

LEASE

6613 WAGON TRAIL

6613 Wagon Trail Billings, MT 59106

LEASE RATE \$1,606.00 per month



COLDWELL BANKER
COMMERCIAL
CBS

Nathan Matelich, CCIM

406 781 6889

Michael Speidel

406 601 9695

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Lease Rate

\$1,606.00
PER MONTH

OFFERING SUMMARY

Available SF:	1,500 SF
Lot Size:	1.069 Acres
Zoning:	Outside City Limits

PROPERTY OVERVIEW

- *6613 Wagon Tail, Billings, MT
- *New Construction Shop/Warehouse Spaces FOR LEASE
- *1,500 SF Shop
- *\$1,606/mo + Utilities
- *14 ft Overhead Door
- *ADA Bathroom
- *Shop Heater
- *Washer/Dryer Hook Ups, Shop Sink & Storage Closet
- *Fenced Yard Space
- *Tenant Pays Gas, Electric & Water
- *\$11 PSF NNN
- *NNN = \$1.85 PSF

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PROPERTY DESCRIPTION

6613 Wagon Trail is located in Billings premier industrial warehouse subdivision located at 64th St & Kings Ave W. The 1,500 SF units are perfect for a small business that mainly needs storage and a place to work, while the 3,572 SF & 5,072 SF units are perfectly set up for businesses that need a receptionist, conference room or executive office space.

All shops include a shop heater in the warehouse space and the larger units include HVAC in the office & conference room spaces. All tenants will benefit from the shared fenced yard space where they will receive a pro rata share to store vehicles and trailers. With a shower, shop sink and washer/dryer hook ups in the larger units, you are ready for just about anything!



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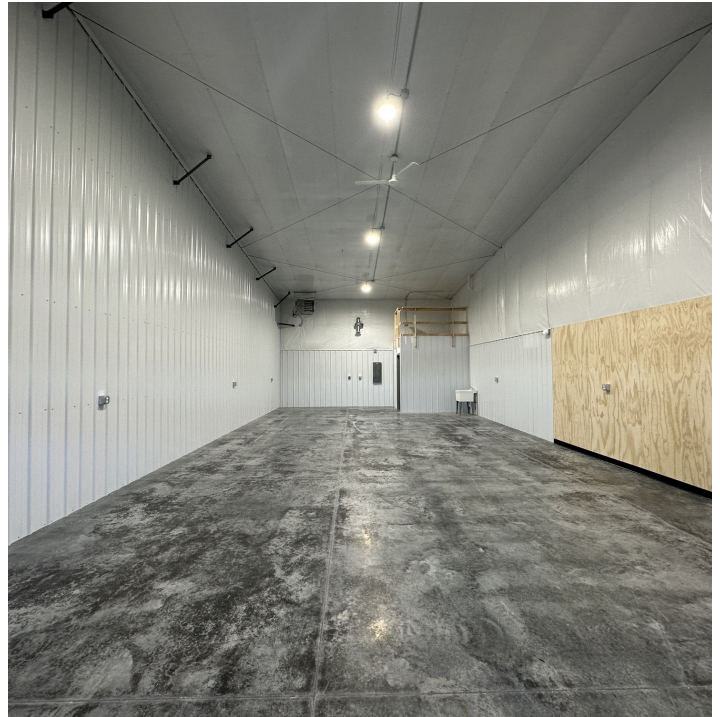
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1,500 SF UNIT

