

# LEASE

206 PLAINVIEW ST

Billings, MT 59101



**WAREHOUSE FOR LEASE**

**LEASE RATE**

\$7.50 SF/yr NNN



**CLICK TO VIEW VIDEO**

**George Warmer, CCIM**

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## OFFERING SUMMARY

Lease Rate:	\$7.50 SF/yr (NNN)
Building Size:	83,040 SF
Lot Size:	3.6 Acres
Zoning:	I1 – Light Industrial

## PROPERTY OVERVIEW

83,040 SF WAREHOUSE WITH OFFICES AND SHOWROOM AVAILABLE FOR LEASE.  
Located at 206 Plainview St between Monad Road and Industrial Ave.

### OFFICE/SHOWROOM

Office/Showroom Approximately 9,500 SF  
Attractive Well-Lit Showroom  
Offices With Open Floor Concept  
Break Room & ADA Restrooms

### WAREHOUSE SPACE

Approximately 240 LF by 325 LF  
16' Side Wall Height  
25' Roof Peak Height  
Loading Ramp  
Four 10' High Dock Doors

### LEASE RATE

\$7.50 PSF NNN  
Taxes \$43,516 (\$0.524 PSF)  
Insurance \$54,467 (\$0.68 PSF) (\*Estimated based on comps)  
Utilities Approximately \$3,600 Per Month (\$0.52 PSF) (Data Provided By Tenant)

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# PHOTOS

206 PLAINVIEW ST

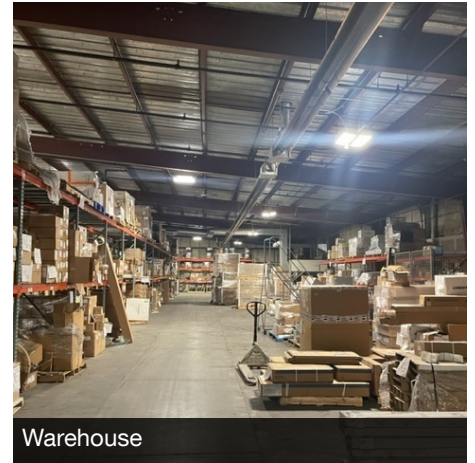
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Warehouse



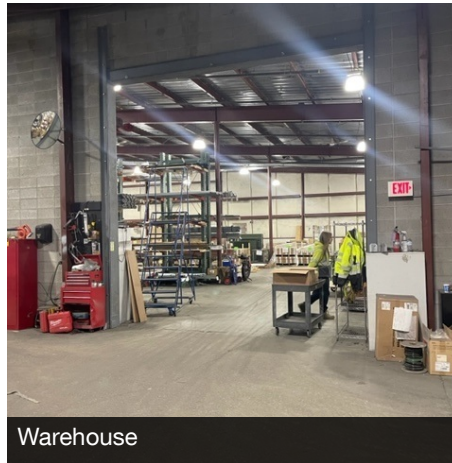
Warehouse



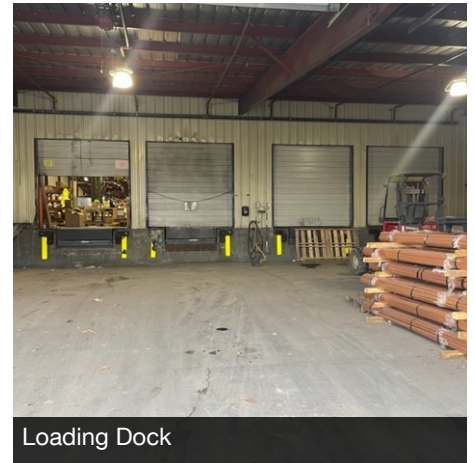
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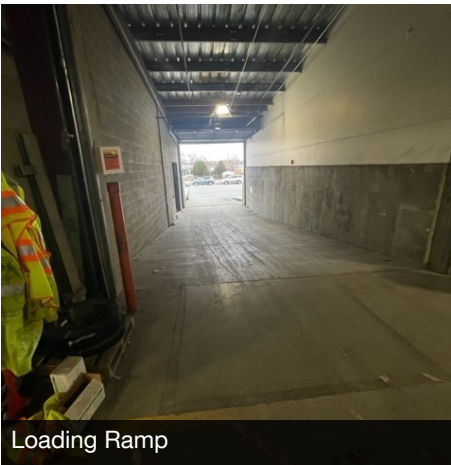
Warehouse



