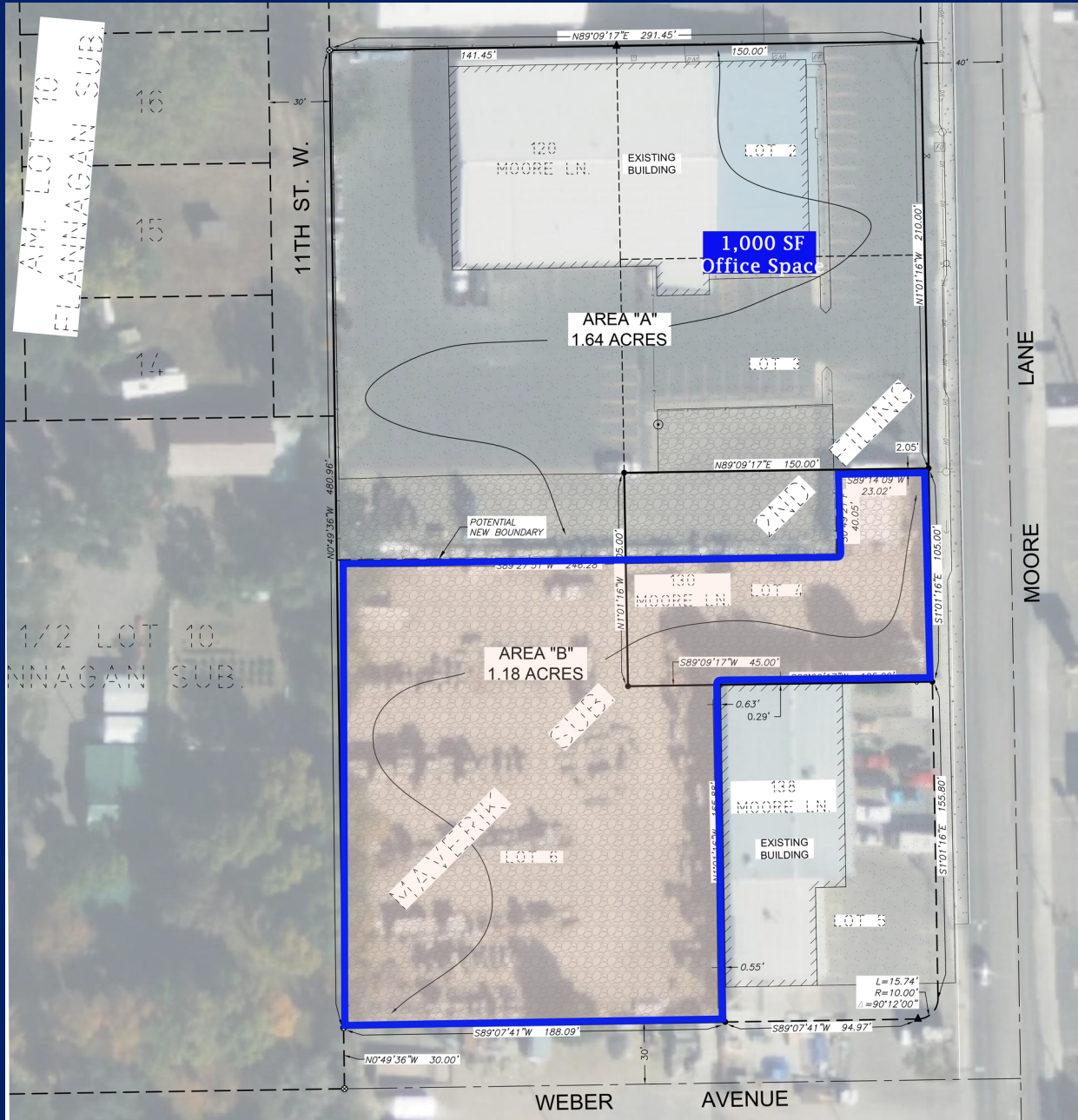


LEASE

130 MOORE LANE

Billings, MT 59101



LEASE RATE

\$3,900.00 per month



CLICK TO VIEW VIDEO

George Warmer, CCIM

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COLDWELL BANKER
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LEASE

130 MOORE LANE

Billings, MT 59101



OFFERING SUMMARY

Lease Rate:	\$3,900.00 per month (NN)
Lot Size:	1.18 Acres
Office Space	1000 SF
Zoning:	CX Heavy Commercial