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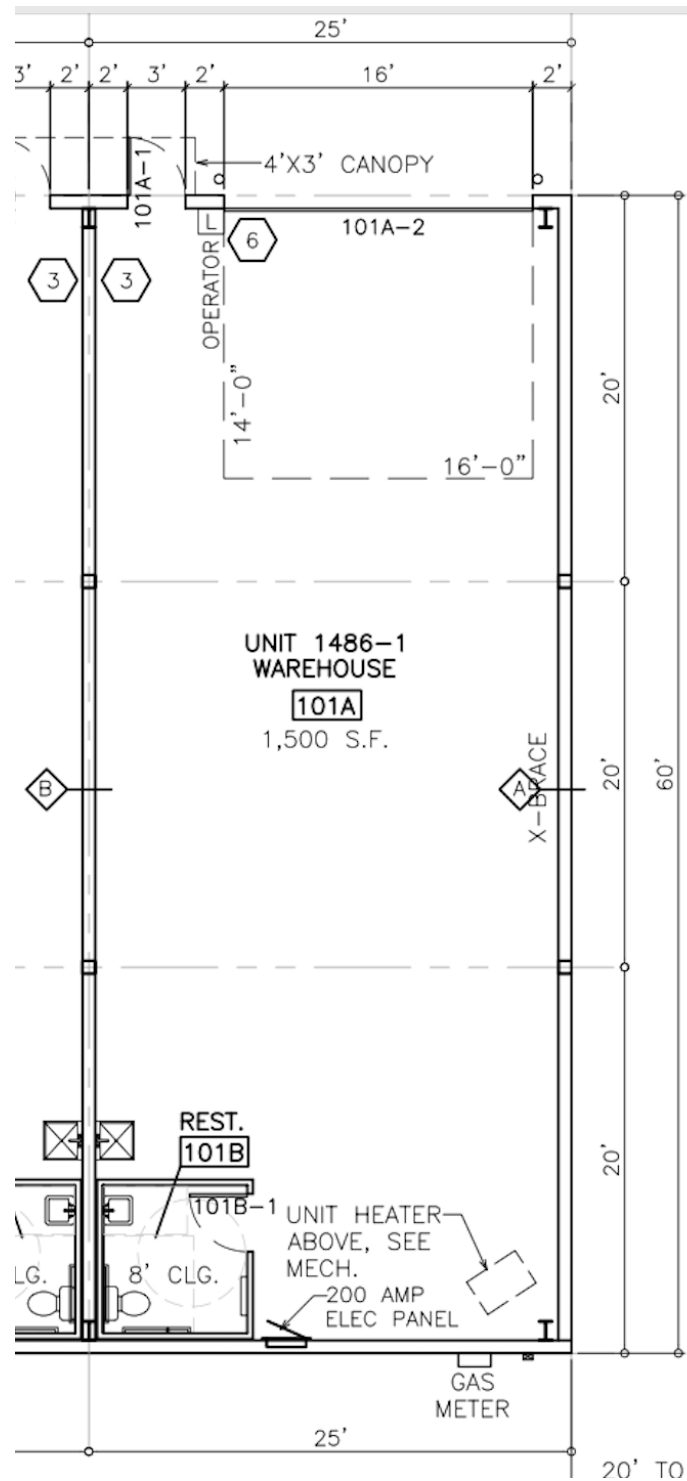


