

LEASE

6821 COWGIRL WAY

6821 Cowgirl Way Billings, MT 59106

LEASE RATE

\$1,417.00 - \$5,298.00 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:	7,560 SF
Available SF:	1,380 - 5,160 SF
Lot Size:	1.479 Acres
Year Built:	2022
Zoning:	Outside City Limits

PROPERTY OVERVIEW

PRICE REDUCED!

*3 Shop Spaces with Fenced Yard can be Leased Separately or Together

*2 Qty 1,380 SF Shop @ \$1,417/mo + Utilities

*1 Qty 2,400 SF Shop @ \$2,464/mo + Utilities

*New Construction

*1 Bathroom

*LED Lighting

*14 ft Overhead Door

*Shop Heater

*Large Wash Sink in Shop Area

*\$10.50 PSF NNN

*NNN = \$1.82 PSF

LOCATION OVERVIEW

6821 Cowgirl Way are Billings West End premier shop spaces for lease. Built in 2022, these shops boast high quality finished, energy efficient design and include the elusive fenced yard space. Each unit includes 2,500-3,000 SF of fenced & graveled yard. Property is entirely fenced to ensure maximum security.

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LEASE INFORMATION

Lease Type:	+ utilities	Lease Term:	Negotiable
Total Space:	1,380 - 5,160 SF	Lease Rate:	\$1,417.00 - \$5,298.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1380 SF Unit	Available	1,380 SF	+ utilities	\$1,417 per month
1380 SF Unit	Available	1,380 SF	+ utilities	\$1,417 per month
2,400 SF Unit	Available	2,400 SF	+ utilities	\$2,464 per month

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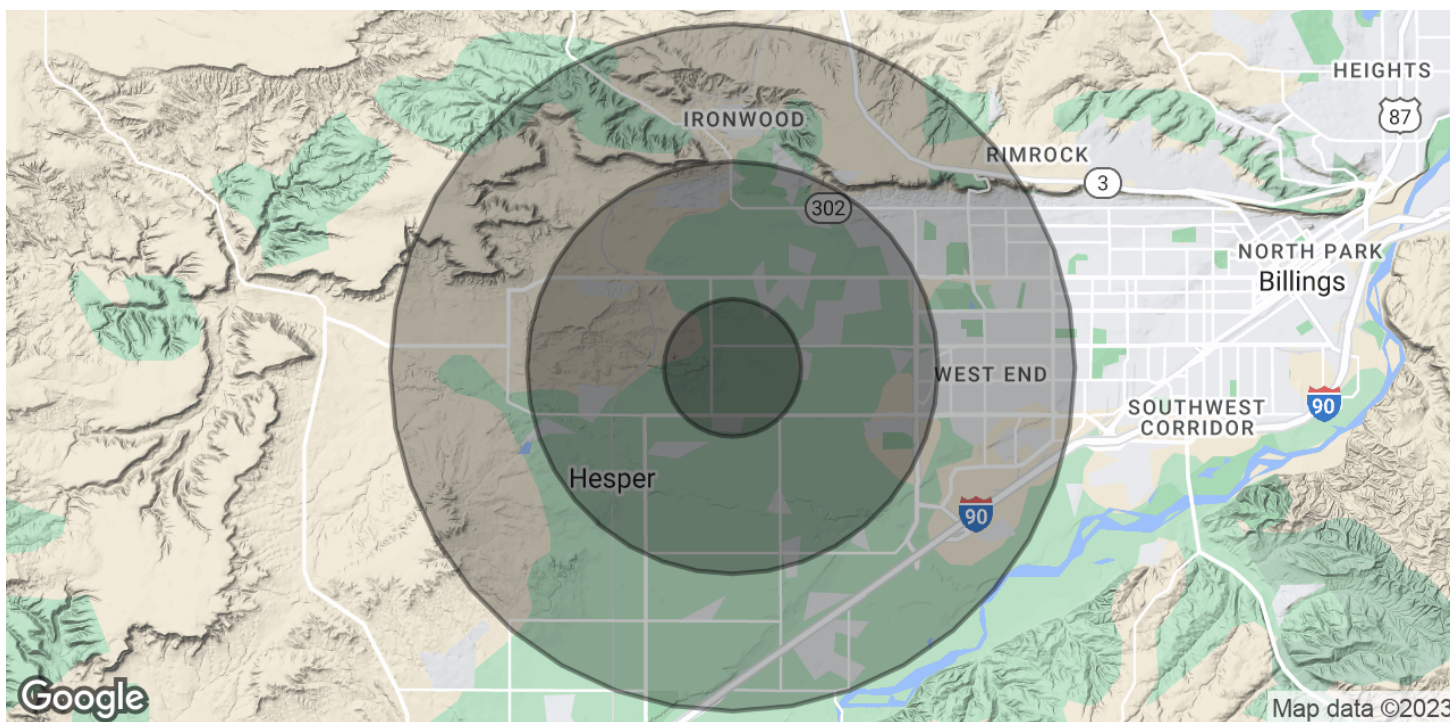


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	938	12,421	42,516
Average Age	40	43	43.1
Average Age (Male)	39.2	42.8	42.4
Average Age (Female)	39.8	42.6	43.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	524	5,686	19,546
# of Persons per HH	1.8	2.2	2.2
Average HH Income	\$90,152	\$128,855	\$103,832
Average House Value	\$374,242	\$390,609	\$306,910

* Demographic data derived from 2020 ACS - US Census

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