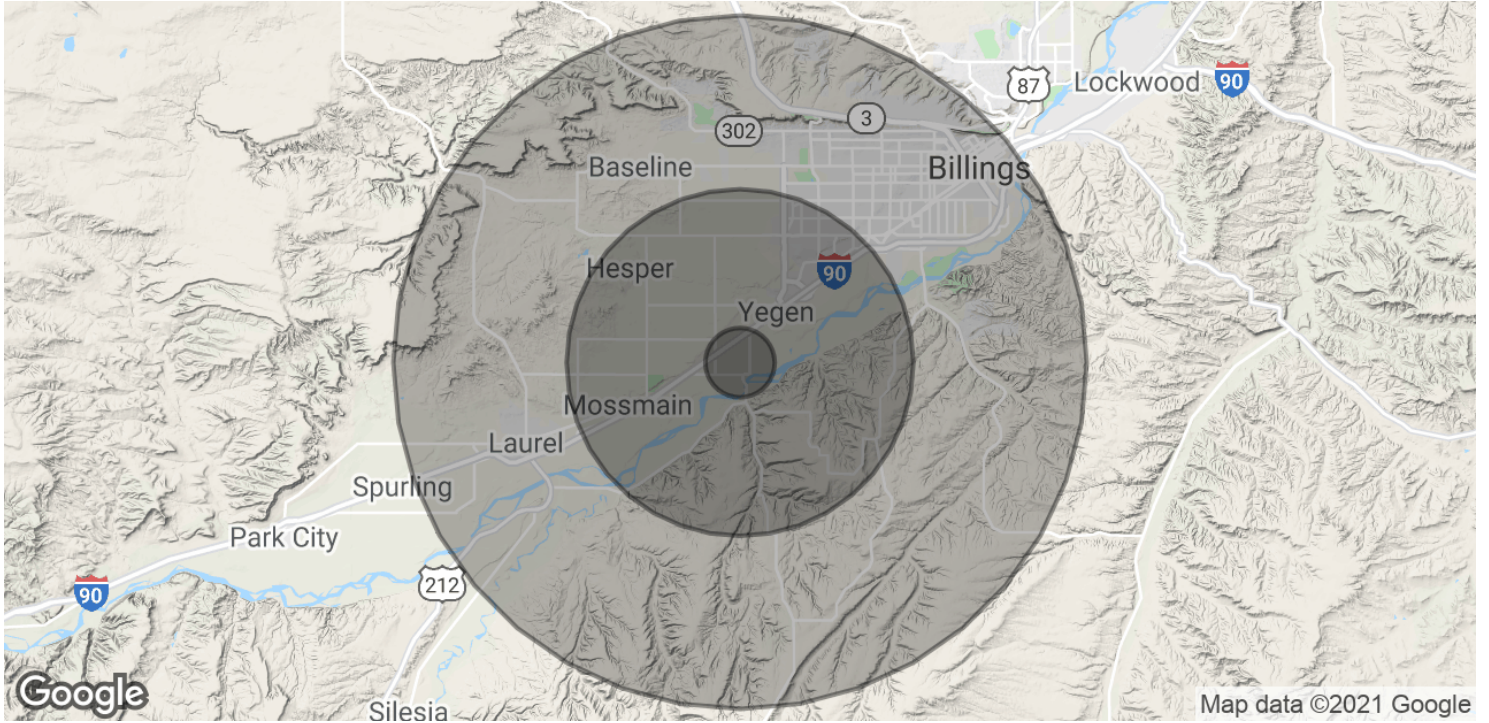
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	152	10,761	94,704
Average age	38.9	36.7	38.9
Average age (Male)	40.0	35.4	37.2
Average age (Female)	37.4	36.7	40.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	56	5,003	41,117
# of persons per HH	2.7	2.2	2.3
Average HH income	\$77,939	\$56,003	\$65,019
Average house value	\$261,800	\$187,932	\$214,150

* Demographic data derived from 2010 US Census

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