Warehouse



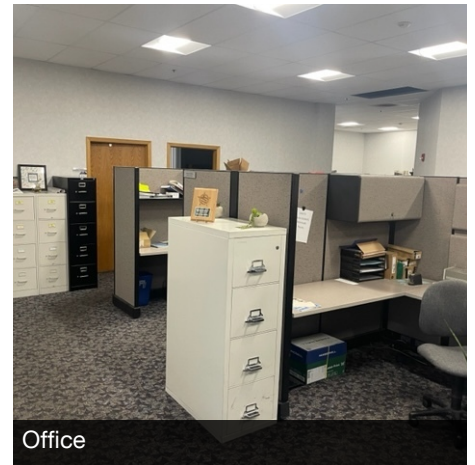
Loading Dock



Loading Ramp



Office



Office

**George Warner, CCIM**  
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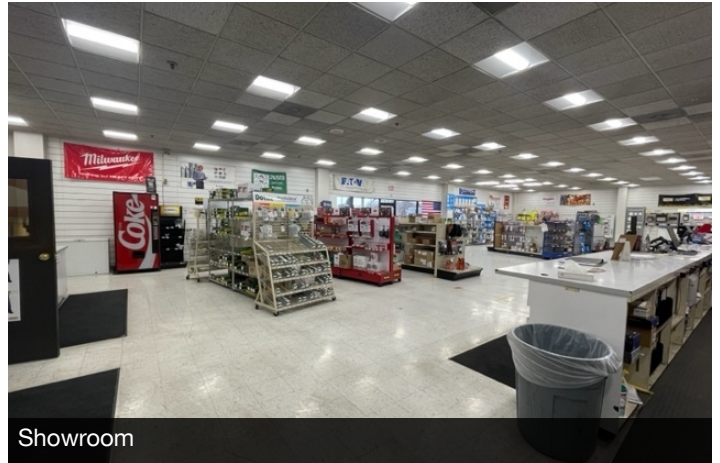
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# PHOTOS

