



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

5229 KING AVE W: UNITS C2 & C3

Billings, MT 59106

AVAILABLE SPACE

1,800 SF

ASKING PRICE

\$9.50 PSF NNN (\$1.60 PSF NNN)

FEATURES

- Units C2 & C3 now available for lease

AREA

The King West Business Park located at 5229 King Ave West offers a variety of Flex Space to meet the needs of small and large tenants.



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OFFICE

George Warmer, CCIM
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1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



SALE

5229 KING AVE W

Billings, MT 59106



OFFERING SUMMARY

Lease Price: \$9.50 PSF NNN
(\$1.60 PSF NNN)

Year Built: 2016

Building Size: 9,600 SF

PROPERTY OVERVIEW

- Insulated with metal finish interior walls
- Finished Office Space with Restroom
- 16' Side Walls
- 14' Overhead Doors
- Walk-in Door
- Well lit
- Natural Gas Heat
- Water & Sewer provided by cistern & septic
- Zoned Community Commercial

PROPERTY HIGHLIGHTS

- Available units are 1,800 SF
- 1,800 SF: \$1,665 Per Month

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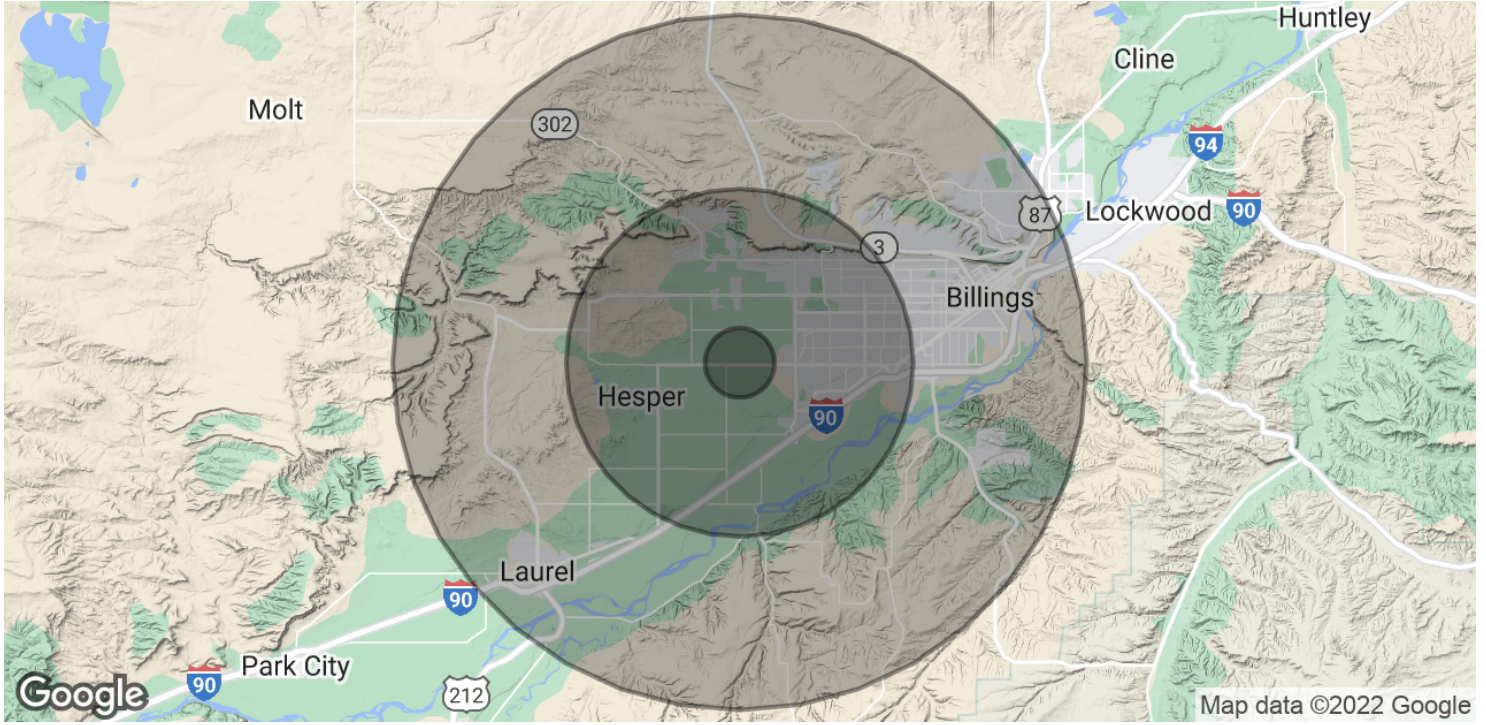
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5229 KING AVE W

Billings, MT 59106

SALE



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	163	36,663	108,167
Average age	38.8	41.4	38.8
Average age (Male)	39.9	39.2	37.1
Average age (Female)	37.3	42.5	40.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	60	16,004	46,635
# of persons per HH	2.7	2.3	2.3
Average HH income	\$77,934	\$75,658	\$64,676
Average house value	\$264,842	\$252,902	\$218,695

* Demographic data derived from 2020 ACS - US Census

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SALE



GEORGE WARMER, CCIM

Managing Partner

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MT #RRE-RBS-LIC-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 CCIM Designee 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: Site for 150,000 SF RVU Medical School Campus
- Sale: 52,000 SF Fed Ex Facility
- Sale: 108 Acre Montana Sapphire Mix Use Development
- Sale: Land For Camping World
- Sale: Land For Bretz RV
- Leases: 10,000 SF Pizza Ranch Lease
- Lease: 17,000 SF Shamrock Foods
- Lease: Shiloh Commons a 65,000 SF Mixed-Use Development

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.

- Board Member: Big Sky Economic Development Association
- Board Member: City of Billings Board of Adjustments
- Member: CCIM

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