

# LEASE

**1125 MAGGIE LANE**

Billings, MT 59101



**LEASE RATE**

\$9.50 SF/month

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**George Warmer, CCIM**

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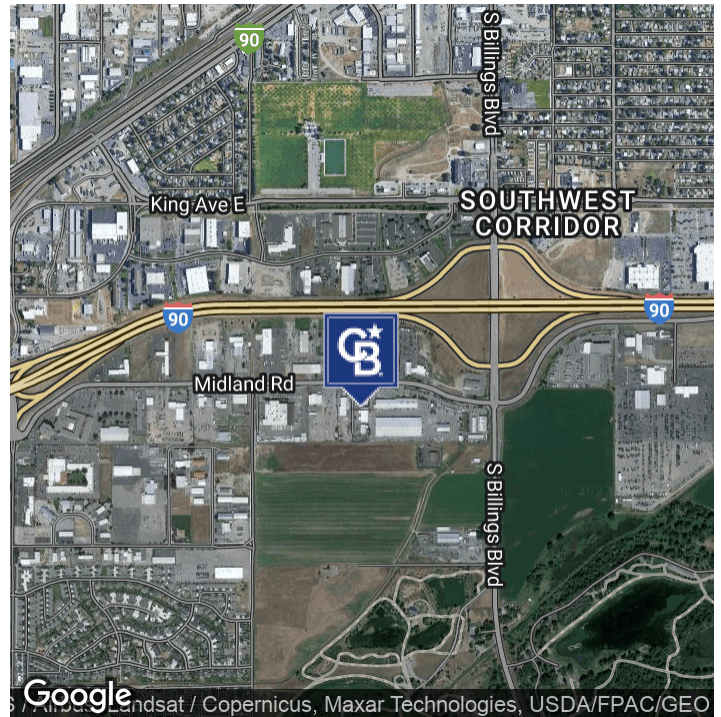
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## OFFERING SUMMARY

Lease Rate:	\$9.50 SF/month (NNN)
Building Size:	3,400 SF
Lot Size:	0.64 Acres
Year Built:	1979
Zoning:	CX-Heavy Commercial

## PROPERTY OVERVIEW

\$9.50 PSF NNN

14' Overhead door

Restroom

Off Street Parking.

Easy access to the Interstate

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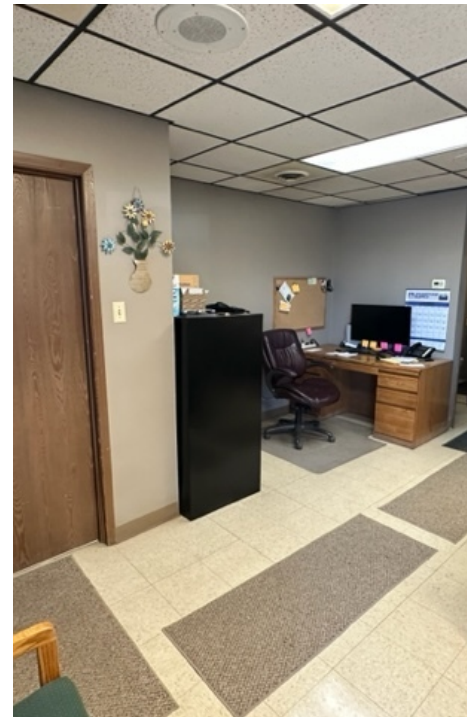
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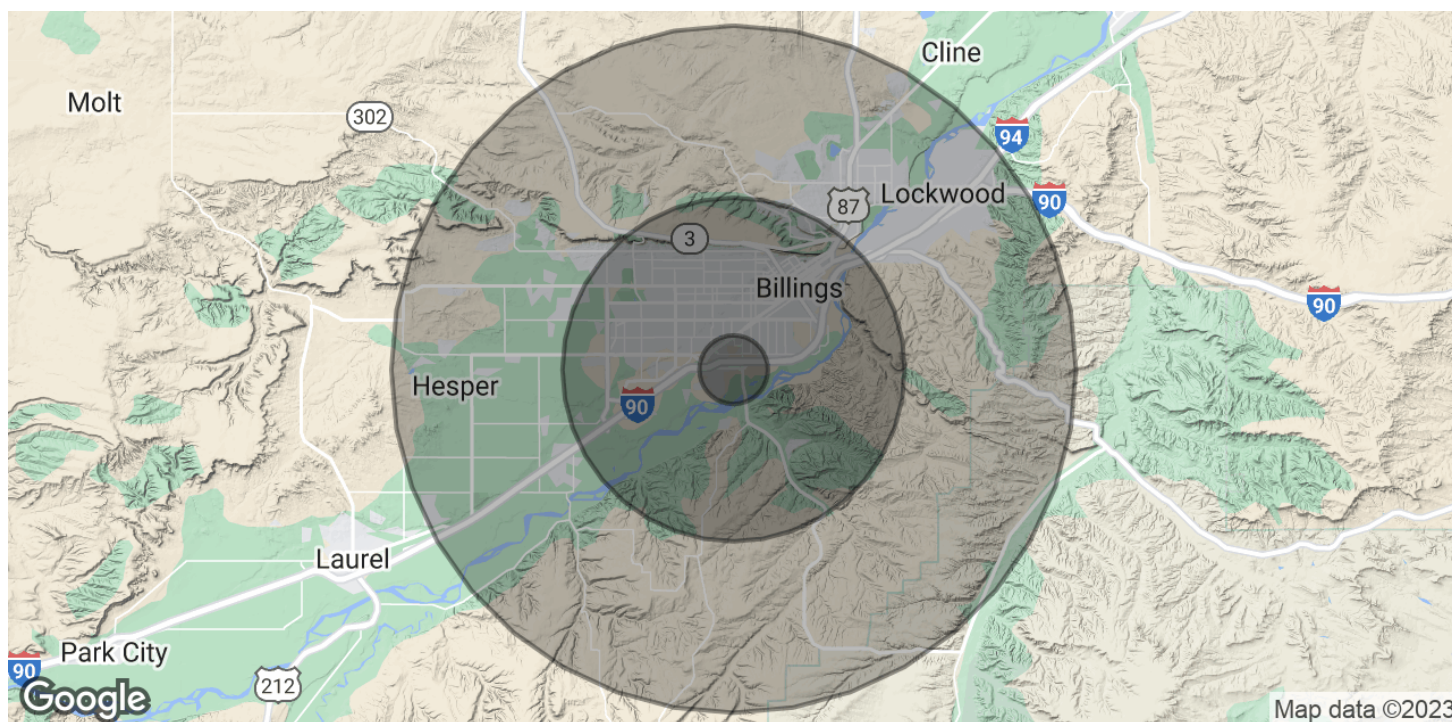
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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,841	98,029	151,817
Average Age	36.1	37.1	37.6
Average Age (Male)	32.4	35.6	35.9
Average Age (Female)	40	38.9	39.4

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	784	42,665	64,538
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$47,038	\$54,327	\$59,889
Average House Value	\$125,426	\$173,531	\$191,571

\* 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
- Leases: 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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