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1,500 SF UNIT FLOOR PLAN

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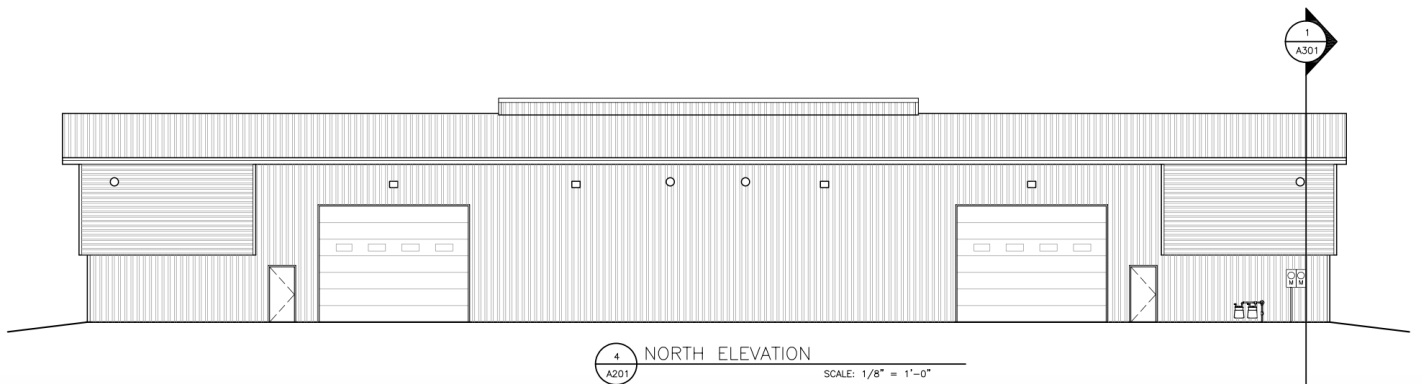
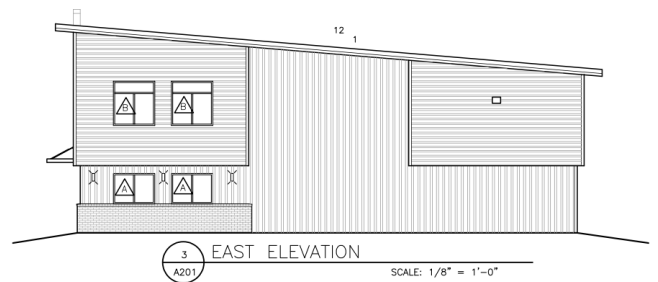
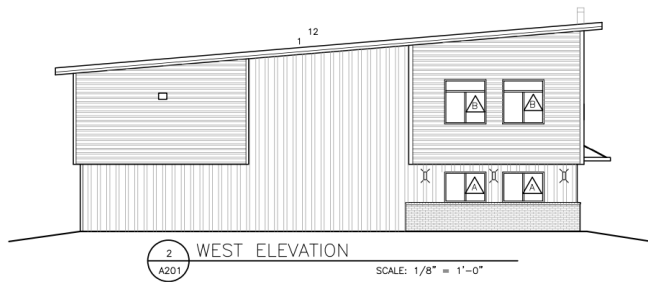
