



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

5101 HIGHWAY 87 N

\$2,000.00/month (NNN)

5101 Highway 87 N
Billings, MT 59105

AVAILABLE SPACE
2,400 SF

FEATURES

- Highway exposure
- 2 drive through bay doors
- 2.5 Acres of fenced yard space

AREA

Great Highway exposure



CBCMONTANA.COM

OFFICE

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



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[Property Overview](#)

[Additional Photos](#)

[Location Map](#)

[Demographics Map & Report](#)

[Advisor Bio 1](#)

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OFFERING SUMMARY

Available SF: 2,400 SF

Lease Rate: \$2,000.00/month (NNN)

Lot Size: 2.5 Acres

Building Size: 2,400 SF

Zoning: Unzoned

PROPERTY OVERVIEW

\$2,000 Per Month Plus Utilities

PROPERTY HIGHLIGHTS

- Highway exposure
- 2 drive through bay doors
- 2.5 Acres of fenced yard space

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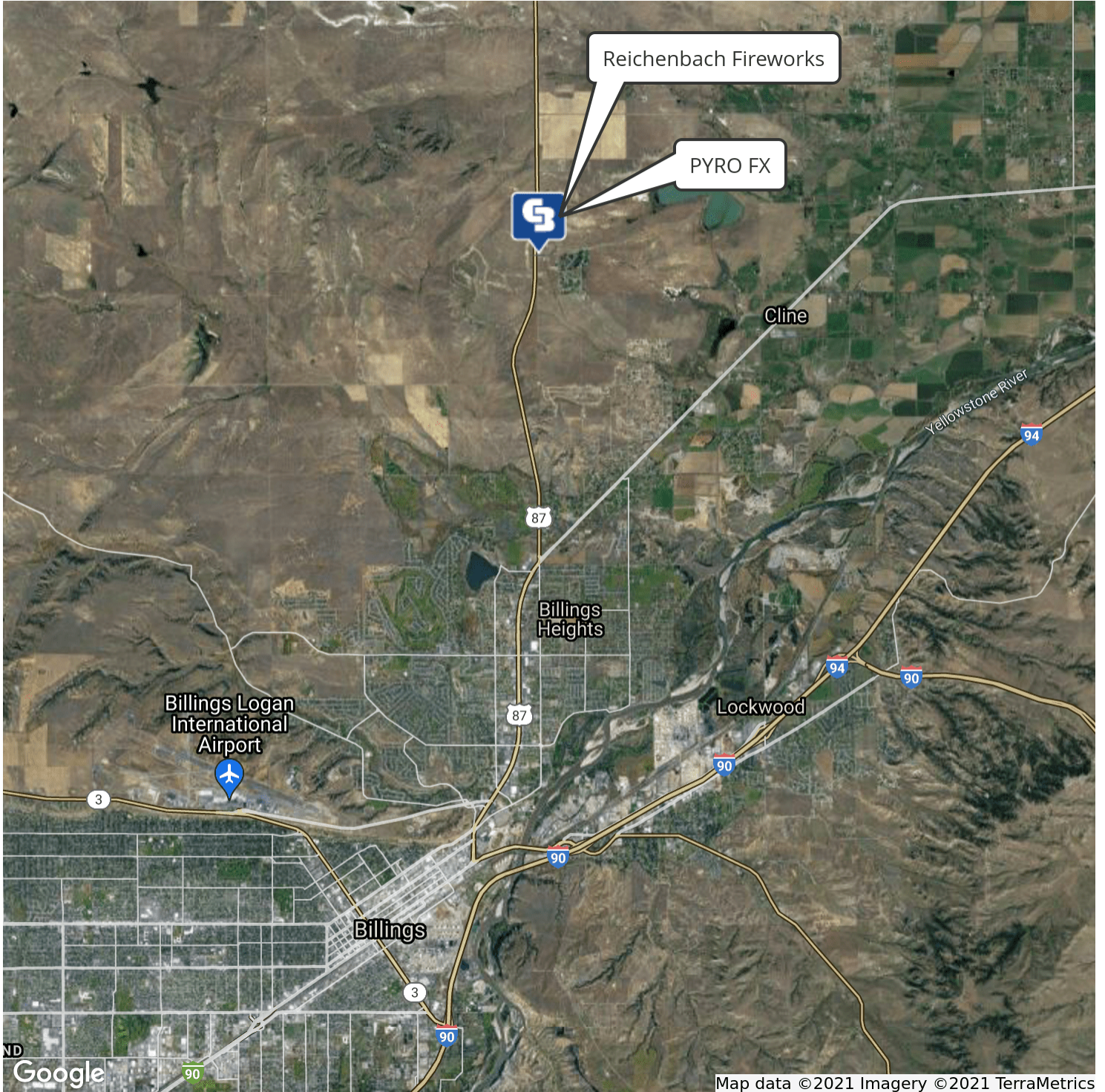




