

LEASE

1175 S 25TH ST W

Billings, MT 59102



**COLDWELL BANKER
COMMERCIAL**
CBS

Kyle Schlichenmayer, CCIM

406 698 1899

kyle@cbcmontana.com

David Mitchell, SIOR/CCIM

406 794 3404

d@cbcmontana.com

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PROPERTY DESCRIPTION

- Approximately 8,160 sf total with 2,560 sf of warehouse and 5,600 sf of office/kitchen
- Warehouse space includes two restrooms, 14' OH door, man door, insulated and heated with overhead heat and additional mezzanine space
- Warehouse has 15' sidewalls with 22' at the center
- Office area included four private offices, conference room, open work area with six cubicles, two clean restrooms, reception area and more.
- Off street parking
- Signage and visibility available facing Gable Rd in addition to S 25th St W
- Warehouse space listed at \$9/sf NNN
- Office space listed at \$11/sf NNN
- NNNs are estimated to be \$2.56/sf
- Warehouse space is \$2,466/month plus utilities
- Office space is \$6,328/month plus utilities
- \$8,794/month plus utilities for all available space

OFFERING SUMMARY

Office Lease Rate:	\$11.00 sf NNN
Warehouse Lease Rate:	\$9.00 sf NNN
Estimated NNNs:	\$2.56/sf
Total Available Space:	8,160 sf
Office Space:	5,600 sf

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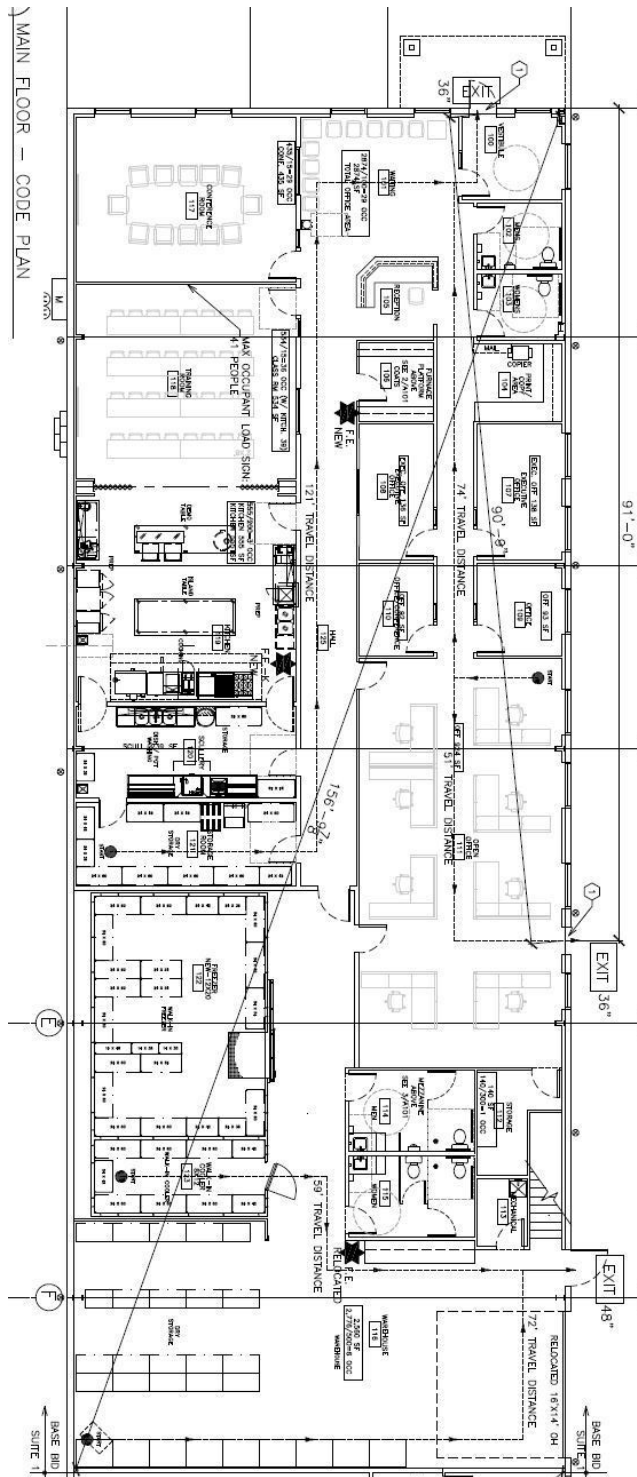