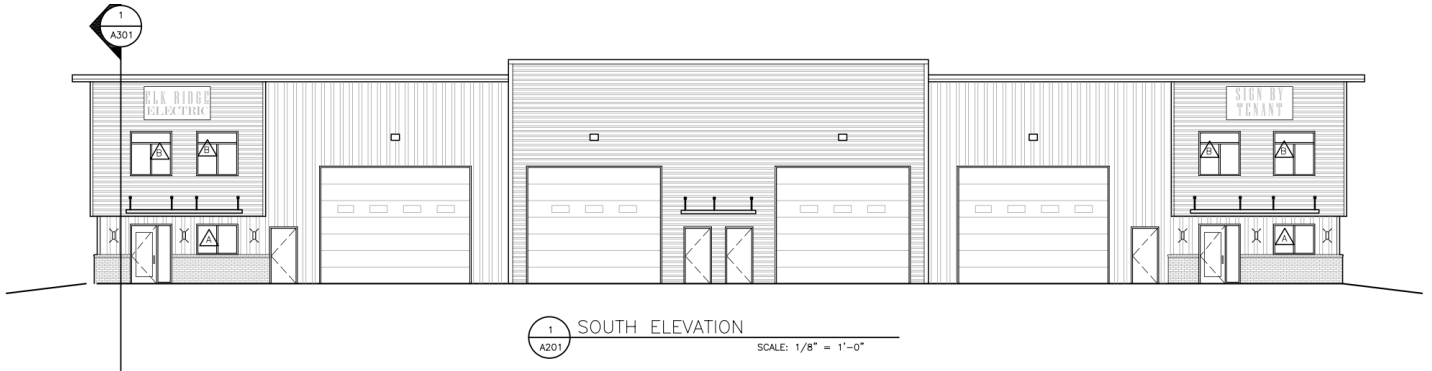
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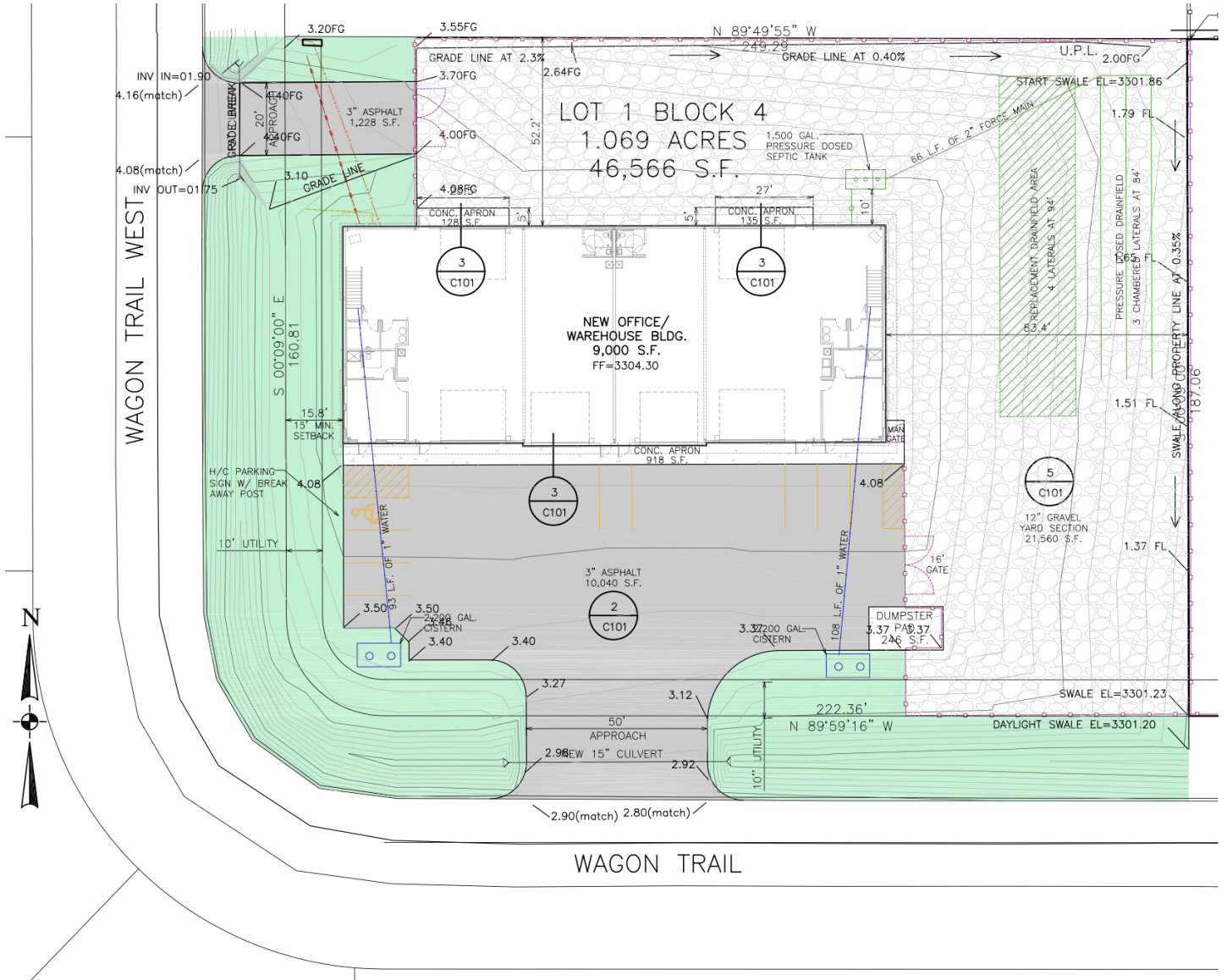
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1 SITE PLAN
SCALE: 1" = 20'

