

LEASE

6613 WAGON TRAIL

6613 Wagon Trail Billings, MT 59106



LEASE RATE REDUCED: \$1,100.00 per month

Nathan Matelich, CCIM
(406) 781-6889

Michael Speidel
(406) 601-9695

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



COLDWELL BANKER
COMMERCIAL
CBS

LEASE

6613 WAGON TRAIL

6613 Wagon Trail Billings, MT 59106



Lease Rate: **\$1,100.00
PER MONTH**

OFFERING SUMMARY

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

PROPERTY OVERVIEW

- *New Construction Shop/Warehouse Space for Lease
- *1,500 SF Shop for Lease
- *Price Reduced \$1,100/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
- *\$6.95 PSF NNN
- *NNN = \$1.85 PSF

LOCATION OVERVIEW

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. Includes private bathroom and utility sink. All shops include a shop heater in the warehouse space. All tenants will benefit from the shared fenced yard space where they will receive a pro rata share to store vehicles and trailers.

Nathan Matelich, CCIM
(406) 781-6889

Michael Speidel
(406) 601-9695



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

6613 WAGON TRAIL
6613 Wagon Trail Billings, MT 59106



Nathan Matelich, CCIM
(406) 781-6889

Michael Speidel
(406) 601-9695



**COLDWELL BANKER
COMMERCIAL**
CBS

1,500 SF UNIT

6613 WAGON TRAIL
6613 Wagon Trail Billings, MT 59106



Nathan Matelich, CCIM
(406) 781-6889

Michael Speidel
(406) 601-9695

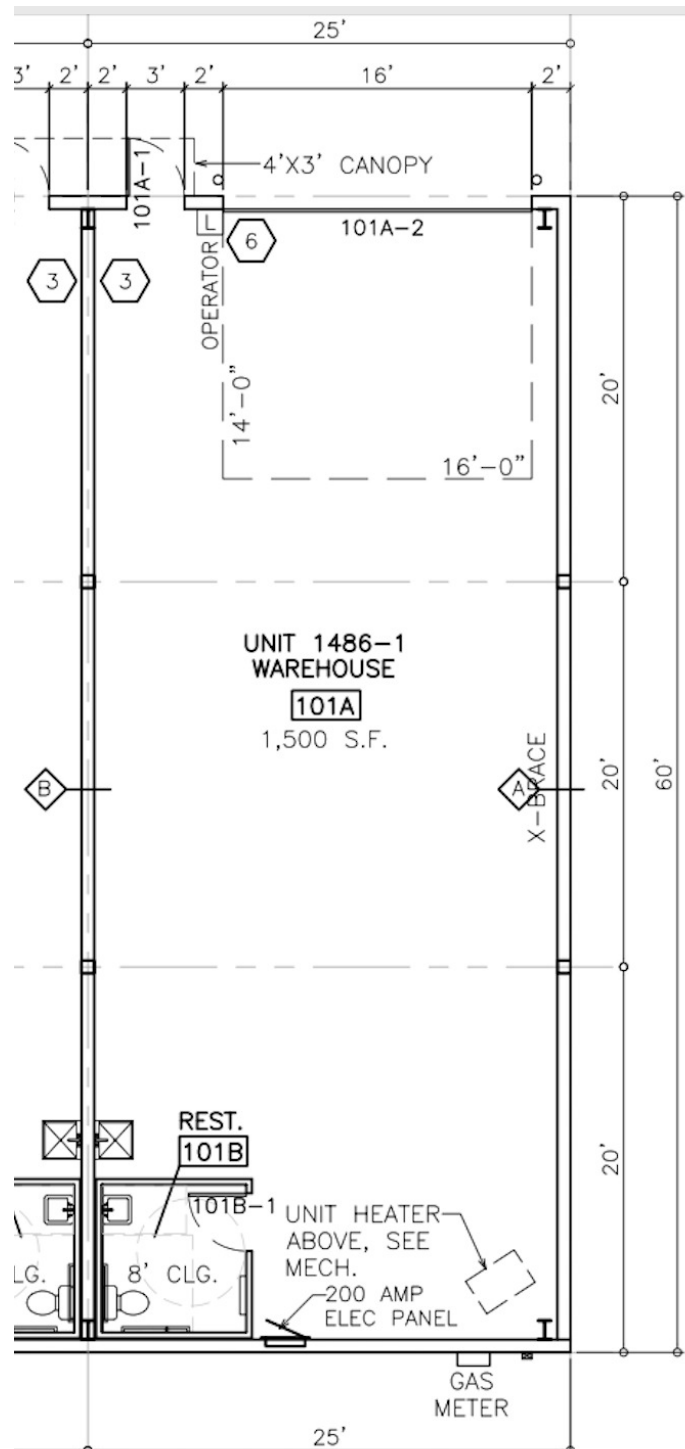


**COLDWELL BANKER
COMMERCIAL**
CBS

1,500 SF UNIT FLOOR PLAN

6613 WAGON TRAIL

6613 Wagon Trail Billings, MT 59106



Nathan Matelich, CCIM
(406) 781-6889

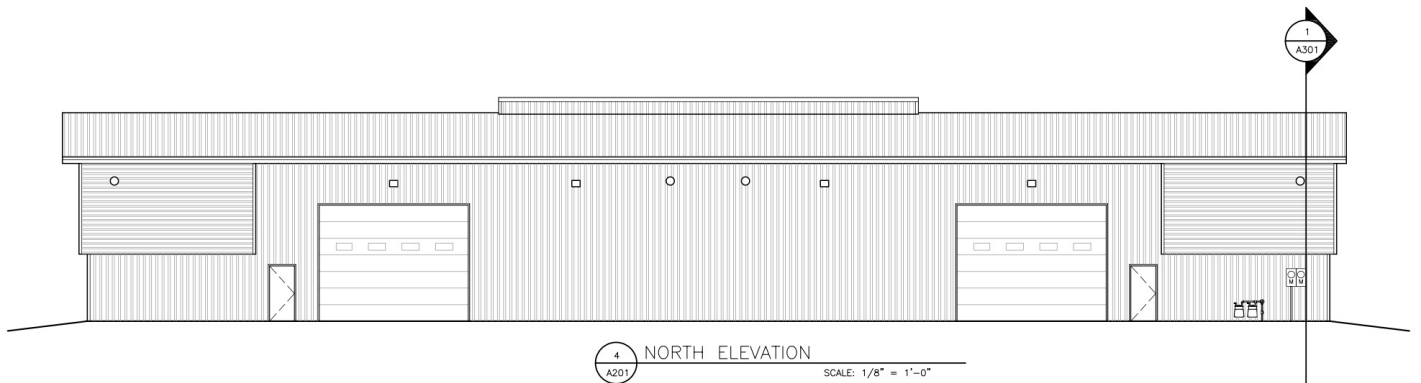
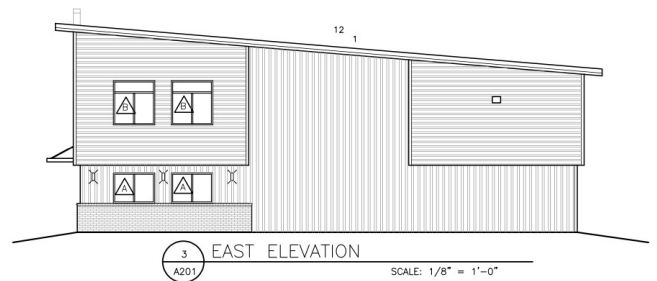
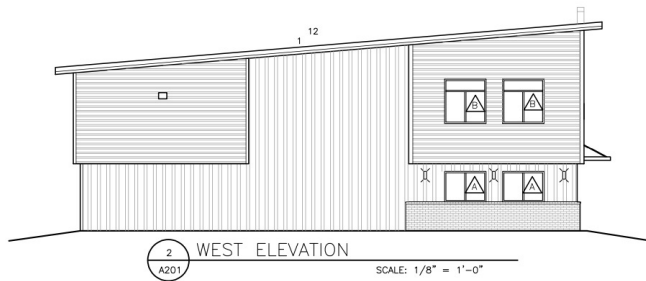
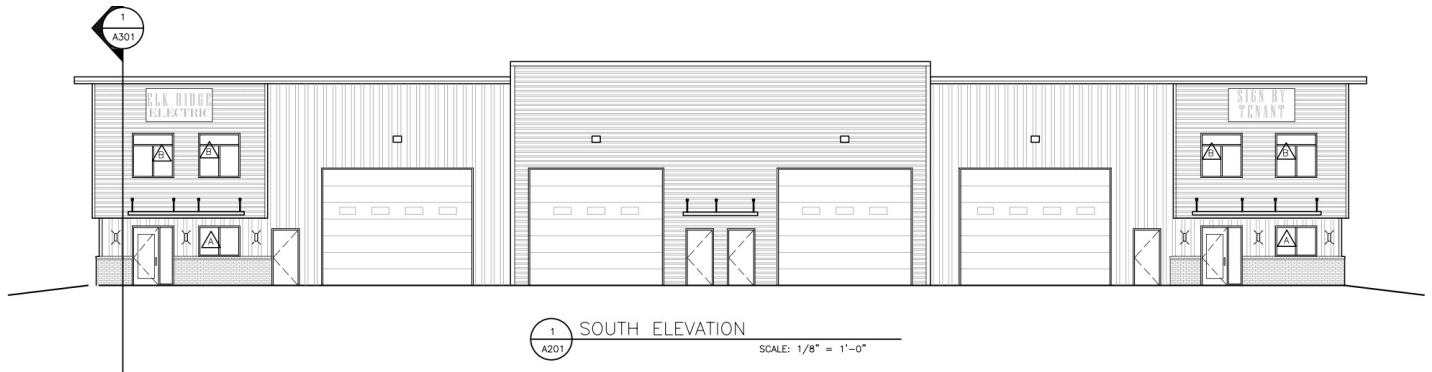
Michael Speidel
(406) 601-9695