**206 PLAINVIEW ST**  
206 Plainview St Billings, MT 59101



Kitchen



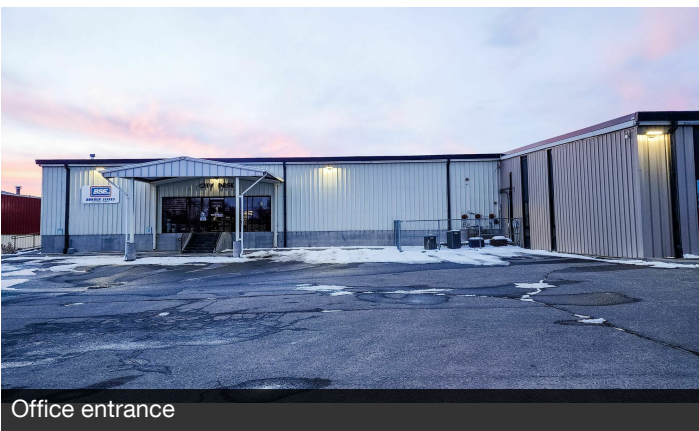
Showroom



Aerial



Aerial



Office entrance



Entrance

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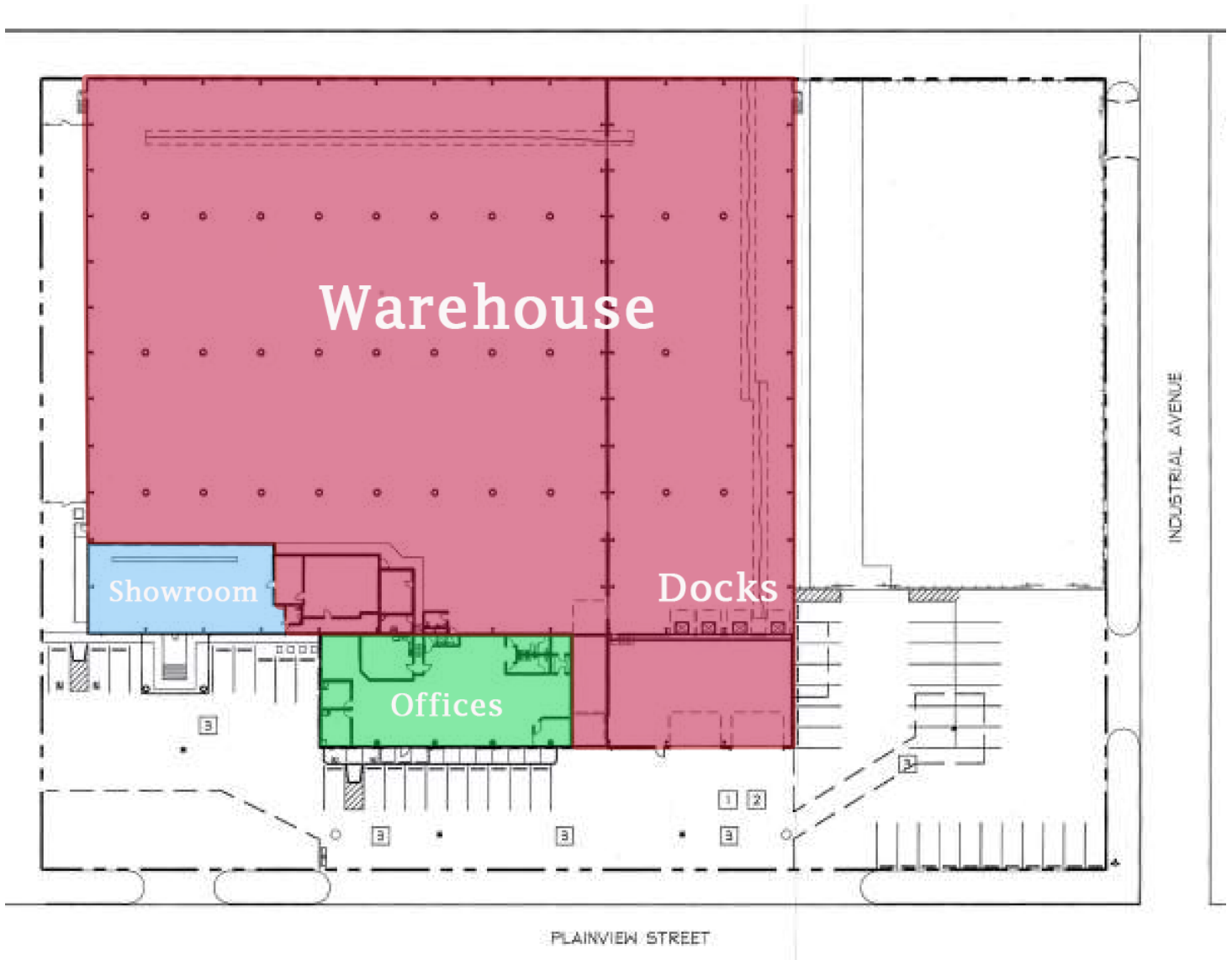


