

# LEASE

## CANYON CREEK INDUSTRIAL

1478-1486 S 30th St W Billings, MT 59102

### LEASE RATE

\$1,888.00 - \$4,908.00 per month



COLDWELL BANKER  
**COMMERCIAL**  
CBS

**Nathan Matelich, CCIM**

406 781 6889

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406 794 3404

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PER MONTH**

### OFFERING SUMMARY

Building Size:	94,220 SF
Available SF:	1,500 - 3,900 SF
Year Built:	2023
Zoning:	I1-Light Industrial

### PROPERTY OVERVIEW

- \*1,500-3,900 SF Shop/Warehouse Spaces
- \*New Construction Industrial
- \*First Building to be Completed November 2023
- \*14 ft Overhead Door(s)
- \*Bathroom(s)
- \*Small Office Areas in Some Units
- \*Loading Docks Available in Phase 2 & Phase 4
- \*\$13 PSF NNN. NNN Estimated at \$2.10 PSF

### LOCATION OVERVIEW

Canyon Creek Industrial is setting the standard when it comes to combining a modern look with shop/warehouse functionality and the absolute best location in town. Our modern take on the industrial complex is unlike any other new construction shop/warehouse spaces for lease in Billings, MT. The complex is an assortment of 7 buildings totaling 94,220 SF, offering a variety of shop spaces for lease ranging from 1,500 to 3,900 SF with the option to combine units if a tenant needed up to 10,000+ SF. Located just off of Gabel Rd on the west end of Billings and a stone's throw away from I-90 & the new Costco, Canyon Creek Industrial is the perfect location for any small business that is looking to service the fastest growing part of Billings and beyond.

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Phase I - Unit Square Footage



Unit Name	Completion	Rentable SQFT	Warehouse SQFT	Office SQFT	Mezz SQFT	Comments
1478-1	4/1/2024	3900	3398	502	670	Closest to 30th Street
1478-2	4/1/2024	3000	2445	555	658	
1478-3	4/1/2024	1500	1276	224	310	Next to Fire Wall, 1 -14x14 OVH
1478-4	4/1/2024	1500	1276	224	310	Next to Fire Wall, 1 -14x14 OVH
1478-5	4/1/2024	3000	2445	555	658	
1478-6	4/1/2024	3900	3579	321	500	3 OVH doors (1 - 12x14, 2-16x14)
1482-1	11/1/2023	2700	2700	***	129	Closest to 30th Street (office "area" but no framing)
1482-2	11/1/2023	1500	1500		68	
1482-3	11/1/2023	1500	1500		68	
1482-4	11/1/2023	1500	1500		68	
1482-5	11/1/2023	2700	2700		68	1 - 14x14, 1 -16x14 OVH
1486-1	1/1/2024	1500	1500		68	
1486-2	1/1/2024	1500	1500		68	
1486-3	1/1/2024	1500	1500		68	
1486-4	1/1/2024	1500	1500		68	
1486-5	1/1/2024	3900	3470	430	500	
TOTAL=		36600	33789	2811	4279	

### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,500 - 3,900 SF	Lease Rate:	\$2,325.00 - \$5,038.00 per month

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1,500 SF Unit	Available	1,500 SF	+ utilities	\$1,888 per month
2,700 SF Unit	Available	2,700 SF	+ utilities	\$3,398 per month
3,000 SF Unit	Available	3,000 SF	+ utilities	\$3,775 per month
3,900 SF Unit	Available	3,900 SF	+ utilities	\$4,908 per month

