

LEASE

3465 A J WAY, UNIT 107

3465 A J Way Billings, MT 59106

LEASE RATE

\$1,750.00 per month



COLDWELL BANKER
COMMERCIAL
CBS

Nathan Matelich, CCIM

406 781 6889

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OFFERING SUMMARY

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

PROPERTY OVERVIEW

- *Different Shops/Warehouses for Lease
- *Unit 107 Available - 1,800 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.

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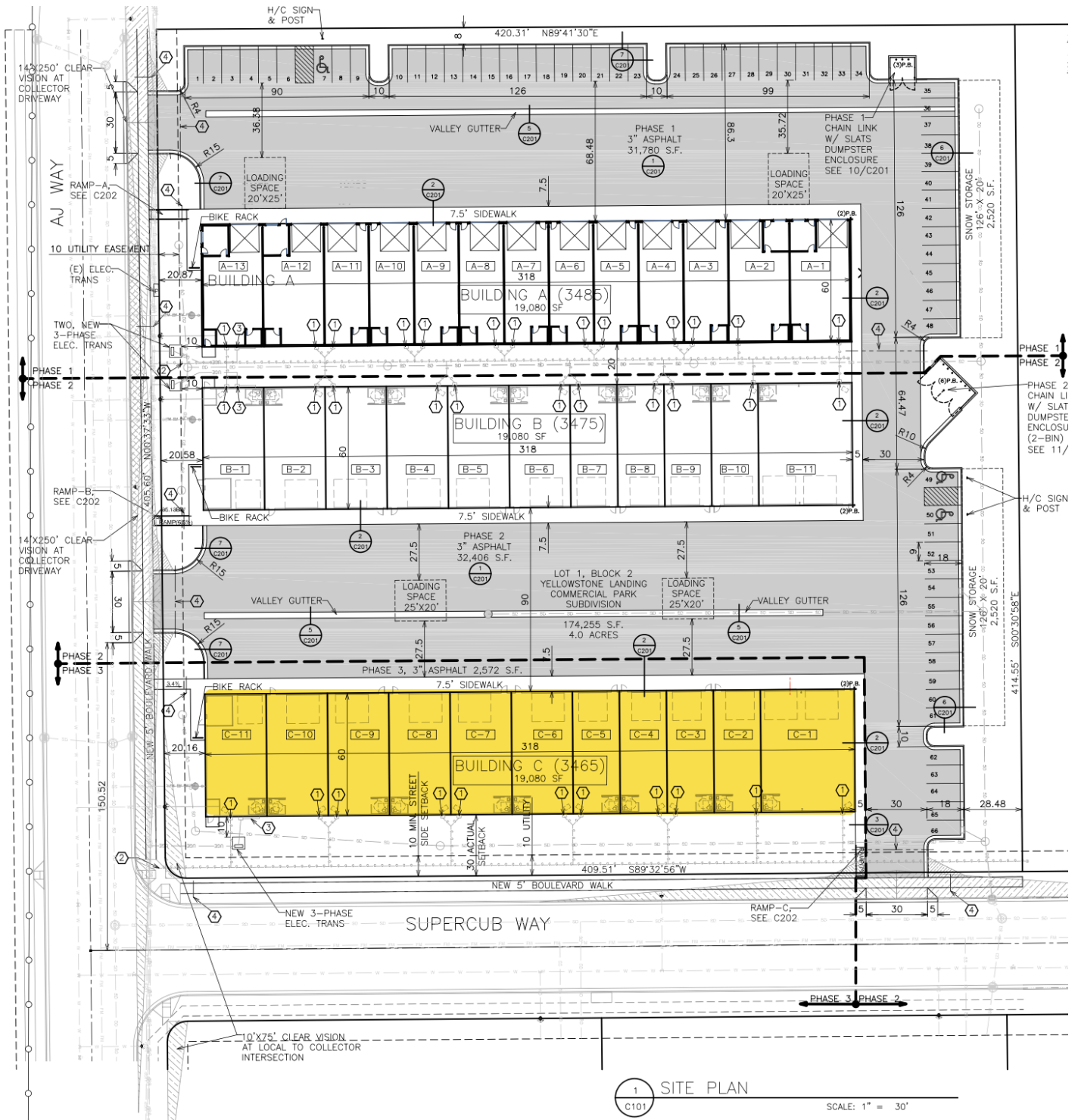


