



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

CBCMONTANA.COM

560 CHARLES STREET

Billings, MT 59101

AVAILABLE SHOPS

1,323 SF

LEASE RATE

\$1,300.00 per month (Plus Utilities)

FEATURES

- 14 x14' Overhead Plus Man Door
- Restroom
- 200 Amp 220 (3-Phase)
- 3 parking spaces, 2 directly in front of their unit and 1 in designated area

AREA

Shop spaces for lease in South Billings near King Ave W & Laurel Road
Units 103, 104, 105, 106, & 107 Available



OFFICE

George Warmer, CCIM
406 855 8946
george@cbcmontana.com

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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](#)

[Advisor Bio 1](#)

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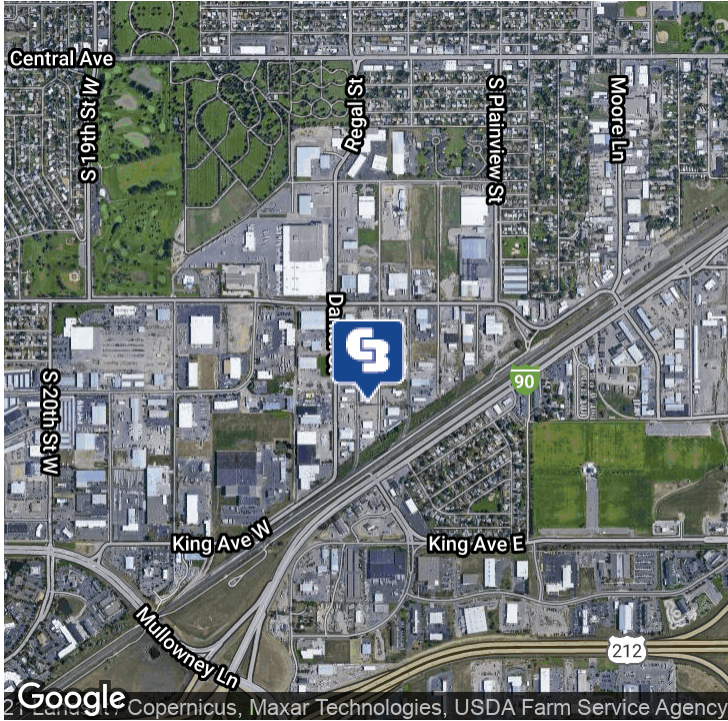
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OFFERING SUMMARY

Available SF: 1,323 SF

Lease Rate: \$1,300.00 per month
plus Utilities

Building Size: 1,323 SF

PROPERTY OVERVIEW

Lease Rate \$1,300/ Month (Water, Garbage, Internet & Sewer included)

Tenant Pays Electric & Gas

1,323 SF Useable

Units will be ready for occupancy around Mid-February

PROPERTY HIGHLIGHTS

- 14 x14' Overhead Plus Man Door
- Restroom
- 200 Amp 220 (3-Phase)
- Shop Fan
- Exterior Lighting
- Blown gas forced air
- Sign Mount Available
- 3 parking spaces, 2 directly in front of their unit and 1 in designated area