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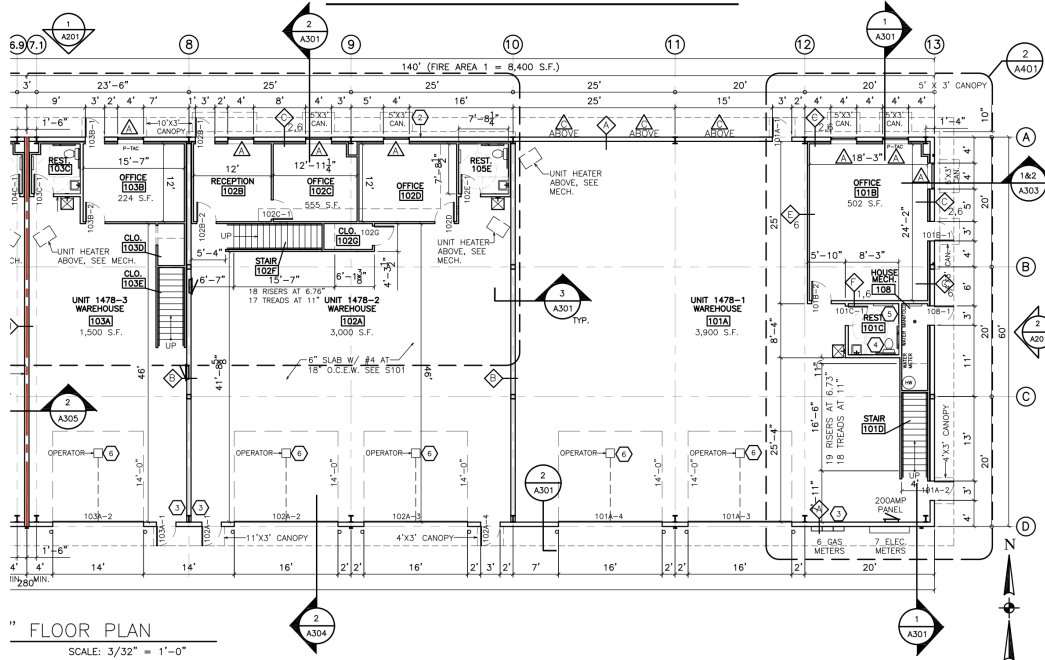


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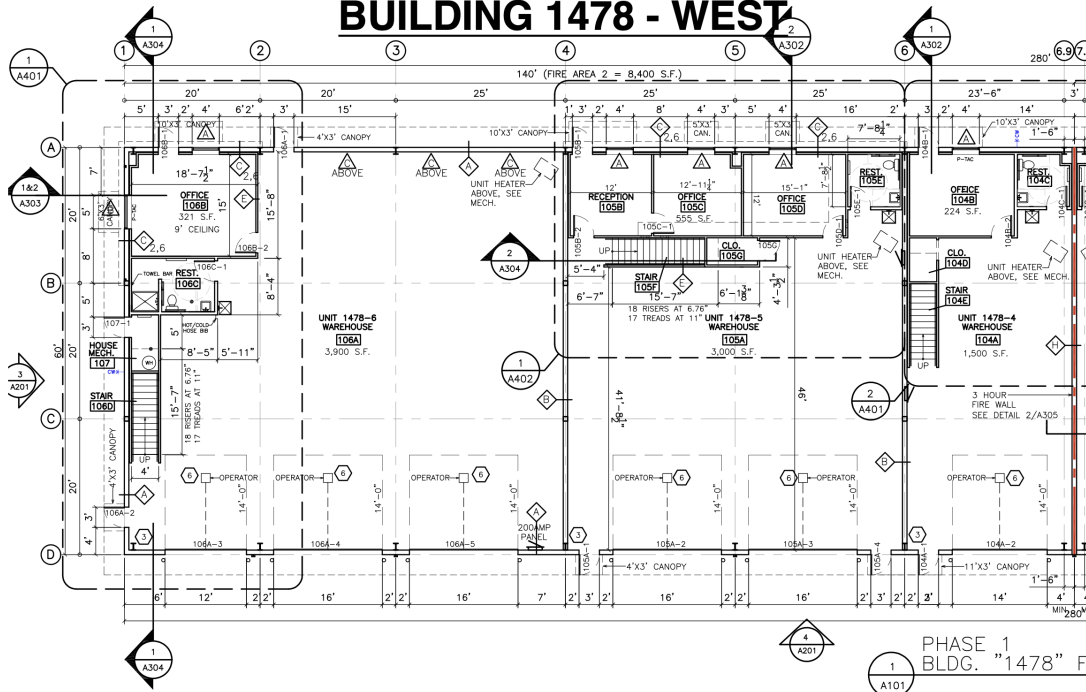
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### BUILDING 1478 - EAST