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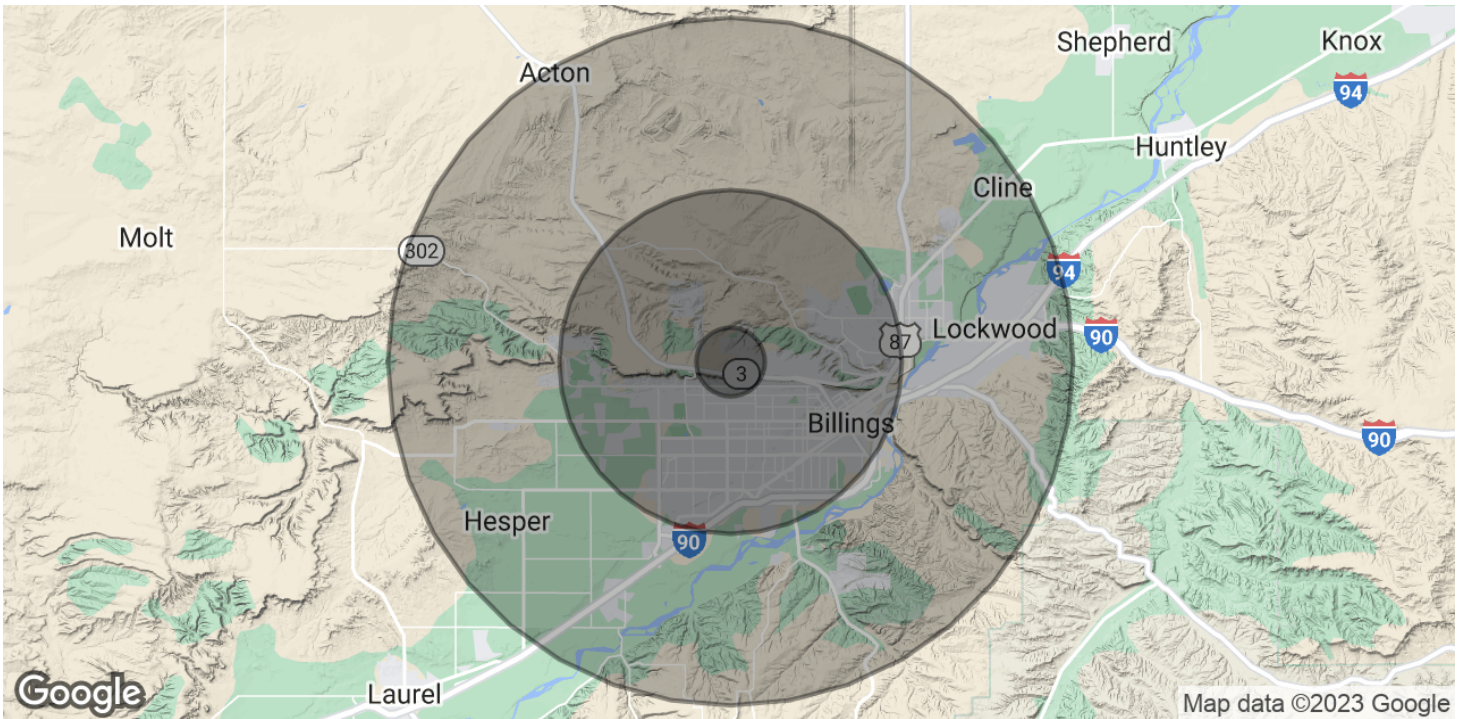


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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|--------------------------------|---------------|----------------|-----------------|
| Total Population | 3,055 | 97,290 | 130,176 |
| Average Age | 46.9 | 39.4 | 39 |
| Average Age (Male) | 47.8 | 38 | 38.1 |
| Average Age (Female) | 47.3 | 40.8 | 39.9 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| 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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