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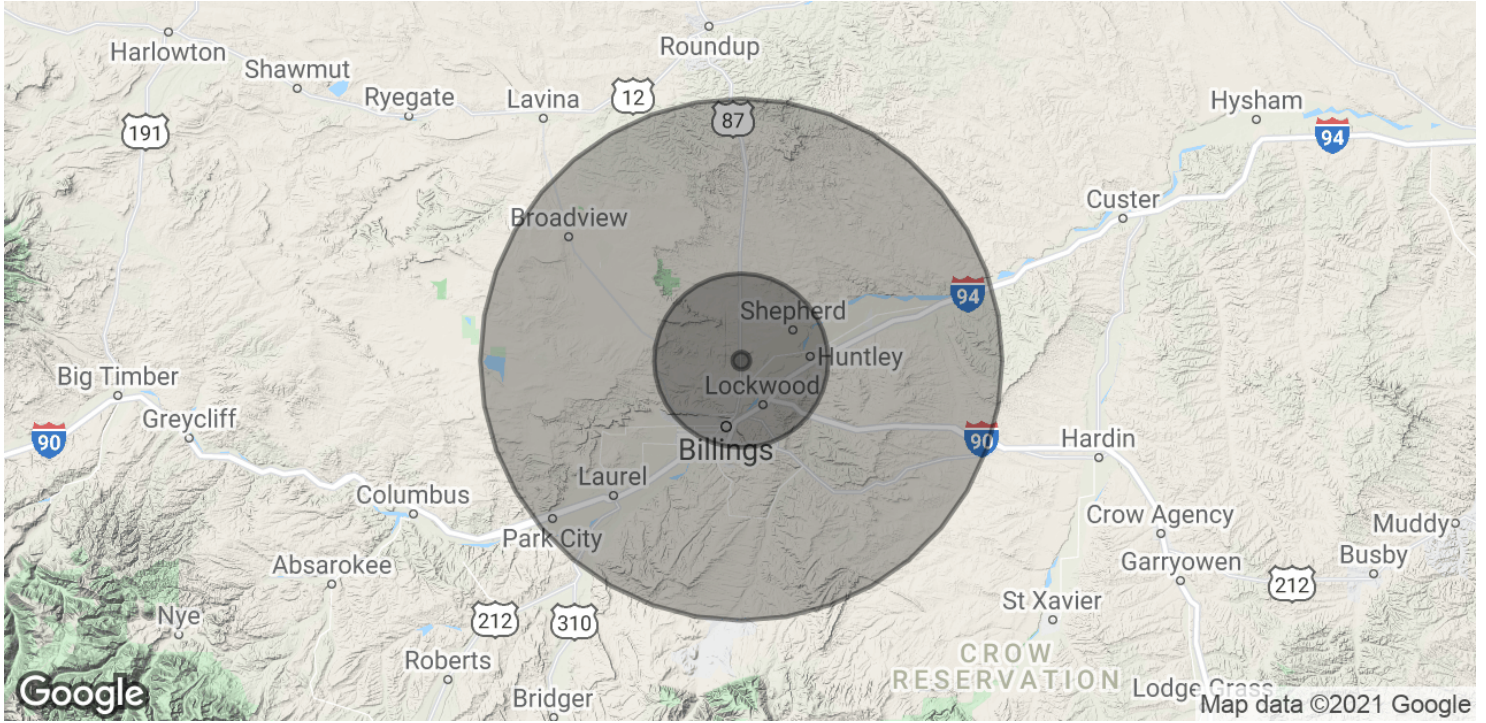


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POPULATION	1 MILE	10 MILES	30 MILES
Total Population	31	99,883	193,977
Average age	39.5	36.0	38.0
Average age (Male)	39.3	34.5	36.4
Average age (Female)	39.9	38.1	39.6
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	11	41,468	80,567
# of persons per HH	2.8	2.4	2.4
Average HH income	\$98,485	\$55,451	\$62,936
Average house value	\$256,725	\$165,596	\$204,003

* Demographic data derived from 2010 US Census

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TODD SHERMAN

Comm Sales Associate

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MT #54530

PROFESSIONAL BACKGROUND

Todd Sherman is a Licensed Commercial Realtor in Billings, Montana for Coldwell Banker Commercial CBS. He has spent the last several years specializing in Sales, Leasing, and Commercial development. Todd works throughout the state finding suitable locations for National tenants, as well as working with Owners and Landlords listing all kinds of Commercial properties including; land, Industrial facilities, Hospitality, and Medical facilities. Since joining the Coldwell Banker Commercial team in 2018, Todd has been Rookie of the Year as well as Top Producer in 2020, with over \$8 Million in revenue. In 1988, Todd graduated from University Of Oregon with a Bachelor of Science in Business Communications. He spent the next 28 years managing title insurance companies in Oregon, Washington, and Montana. With his extensive industry related background, Todd has an extensive network of Real Estate Professionals and Affiliates throughout the region. Through this network, Todd is able to effectively connect Buyers and Tenants to Sellers and Landlords. Todd has been actively involved in trade and civic organizations such as The Big Sky Economic Development Corporation, Chamber of Commerce, Homebuilders Association, Association of REALTORS, Downtown Exchange Club, and East Billings Industrial Revitalization Board. Todd is passionate about what he does, and his enthusiasm for Commercial real estate becomes evident very quickly.

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