

LEASE

8033 S WORKSHOP AVE

8033 S Workshop Ave Billings, MT 59106

LEASE RATE \$1,650.00 - \$3,300.00 per month



COLDWELL BANKER
COMMERCIAL
CBS

Nathan Matelich, CCIM

406 781 6889

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OFFERING SUMMARY

Lease Rate:	\$1,650.00 - 3,300.00 per month (+ utilities)
Building Size:	3,600 SF
Available SF:	1,800 - 3,600 SF
Lot Size:	0.334 Acres
Year Built:	2023
Zoning:	Outside City Limits

PROPERTY OVERVIEW

- *1,800 or 3,600 SF Shop Spaces for Lease
- *14 ft Overhead Door(s)
- *16 ft Sidewalls
- *Insulated with Metal Finish Interior Walls
- *Natural Gas Heater
- *Well Lit
- *Base Rent = \$9.50 PSF
- *NNN = \$1.50 PSF

- 1,800 SF Shop:
- *\$1,650/mo + Utilities
 - *1 qty 14 ft Overhead Door
 - *1 Bathroom
 - *Option to Add a Small Office

- 3,600 SF Shop:
- *\$3,300/mo + Utilities
 - *2 qty 14 ft Overhead Doors
 - *2 Bathrooms
 - *Option to Add a Small Office

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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. Tenants have the option to either lease the entire 3,600 SF shop or the landlord can demise the space into 2 qty 1,800 SF shops. 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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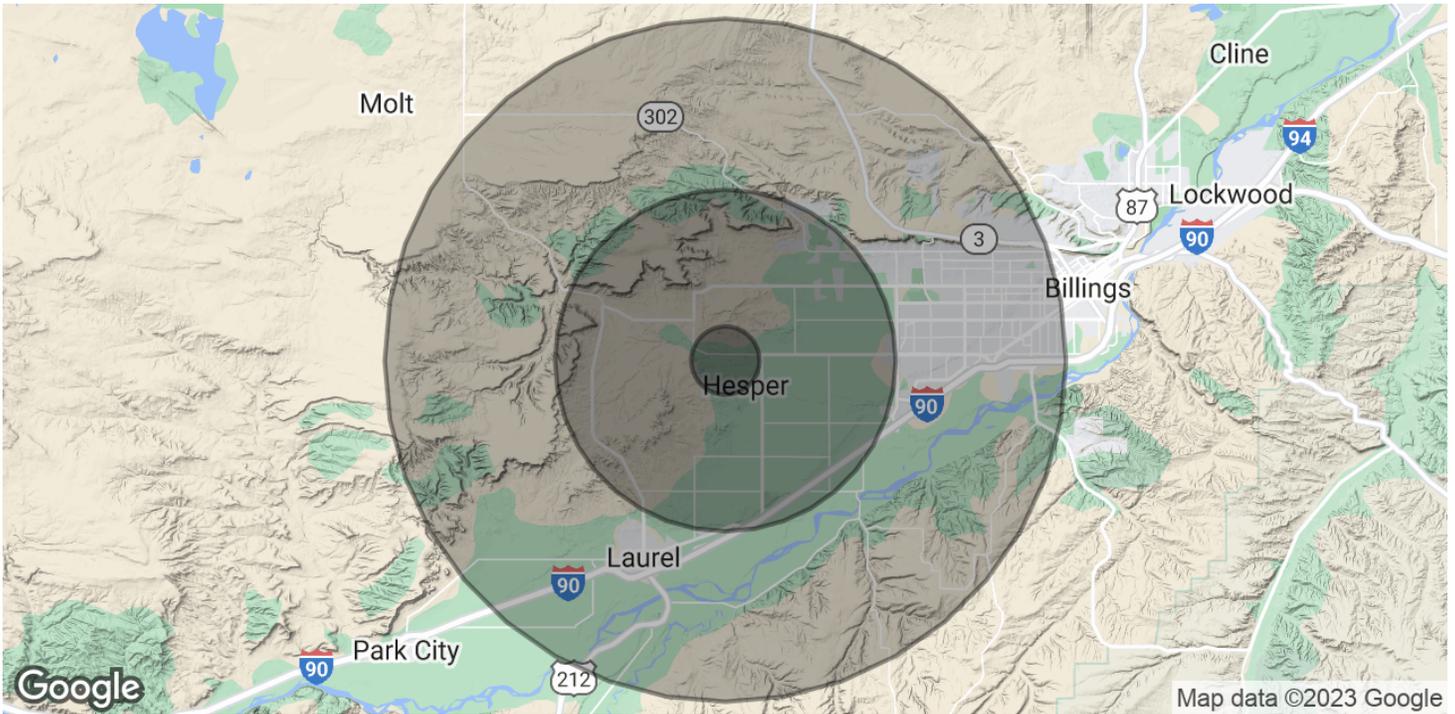


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	262	15,367	93,249
Average Age	42.5	42.7	40.9
Average Age (Male)	43.2	42.3	39.4
Average Age (Female)	37.3	42.2	42.1

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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