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# SITE PLAN

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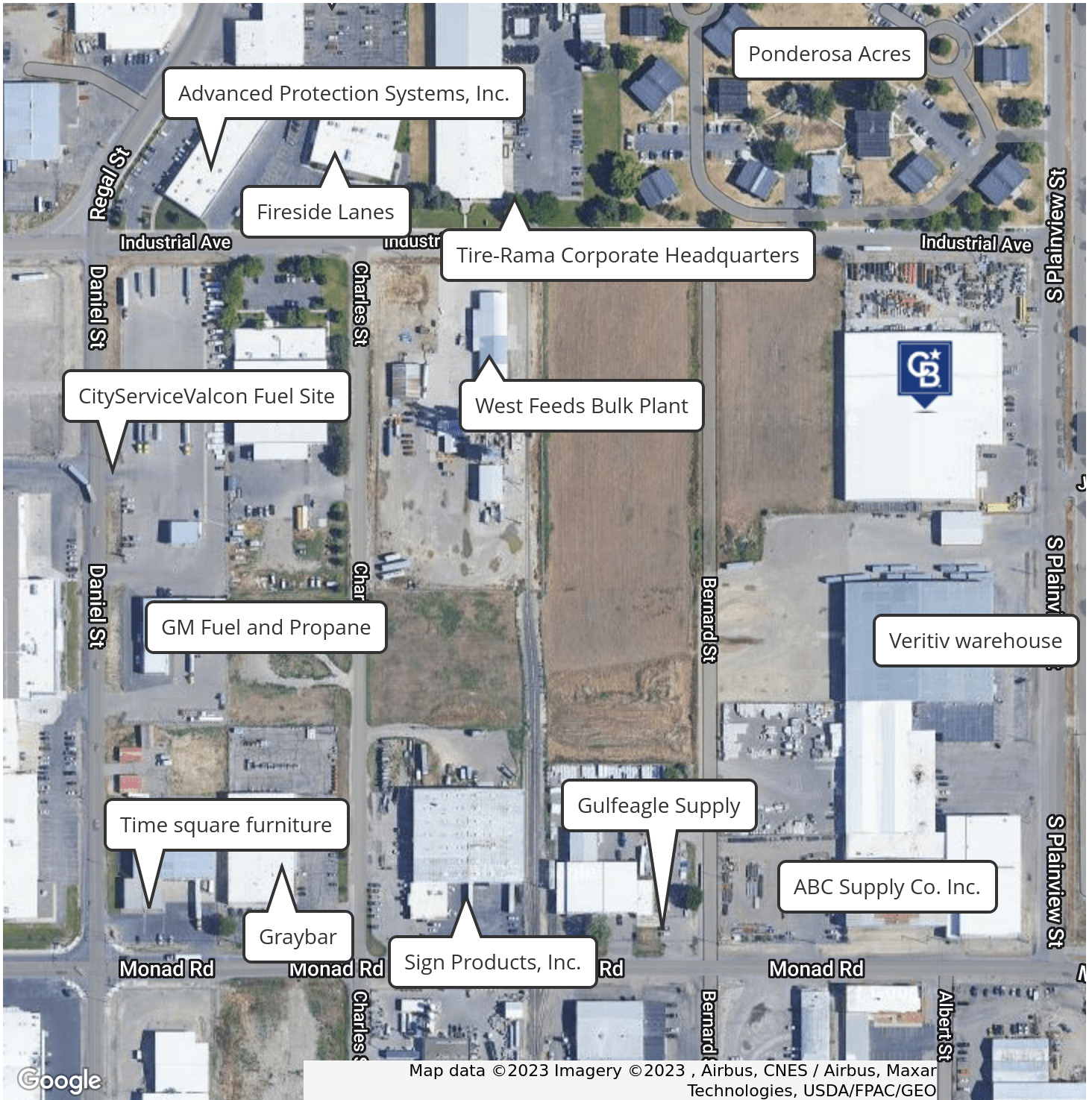