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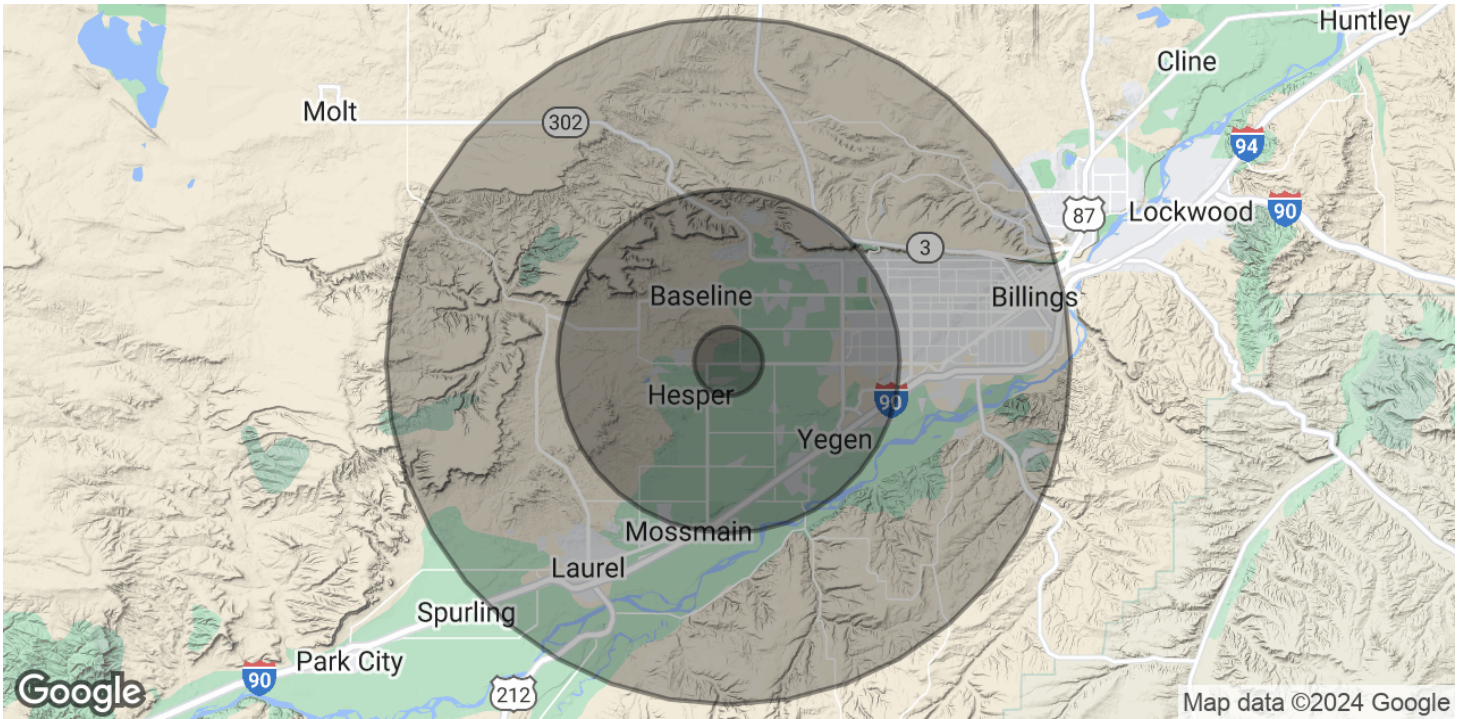


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	604	40,750	139,560
Average Age	38	42	41
Average Age (Male)	38	40	40
Average Age (Female)	38	43	42

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	213	16,729	58,057
# of Persons per HH	2.8	2.4	2.4
Average HH Income	\$127,777	\$122,894	\$99,700
Average House Value	\$626,037	\$520,755	\$418,939

Demographics data derived from AlphaMap

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