

LEASE

S 44TH ST W & KING AVE W

Billings, MT 59106



LEASE RATE

\$0.88 SF/yr NNN



CLICK TO VIEW VIDEO

George Warner, CCIM

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OFFERING SUMMARY

Lease Rate:	\$0.88 SF/yr (NNN)
Lot Size:	8.99 Acres
Zoning:	CMU2-Corridor Mixed Use 2

PROPERTY OVERVIEW

Ground Lease 8.99 Acres
\$0.88 PSF NNN

Contact: George Warmer

PROPERTY HIGHLIGHTS

- Located In the City
- Public Utilities Adjacent To Property
- Prime King Ave W Frontage

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PHOTOS

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MAP

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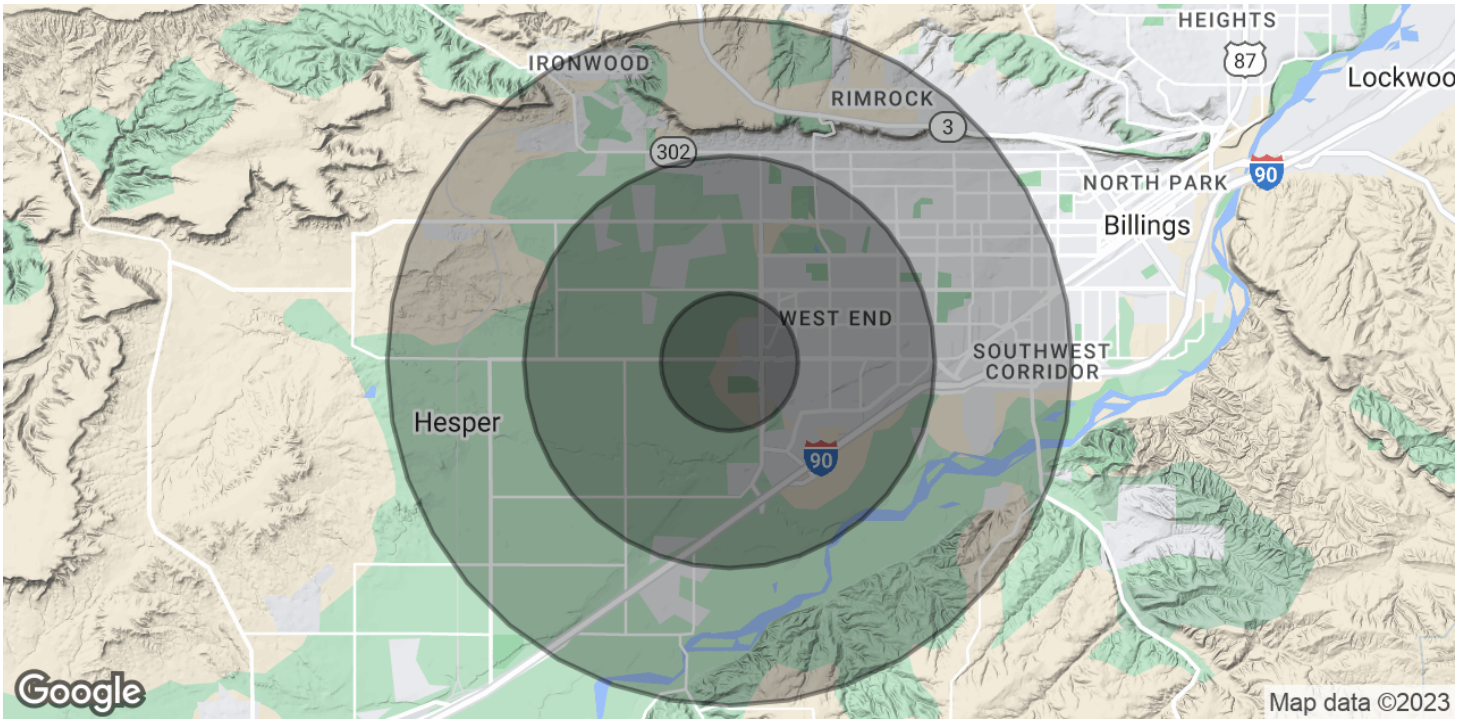


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DEMOGRAPHICS

S 44TH ST W & KING AVE W

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,679	29,094	66,480
Average Age	36.6	42.9	41.7
Average Age (Male)	35.8	41.3	40.3
Average Age (Female)	36.8	44.2	42.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,870	14,126	31,196
# of Persons per HH	2	2.1	2.1
Average HH Income	\$84,549	\$88,207	\$92,433
Average House Value	\$301,685	\$282,750	\$271,761

* Demographic data derived from 2020 ACS - US Census

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GEORGE WARMER, CCIM

Managing Partner

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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

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