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# MAP

## 206 PLAINVIEW ST

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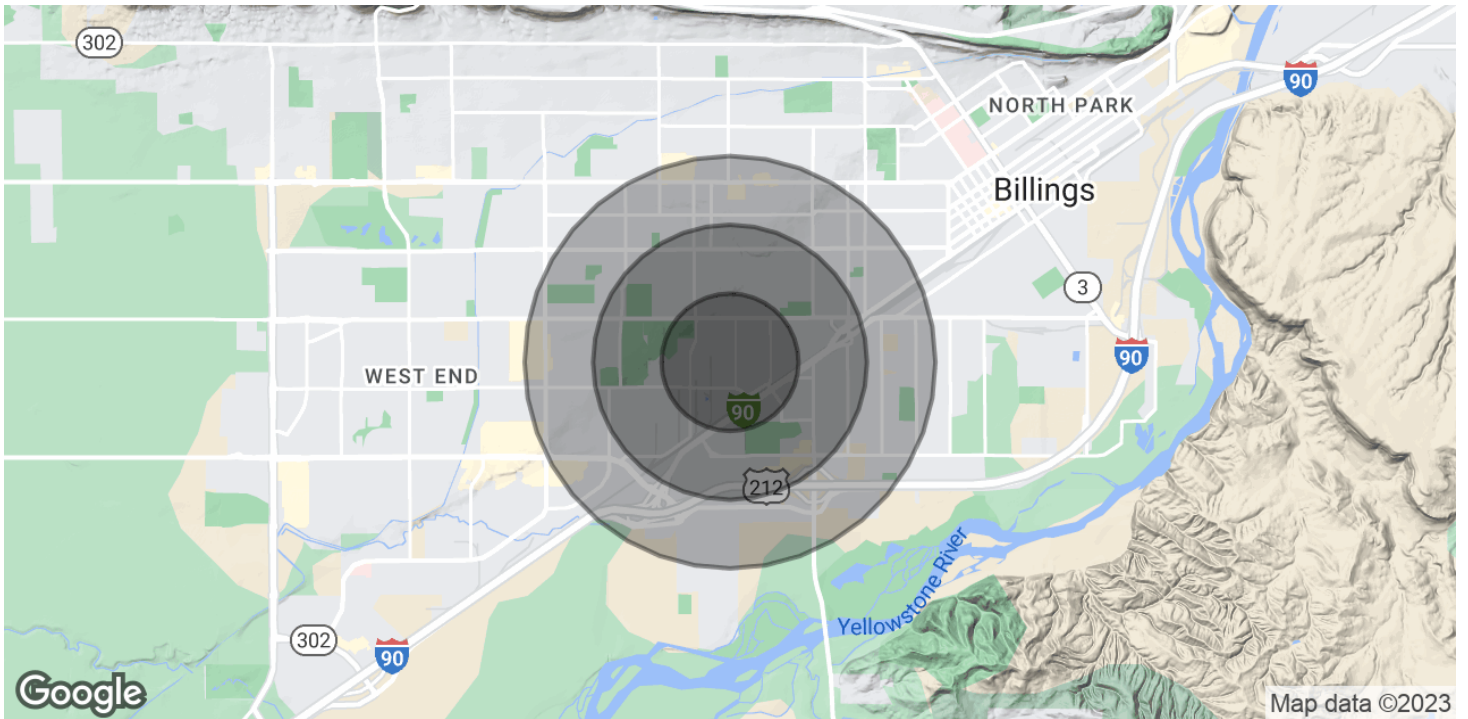


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# DEMOGRAPHICS

206 PLAINVIEW ST

Billings, MT 59101



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,016	7,657	18,892
Average Age	31.2	38.1	37.1
Average Age (Male)	30.2	35.3	35
Average Age (Female)	31.6	40.8	39.9

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,028	3,841	9,200
# of Persons per HH	2	2	2.1
Average HH Income	\$39,234	\$57,059	\$56,823
Average House Value	\$160,454	\$175,552	\$182,616

\* Demographic data derived from 2020 ACS - US Census

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### GEORGE WARMER, CCIM

Managing Partner

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Direct: 406.656.2001 | Cell: 406.855.8946

MT #RRE-RBS-LIC-14174

### PROFESSIONAL BACKGROUND

George Warmer is the Managing Broker of Coldwell Banker Commercial CBS, specializing in sales, leasing, and development of commercial properties in Montana. George is a CCIM Designee and has worked in the commercial real estate business since 2005. During that time, he has brokered millions of dollars in leasing and sales transactions.

### EDUCATION

In 1987 George graduated with a Bachelor of Arts degree from USC and a MBA from the University of Denver in 1995. George's background in banking and management of personally owned businesses gave George a unique insight into the needs of his commercial clients. As a CCIM designee, George offers his clients the valuable analytical tools necessary to make sound commercial real estate decisions.

### MEMBERSHIPS

In addition to handling his own commercial property listings portfolio and maintaining a large client base, George is actively

involved in several trade, civic, and community organizations.  
Board Member: Big Sky Economic Development Association  
Board Member: City of Billings Board of Adjustments  
Member: CCIM  
Member: Billings Downtown Rotary

### RECENT TRANSACTIONS

- Sale: Site for 150,000 SF RVU Medical School Campus
- Sale: 52,000 SF Fed Ex Facility
- Sale: 108 Acre Montana Sapphire Mix Use Development
- Sale: Land For Camping World Sale: Land For Bretz RV
- Lease: 10,000 SF Pizza Ranch Lease
- Lease: 17,000 SF Shamrock Foods
- Lease: Shiloh Commons a 65,000 SF Mixed-Use Development

#### CBS

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