

LEASE

1270 LOCKWOOD RD, #9

1270 Lockwood Rd, #9 Billings, MT 59101

LEASE RATE

\$1,000.00 per month



COLDWELL BANKER
COMMERCIAL
CBS

Nathan Matelich, CCIM

406 781 6889

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Lease Rate

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OFFERING SUMMARY

Building Size:	6,000 SF
Available SF:	1,200 SF
Lot Size:	0.99 Acres
Year Built:	1999
Zoning:	1-Light Industrial

PROPERTY OVERVIEW

- *1270 Lockwood Rd, #9, Billings, MT
- *1,200 SF Shop Space for Lease
- *\$1,000/mo + Utilities
- *12 ft overhead door
- *Gas Forced Air Heat
- *Small Office Space
- *2 parking spaces
- *Bathroom
- *Zoned Light Industrial
- *Available September 1st

LOCATION OVERVIEW

1270 Lockwood Rd is located in a well kept industrial complex just outside of Billings, MT in Lockwood. The small shop space is ideal for any contractors or small business owners that require a 12 ft overhead door, shop space and small office. This is one of the only small shop spaces available for lease in Lockwood and will lease up quickly!

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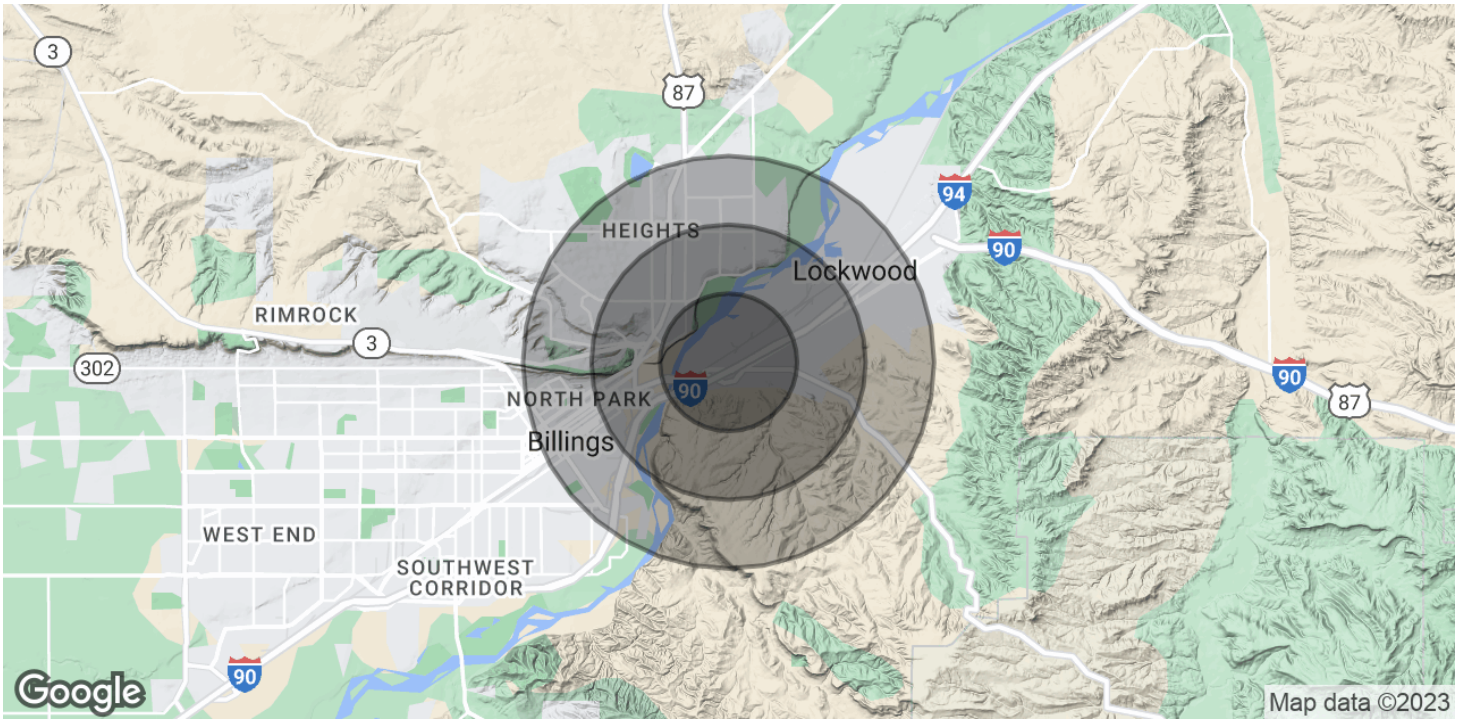


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,546	10,949	29,577
Average Age	34.3	35.1	35.4
Average Age (Male)	35.4	36.2	36.2
Average Age (Female)	33.6	33.8	35.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	695	5,022	13,591
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$57,449	\$58,325	\$61,418
Average House Value	\$188,539	\$194,001	\$197,315

* Demographic data derived from 2020 ACS - US Census

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