### BUILDING 1478 - WEST



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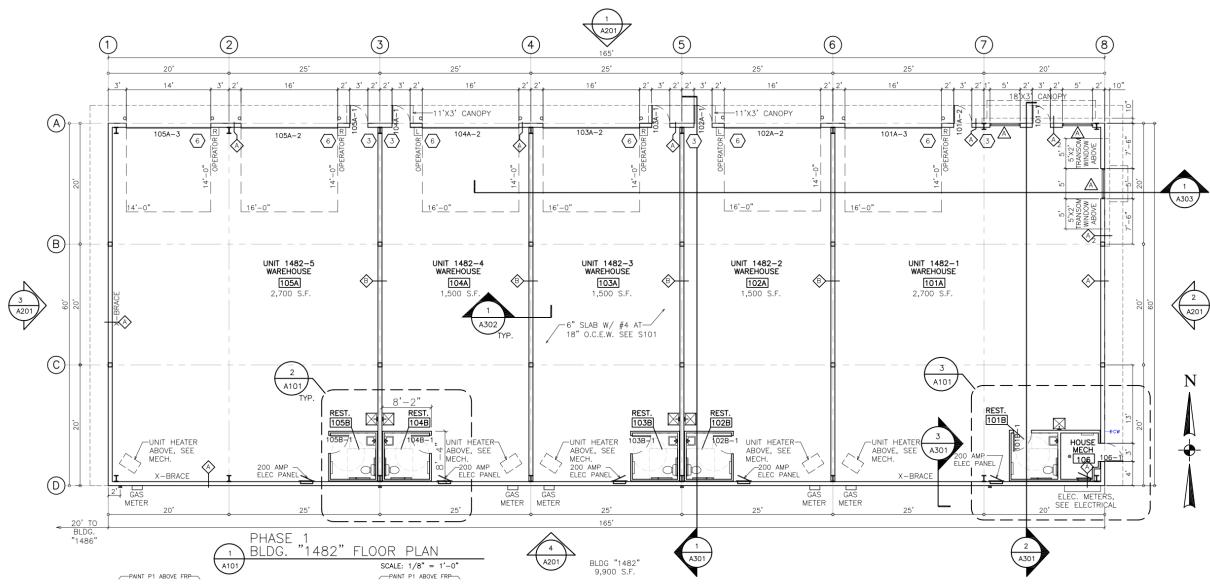
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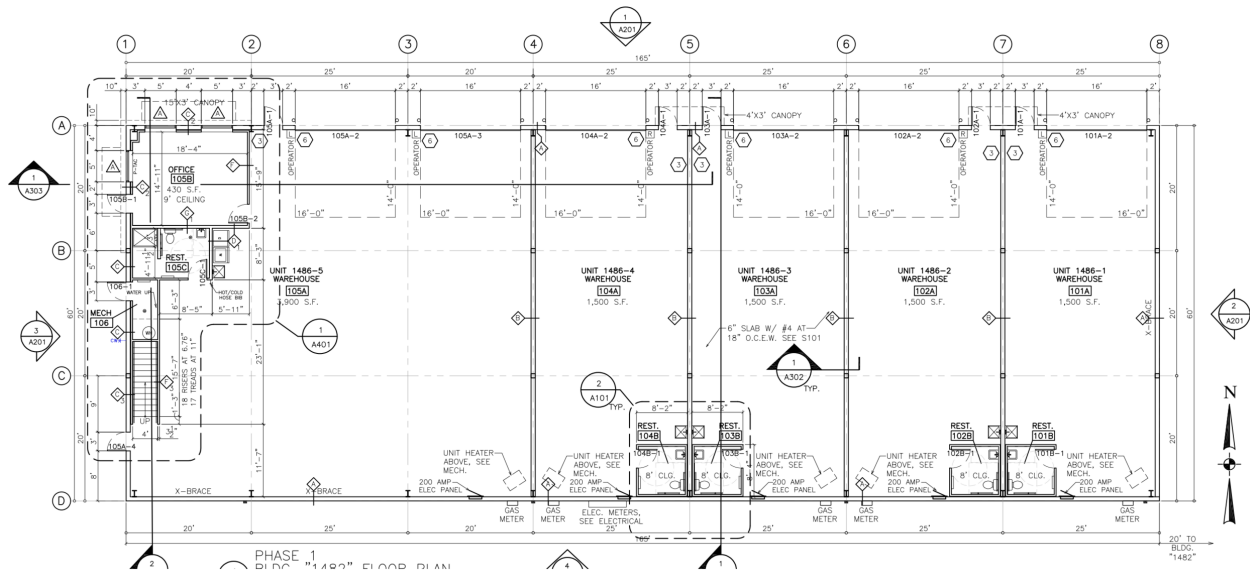
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## CANYON CREEK INDUSTRIAL