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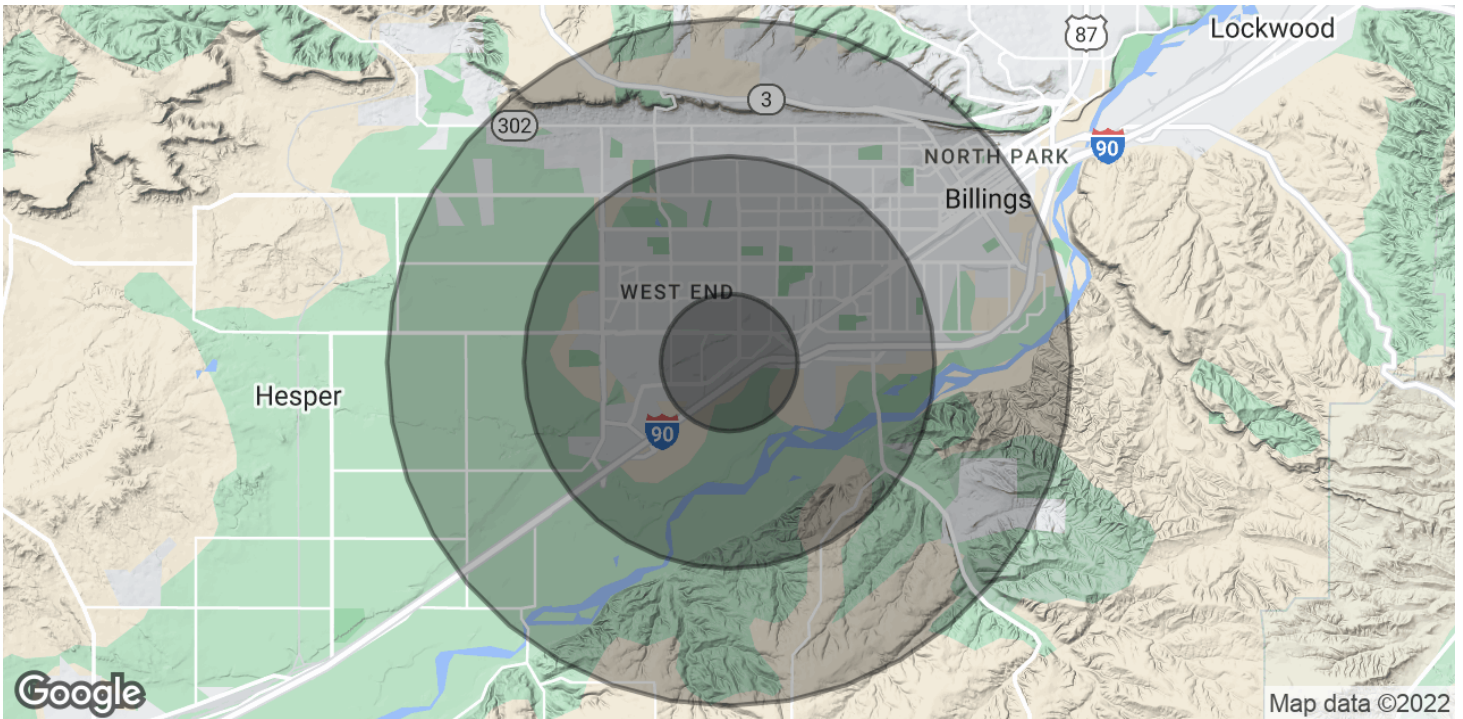


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,090	30,811	80,759
Average Age	40.1	41.0	40.3
Average Age (Male)	33.9	38.2	38.7
Average Age (Female)	45.6	43.1	41.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,031	15,568	37,858
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$60,993	\$67,928	\$80,710
Average House Value	\$604,811	\$314,285	\$275,152

* Demographic data derived from 2020 ACS - US Census

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