

LEASE

4568 72ND ST W

4568 72nd St W Billings, MT 59106

LEASE RATE

\$9,500.00 per month



COLDWELL BANKER
COMMERCIAL
CBS

Nathan Matelich, CCIM

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Lease Rate

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OFFERING SUMMARY

Building Size:	12,800 SF
Lot Size:	6 Acres
Year Built:	2005
Zoning:	Outside City Limits
Price PSF	\$7.85
NNN PSF	\$1.06

PROPERTY OVERVIEW

- *12,800 SF Shop for Lease on 6 Acres
- *5 Drive Through Bays
- *10 qty 14 ft Overhead Doors
- *6 Offices, Conference Room/Break Room, and 2 Bathrooms
- *Mezzanine Storage
- *LED Lighting
- *Parts Room
- *2 Pits to Work On Vehicles
- *Fuel Oil & Natural Gas Heaters
- *Fully Fenced Property
- *Well & Septic

LOCATION OVERVIEW

Hard to find 12,800 SF west end shop space on 6 acres for lease. With 5 drive through bays and 2 mechanic's pits to work on vehicles, this location is ideal for a trucking company, heavy equipment repair shop or any business that could benefit from 10 qty 14 ft overhead doors and drive through bays. A fully fenced yard provides extra security while you enjoy 6 acres of outdoor storage space for vehicles, equipment and materials. Being built in 2005, this building has so many great features to offer.

OTHER RESOURCES

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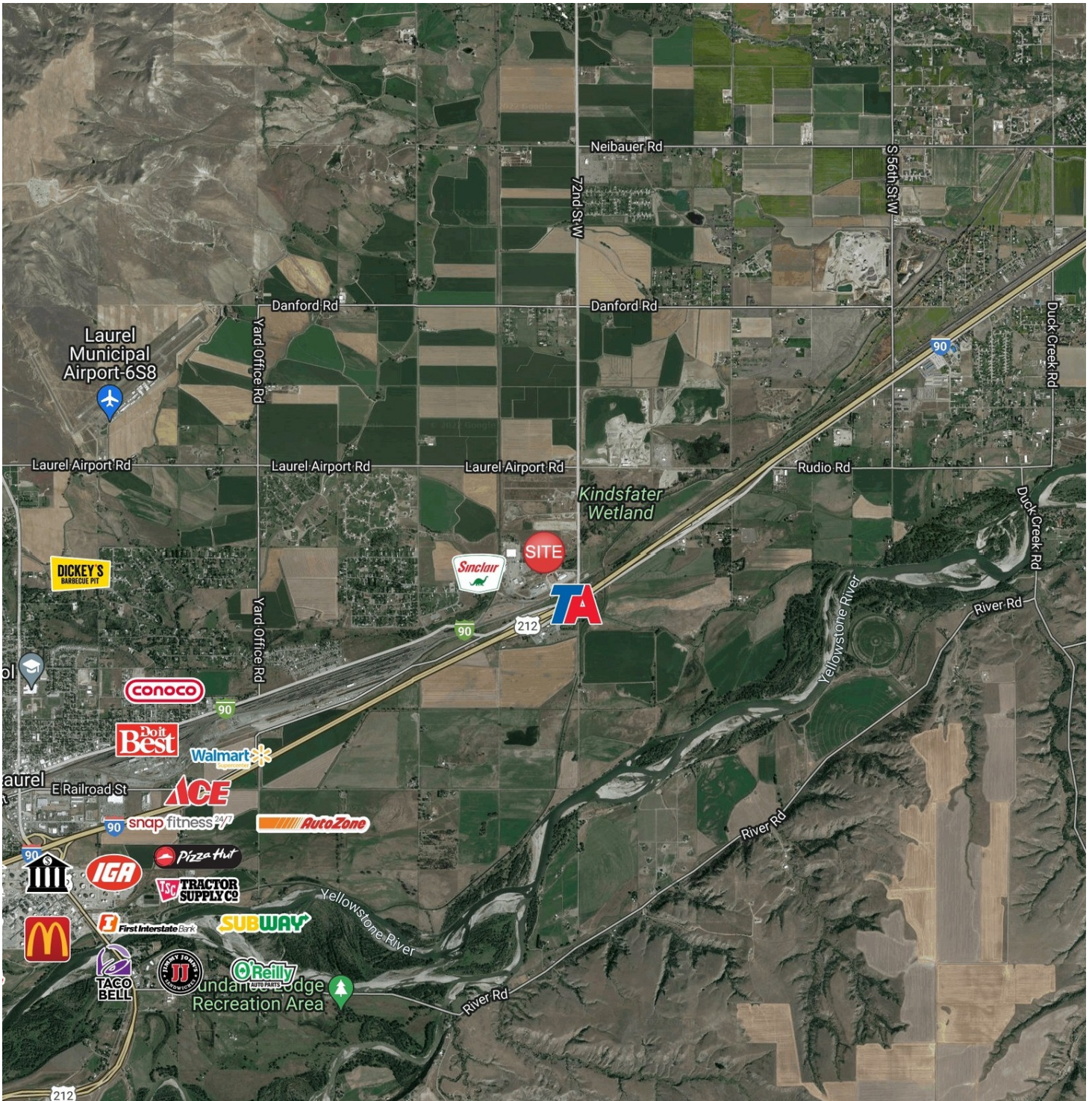


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