

# LEASE

## 8030 N WORKSHOP AVE

8030 N Workshop Ave Billings, MT 59106

LEASE RATE

\$4,400.00 per month



COLDWELL BANKER  
**COMMERCIAL**  
CBS

**Nathan Matelich, CCIM**

406 781 6889

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### OFFERING SUMMARY

Lease Rate:	\$4,400.00 per month (+ utilities)
Building Size:	4,800 SF
Available SF:	4,800 SF
Lot Size:	0.337 Acres
Year Built:	2023
Zoning:	Outside City Limits

### PROPERTY OVERVIEW

- \*8030 N Workshop Ave, Billings, MT
- \*4,800 SF Shop for Lease
- \*\$4,400/mo + Utilities
- \*4 qty 14 ft Overhead Door with Drive Through Access
- \*16 ft Sidewalls
- \*Built in 2023
- \*Insulated with Metal Finish Interior Walls
- \*Natural Gas Heater
- \*Well Lit
- \*1 Bathroom
- \*Option to Add a Small Office
- \*Base Rent = \$9.50 PSF
- \*NNN = \$1.50 PSF

### LOCATION OVERVIEW

8030 N Workshop Ave is a new construction shop space for lease on the west end of Billings near 80th St & King Ave W in the Shop World industrial park. This shop space is ideal for any small business looking for extra storage or for the manufacturing or distribution space of their products.

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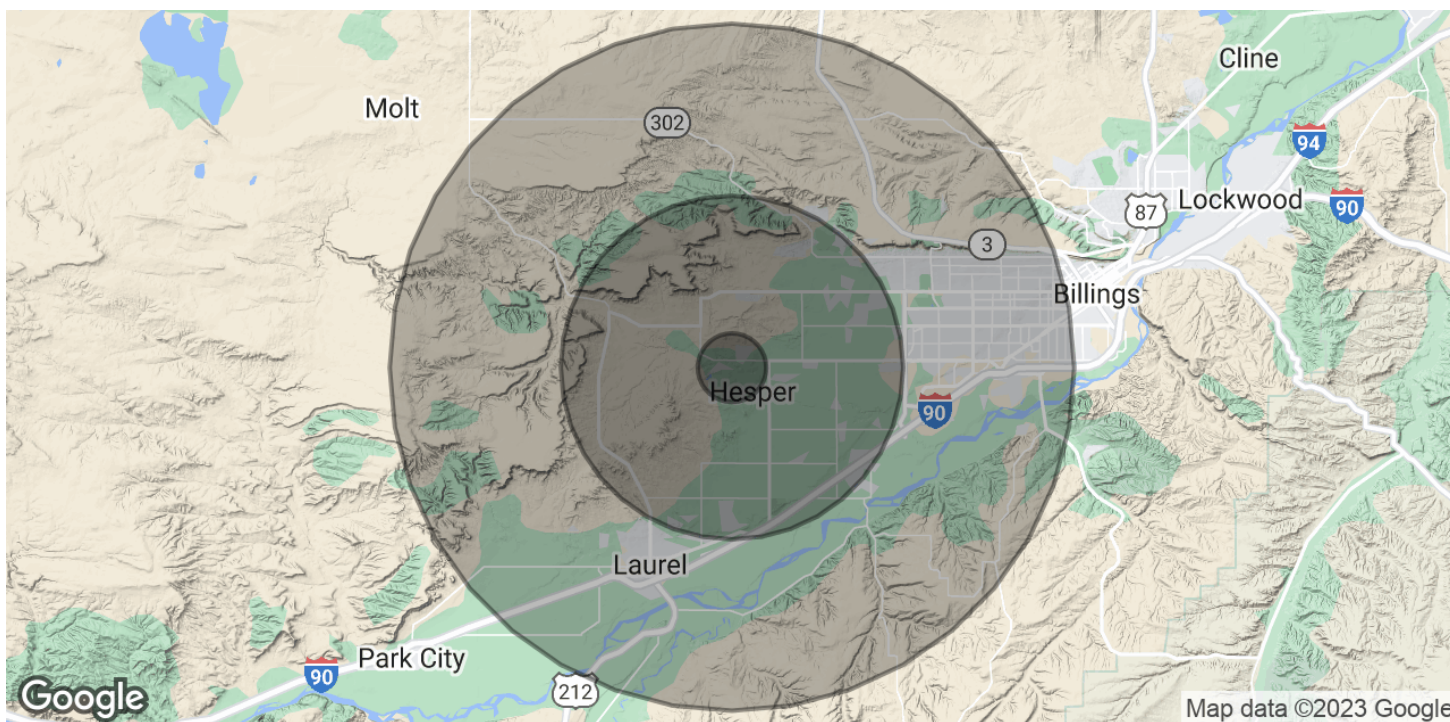
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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	260	15,324	92,982
Average Age	42.5	42.6	41
Average Age (Male)	43.1	42.2	39.4
Average Age (Female)	37.3	42.2	42.1

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	109	6,591	42,557
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$121,498	\$137,198	\$90,226
Average House Value	\$361,985	\$396,515	\$265,551

\* Demographic data derived from 2020 ACS - US Census

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