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### **BUILDING 1482**



### **BUILDING 1486**

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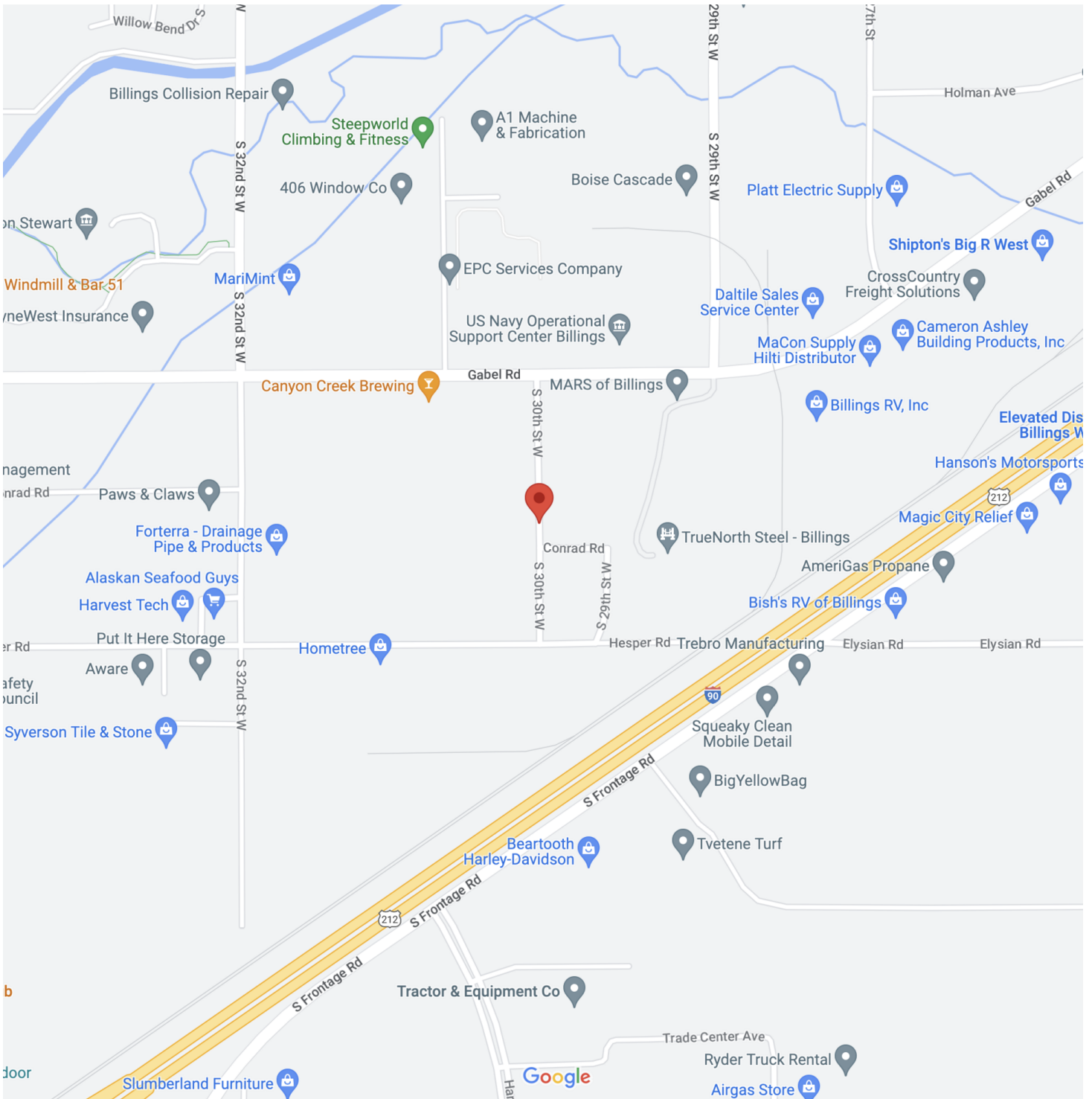