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

6613 WAGON TRAIL
6613 Wagon Trail Billings, MT 59106



Nathan Matelich, CCIM
(406) 781-6889

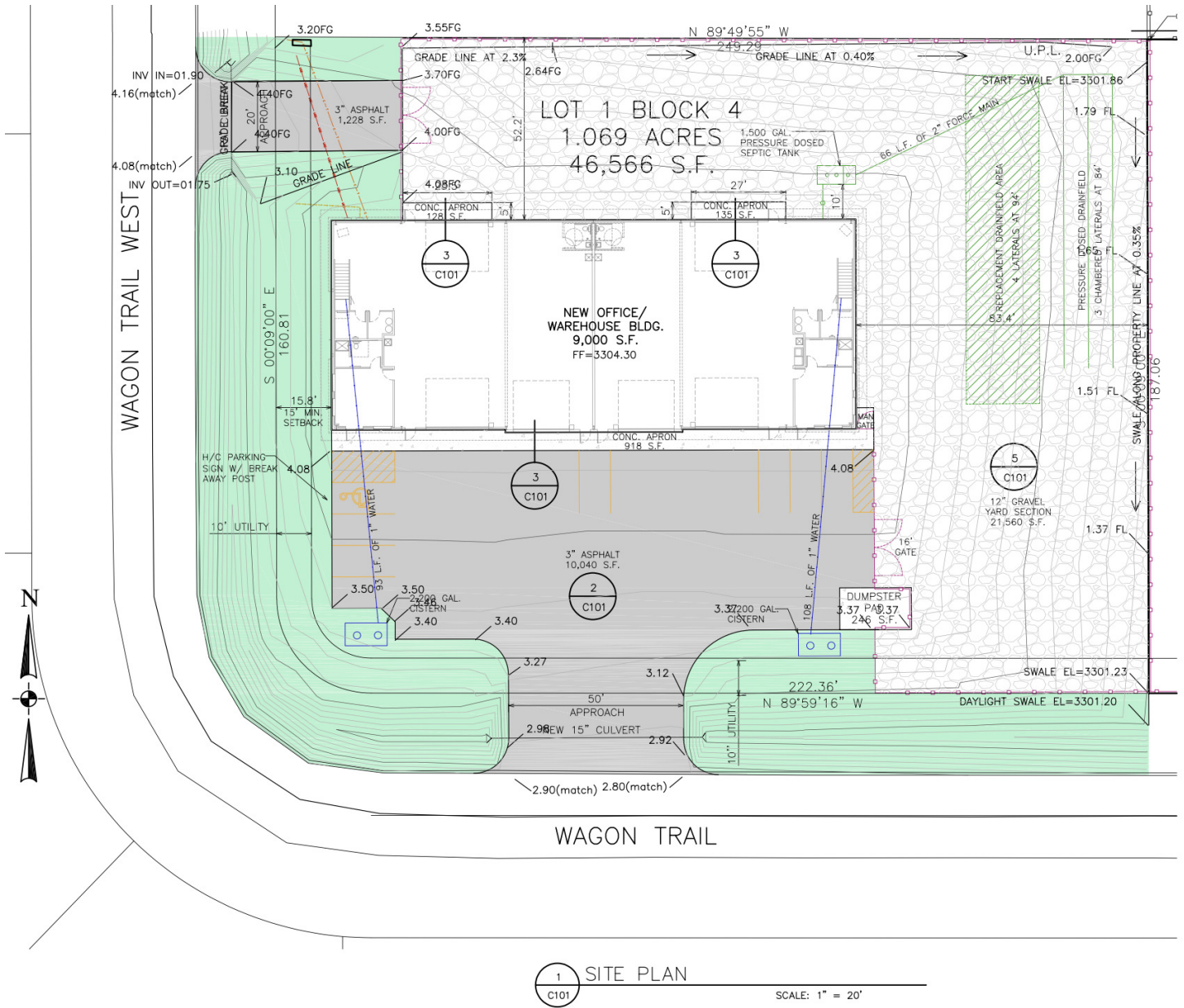
Michael Speidel
(406) 601-9695



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

6613 WAGON TRAIL
6613 Wagon Trail Billings, MT 59106



Nathan Matelich, CCIM
(406) 781-6889

Michael Speidel
(406) 601-9695



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