PROPERTY OVERVIEW

Land For Lease
1000 SF Office Space
5 parking spaces included
1.18 Tract
Land also available for Sale

PROPERTY HIGHLIGHTS

- 1.18 Acre Tract
- 1000 SF Office Space with 5 adjacent parking spaces
- \$3900 Per Month Modified Net
- Premium mid-town location
- Zoned: CX Heavy Commercial

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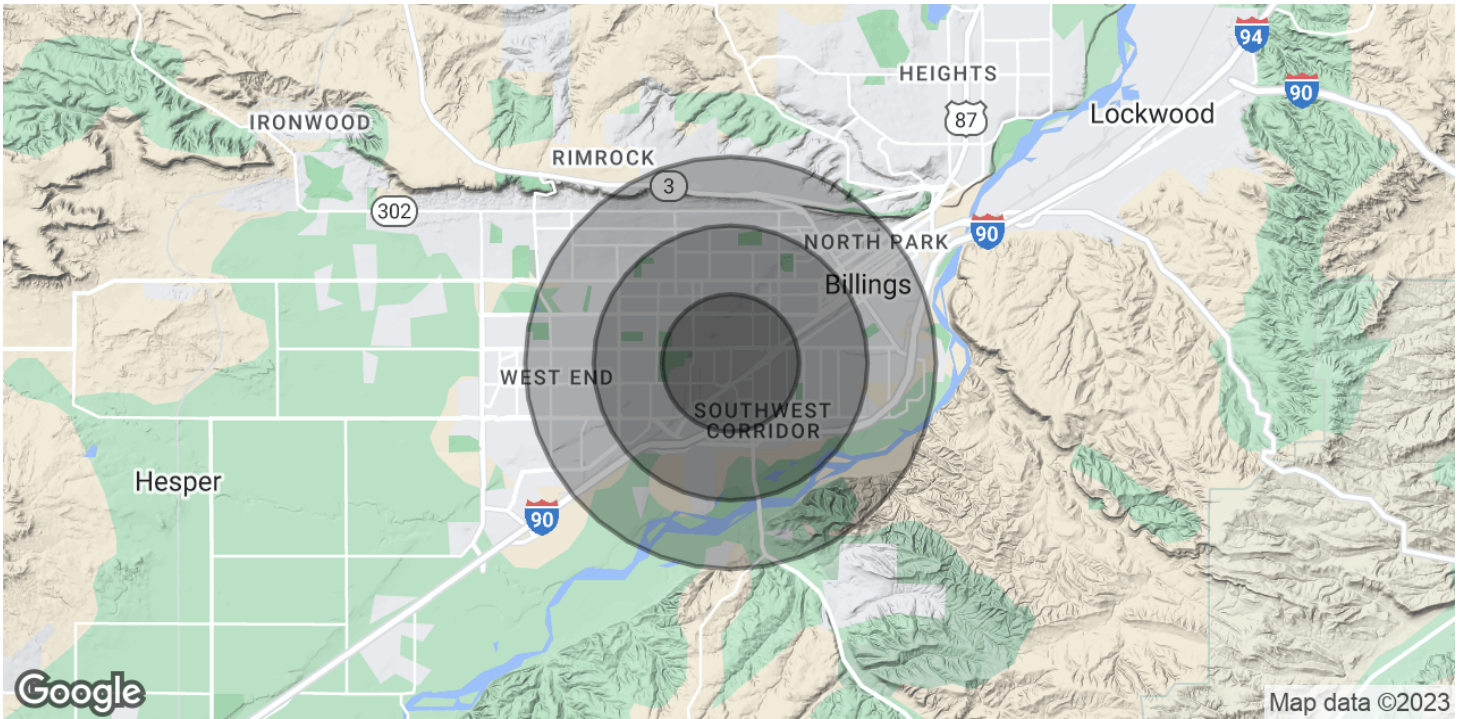
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LEASE

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	9,218	35,616	60,282
Average Age	36.7	37.3	38.4
Average Age (Male)	34.5	34.6	36
Average Age (Female)	39.6	40	40.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,562	17,309	28,953
# of Persons per HH	2	2.1	2.1
Average HH Income	\$55,982	\$63,190	\$66,547
Average House Value	\$173,336	\$191,157	\$208,350

* 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

CBS

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