

# LEASE

## 8033 S WORKSHOP AVE

8033 S Workshop Ave Billings, MT 59106



**LEASE RATE**

\$1,700.00 per month

**SIZE**

1,800 SF

**Nathan Matelich, CCIM**

(406) 781-6889

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## Includes Private Bathroom & Fenced Yard!

Lease Rate

**\$1,700.00  
PER MONTH**

### OFFERING SUMMARY

Building Size:	3,600 SF
Available SF:	1,800 SF
Lot Size:	0.334 Acres
Year Built:	2023
Zoning:	Outside City Limits

### PROPERTY OVERVIEW

- \*1,800 SF Shop Space for Lease
- \*\$1,700/mo + Utilities
- \*FENCED YARD
- \*Private Restroom
- \*Built in 2023
- \*14 ft Overhead Door(s)
- \*16 ft Sidewalls
- \*Insulated with Metal Finish Interior Walls
- \*Natural Gas Heater
- \*Well Lit
- \*Option to add a Small Office
- \*Base Rent = \$9.83 PSF
- \*NNN = \$1.50 PSF

### LOCATION OVERVIEW

8033 S Workshop Ave is a new construction 3,600 SF 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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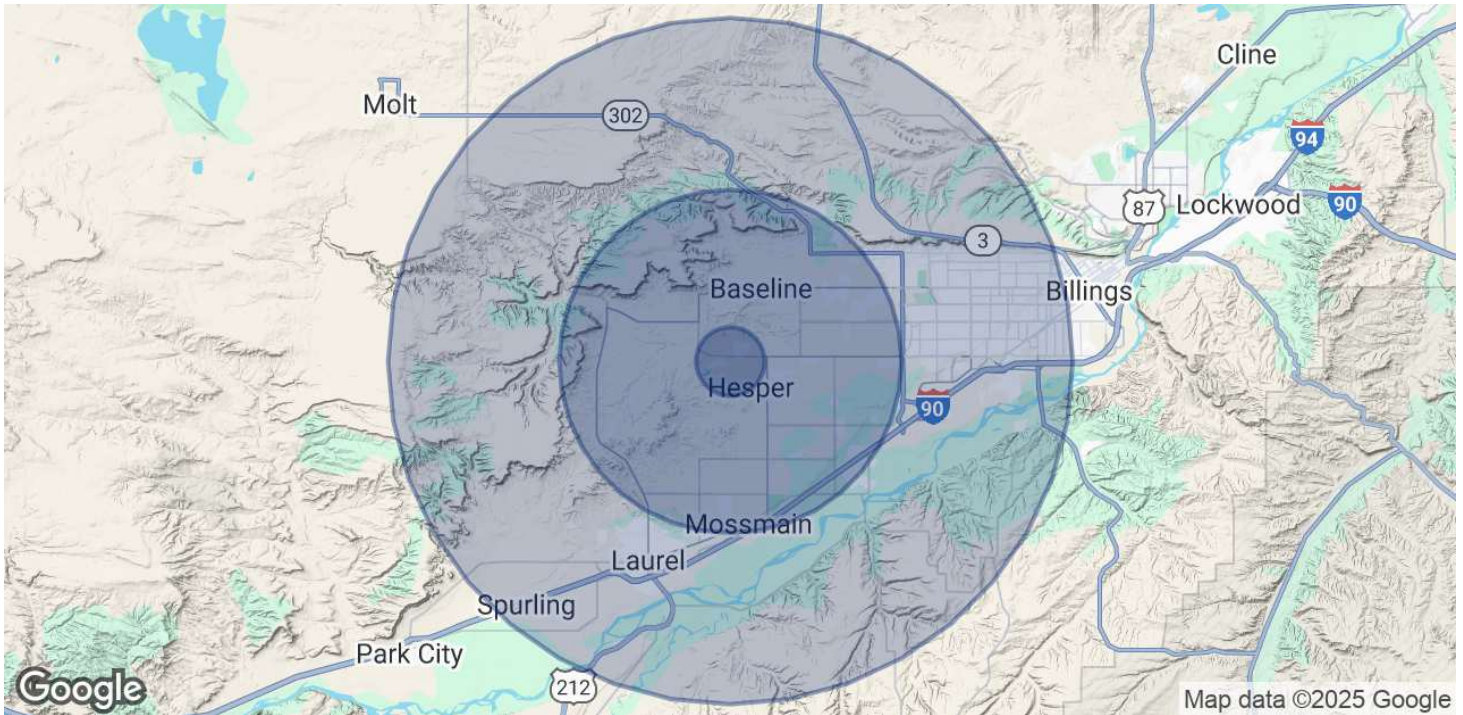
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	262	15,367	93,249
Average Age	42.5	42.7	40.9
Average Age (Male)	43.2	42.3	39.4
Average Age (Female)	37.3	42.2	42.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	109	6,604	42,679
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$122,661	\$137,925	\$90,152
Average House Value	\$361,612	\$398,663	\$265,379

\* Demographic data derived from 2020 ACS - US Census

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