

# LEASE

## 3465 A J WAY, UNITS 102 - 111

3465 A J Way, Units 102 - 111 Billings, MT 59106

**LEASE RATE**                      \$1,750 - \$3,495.00 per month



**COLDWELL BANKER  
COMMERCIAL**  
CBS

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**Nathan Matelich, CCIM**

406 781 6889

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## OFFERING SUMMARY

Building Size:	19,080 SF
Available SF:	1,800 - 3,600 SF
Zoning:	Heavy Commercial

## PROPERTY OVERVIEW

- \*6 Different Shops/Warehouses for Lease
- \*New Construction Scheduled for Completion February 2023
- \*Sizes are 1,800 SF, 2,760 SF and 3,600 SF
- \*14 ft Overhead Door
- \*ADA Restroom
- \*Utility Sink
- \*Gas Forced Air Shop Heater
- \*Zoned Heavy Commercial
- \*City Water & City Sewer
- \*\$9.50 PSF NNN
- \*NNN = \$2.15 PSF

## LOCATION OVERVIEW

3465 AJ Way is comprised of 10 new construction shop/warehouse condos for lease with 14 ft overhead doors. These shop spaces are conveniently located on top of the rims close to the Airport, Billings Flying Service and Zimmerman Trail. These shops are ideal for any small business looking for a central location looking to serve the Billings West End, Billings Downtown and Billings Heights. Shops will be available for lease February 2023.

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<b>SPACES</b>	<b>LEASE RATE</b>	<b>SPACE SIZE</b>
Unit 102	\$2,680 per month	2,760 SF
Unit 106	\$1,750 per month	1,800 SF
Unit 107	\$1,750 per month	1,800 SF
Unit 108	\$1,750 per month	1,800 SF
Unit 109	\$1,750 per month	1,800 SF
Units 110 & 111	\$3,494 per month	3,600 SF

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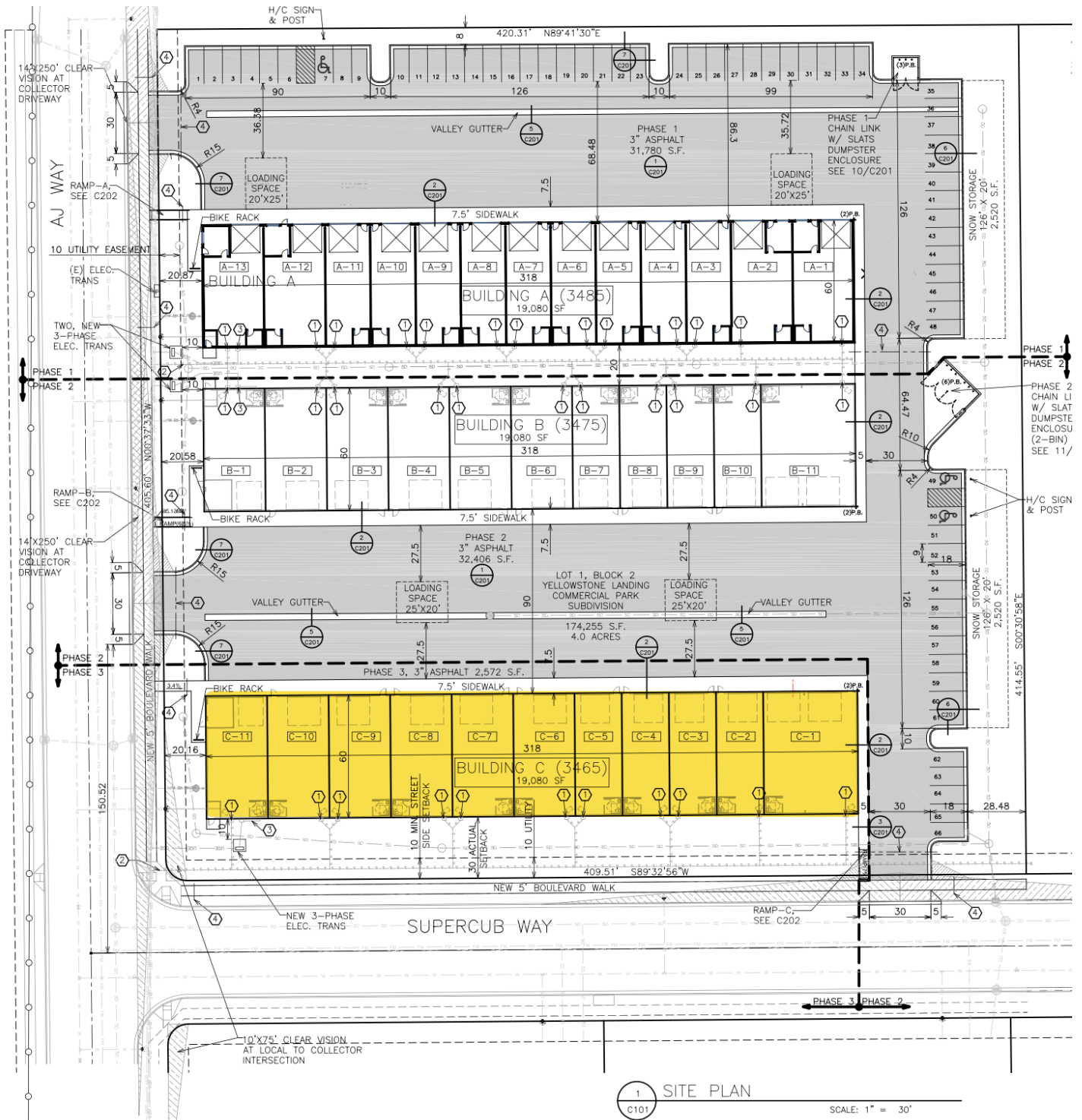