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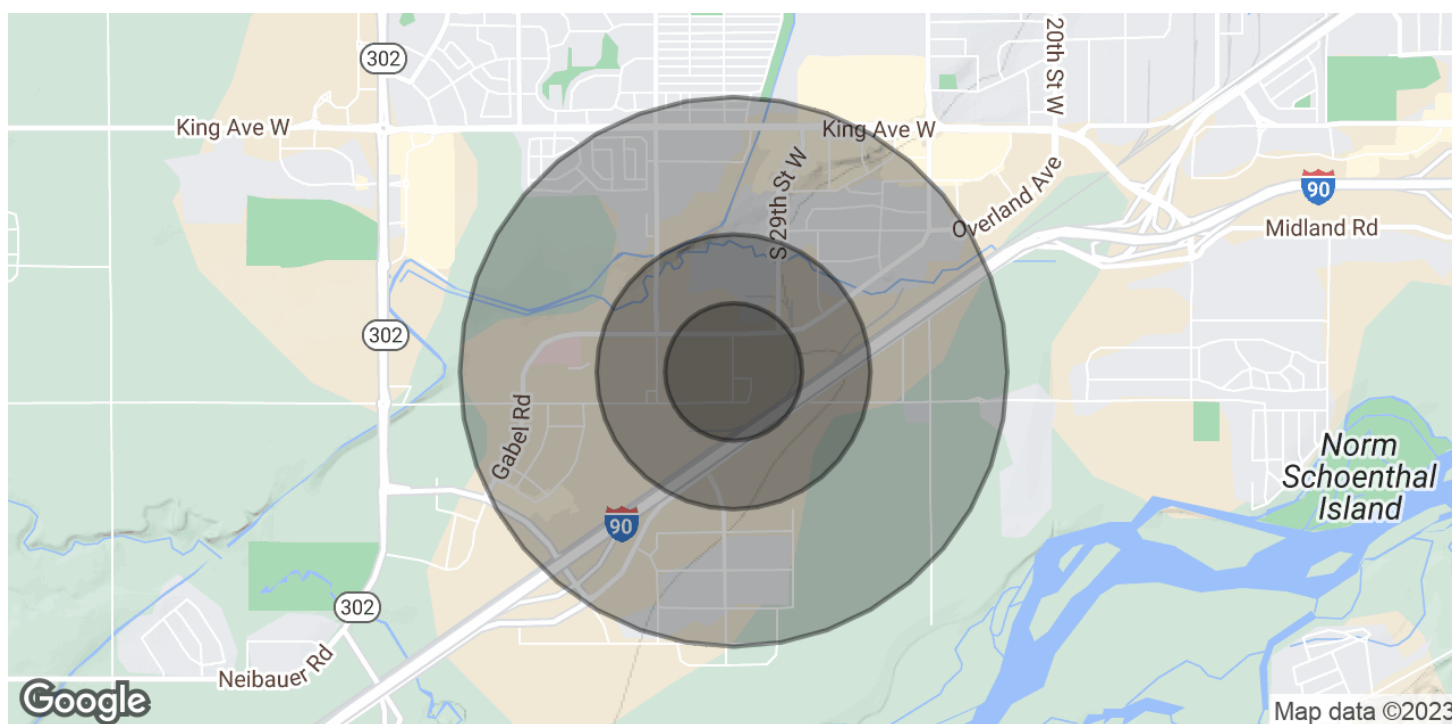


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### POPULATION

#### 0.25 MILES

#### 0.5 MILES

#### 1 MILE

Total Population	77	287	1,255
Average Age	34.5	36	39.2
Average Age (Male)	33.3	35	37.6
Average Age (Female)	35.1	36.2	39.8

### HOUSEHOLDS & INCOME

#### 0.25 MILES

#### 0.5 MILES

#### 1 MILE

Total Households	38	140	636
# of Persons per HH	2	2.1	2
Average HH Income	\$43,400	\$47,862	\$54,641
Average House Value	\$57,764	\$87,676	\$137,363

\* Demographic data derived from 2020 ACS - US Census

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