

LEASE

702 LOHWEST LANE

Billings, MT 59106

LEASE RATE

\$8.50 SF/month



COLDWELL BANKER
COMMERCIAL
CBS

Todd Sherman

406 656 2001

©2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realty Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

LEASE

702 LOHWEST LANE

Billings, MT 59106



OFFERING SUMMARY

Lease Rate:	\$8.50 SF/month (NNN)
Building Size:	2,400 SF
Year Built:	2009
Zoning:	Outside City Limits

PROPERTY OVERVIEW

2400 Sq Ft Shop Space with mezzanine, office, and bathroom with shower
Rear overhead door with fenced yard space
Available: Unit G

PROPERTY HIGHLIGHTS

- 2400 Square Feet
- Great heated shop with 3 offices
- Full bathroom with Shower
- Front & Rear 12 x 14 Foot overhead doors
- Outside fenced gravel yard is 1440 SF
- Shared cistern for water & drain field
- Radiant gas overhead heater
- Yearly HOA covers snow removal from street

Todd Sherman
406 656 2001



**COLDWELL BANKER
COMMERCIAL**
CBS

PICTURES

702 LOHWEST LANE

Billings, MT 59106



Todd Sherman
406 656 2001



COLDWELL BANKER
COMMERCIAL
CBS



Todd Sherman
406 656 2001



**COLDWELL BANKER
COMMERCIAL**
CBS



TODD SHERMAN

Comm Sales Associate

todd@cbcmontana.com

Direct: 406.656.2001 | Cell: 406.570.8961

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; business sales, 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.

EDUCATION

University of Oregon
BS in Business Communications

MEMBERSHIPS

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.

CBS

1215 24th Street Suite 240
Billings, MT 59102
406.656.2001

Todd Sherman
406 656 2001



COLDWELL BANKER
COMMERCIAL
CBS