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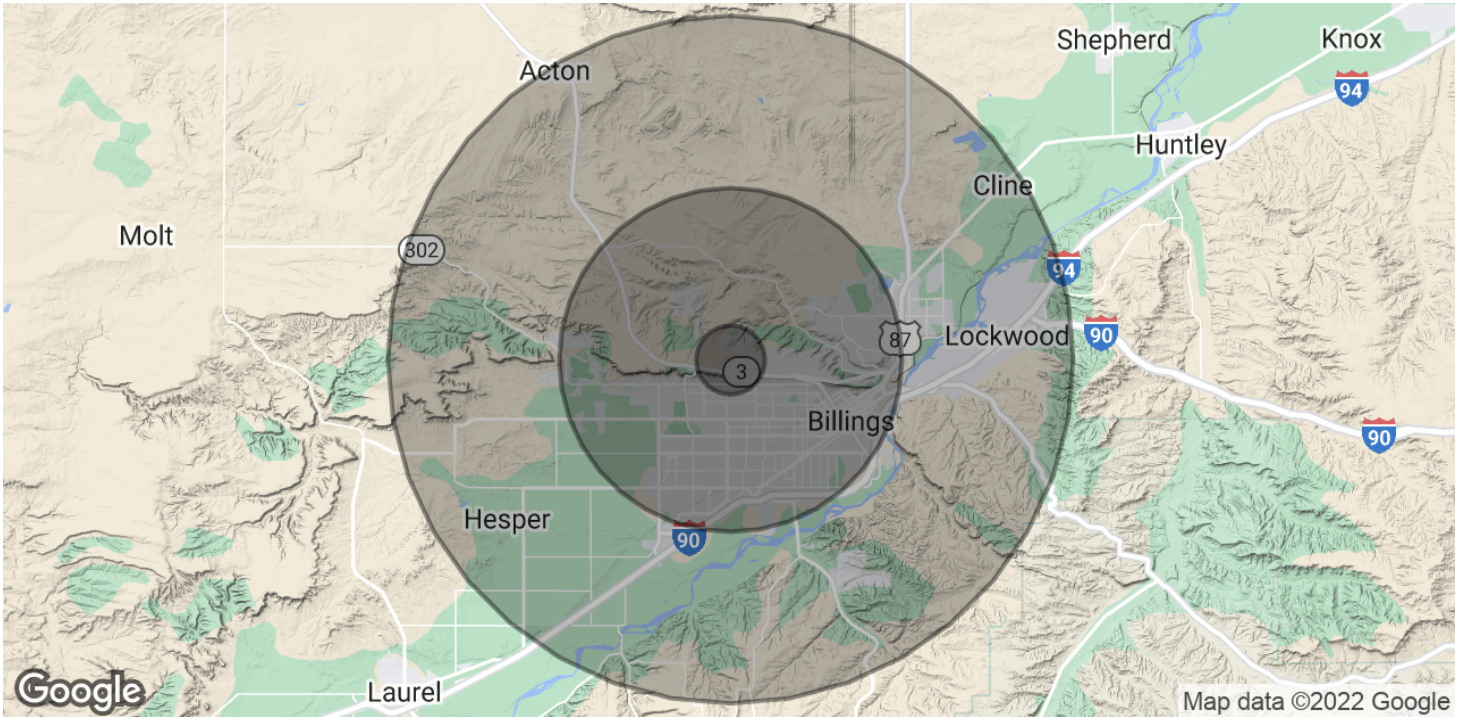


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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	3,055	97,290	130,176
Average Age	46.9	39.4	39.0
Average Age (Male)	47.8	38.0	38.1
Average Age (Female)	47.3	40.8	39.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	1,165	45,449	59,383
# of Persons per HH	2.6	2.1	2.2
Average HH Income	\$118,447	\$80,527	\$81,364
Average House Value	\$319,654	\$243,974	\$246,302

\* Demographic data derived from 2020 ACS - US Census

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