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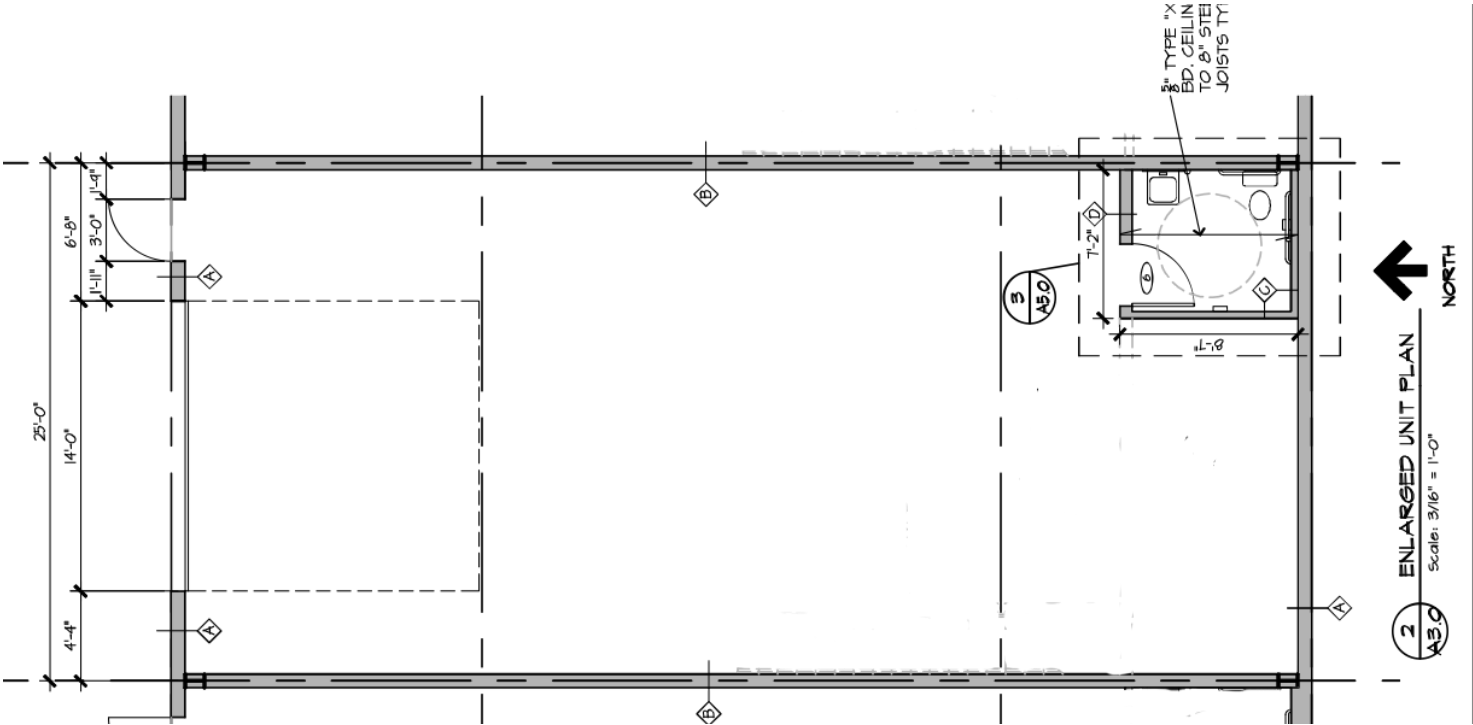
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GEORGE WARMER, CCIM

Managing Partner

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MT #14174

PROFESSIONAL BACKGROUND

George Warmer is the Managing Broker of Coldwell Banker Commercial CBS, specializing in sales, leasing, and development of commercial properties in Montana. George is a licensed REALTOR® and has worked in the commercial real estate business since 2005. During that time, he has brokered millions of dollars in leasing and sales transactions.

TRANSACTIONS OF NOTE

Sale: 52,000 SF Fed Ex Facility and releasing of facility Sale: Shiloh Commons a 65,000 SF Mixed-Use Development; 108 Acre Montana Sapphire Mix Use Development Leases: 10,000 SF Tyler Tech Lease Leases: 8,000 SF Tetra Tech Lease Leases: 10,000 SF Pizza Ranch Lease Leases: Various including Burger King, Steak & Shake, HD Water Supply, Womack, Rent A Center, Greyhound Lines, Ace Hardware and O'Reilly Auto Parts.

EDUCATION

In 1987 George graduated with a Bachelor of Arts degree from USC and a MBA from the University of Denver in 1995. George's background in banking and management of personally owned businesses gave George a unique insight into the needs of his commercial clients. As a CCIM designee, George offers his clients the valuable analytical tools necessary to make sound commercial real estate decisions.

MEMBERSHIPS

In addition to handling his own commercial property listings portfolio and maintaining a large client base, George is actively involved in several trade, civic and community organizations. INDUSTRY International Council of Shopping Centers (ICSC): Member Certified Commercial Investment Member (CCIM): Member Billings Association of REALTORS: Member National Association of REALTORS®: Member COMMUNITY Billings Library Foundation: Treasurer/Finance Chair East Billings Industrial Revitalization Board: Member Downtown Rotary: Member

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