6613 WAGON TRAIL

6613 Wagon Trail Billings, MT 59106



Nathan Matelich, CCIM
(406) 781-6889

Michael Speidel
(406) 601-9695

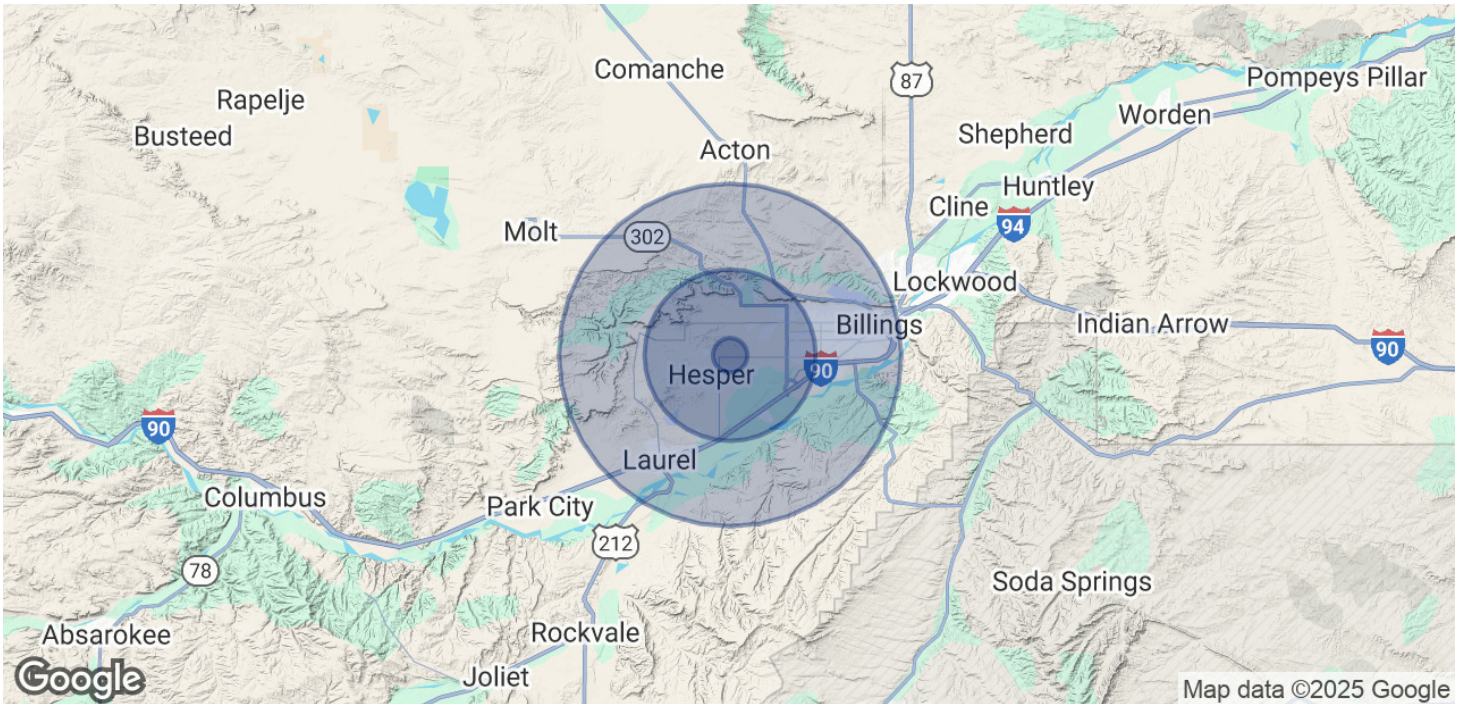


**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

6613 WAGON TRAIL

6613 Wagon Trail Billings, MT 59106



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

Nathan Matelich, CCIM
(406) 781-6889

Michael Speidel
(406) 601-9695



**COLDWELL BANKER
COMMERCIAL**
CBS