

FOR LEASE

704 WAGON TRL W

Billings, MT 59106



LEASE RATE

\$11.50 SF/yr

George Warmer, CCIM

(406)855-8946

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LEASE

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360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Office + Shops

New Construction – Mid Spring 2024 Move In

- 2400 Main Floor with Office & Restroom/Shower
- 415 SF Nicely Finished Mezzanine with Cabinets & Sink
- 485 Sf Mezzanine Storage Space

Lease Rate \$11.50 PSF NNN (Base \$3,162.50 & NNN \$492)

PROPERTY HIGHLIGHTS

- 14' Overhead Door
- Walkin Door
- Fenced Rear Yard

OFFERING SUMMARY

Lease Rate:	\$11.50 SF/yr (NNN)
Available SF:	3,300 SF
Building Size:	3,300 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	244	15,581	50,074
Total Population	463	34,145	108,950
Average HH Income	\$87,764	\$109,816	\$84,728

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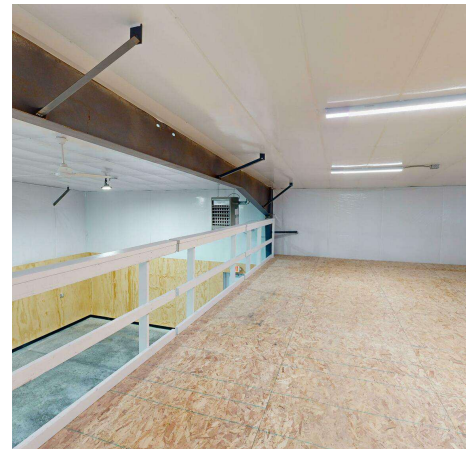
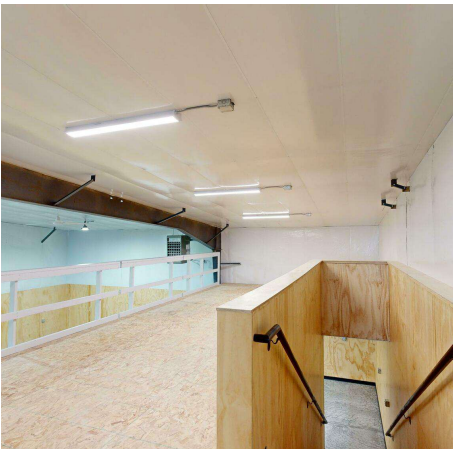
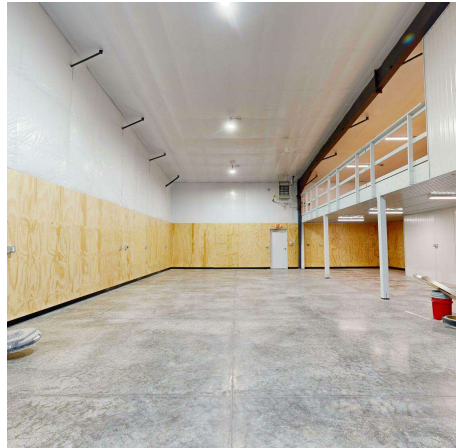
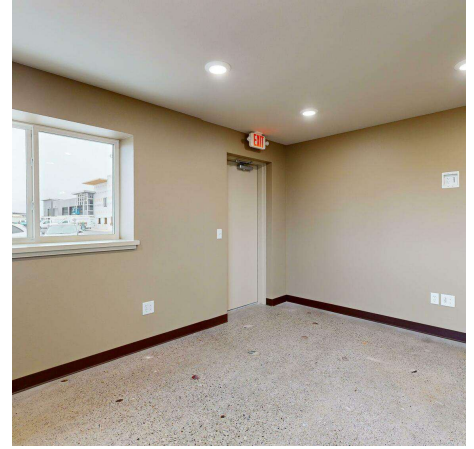


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MAP

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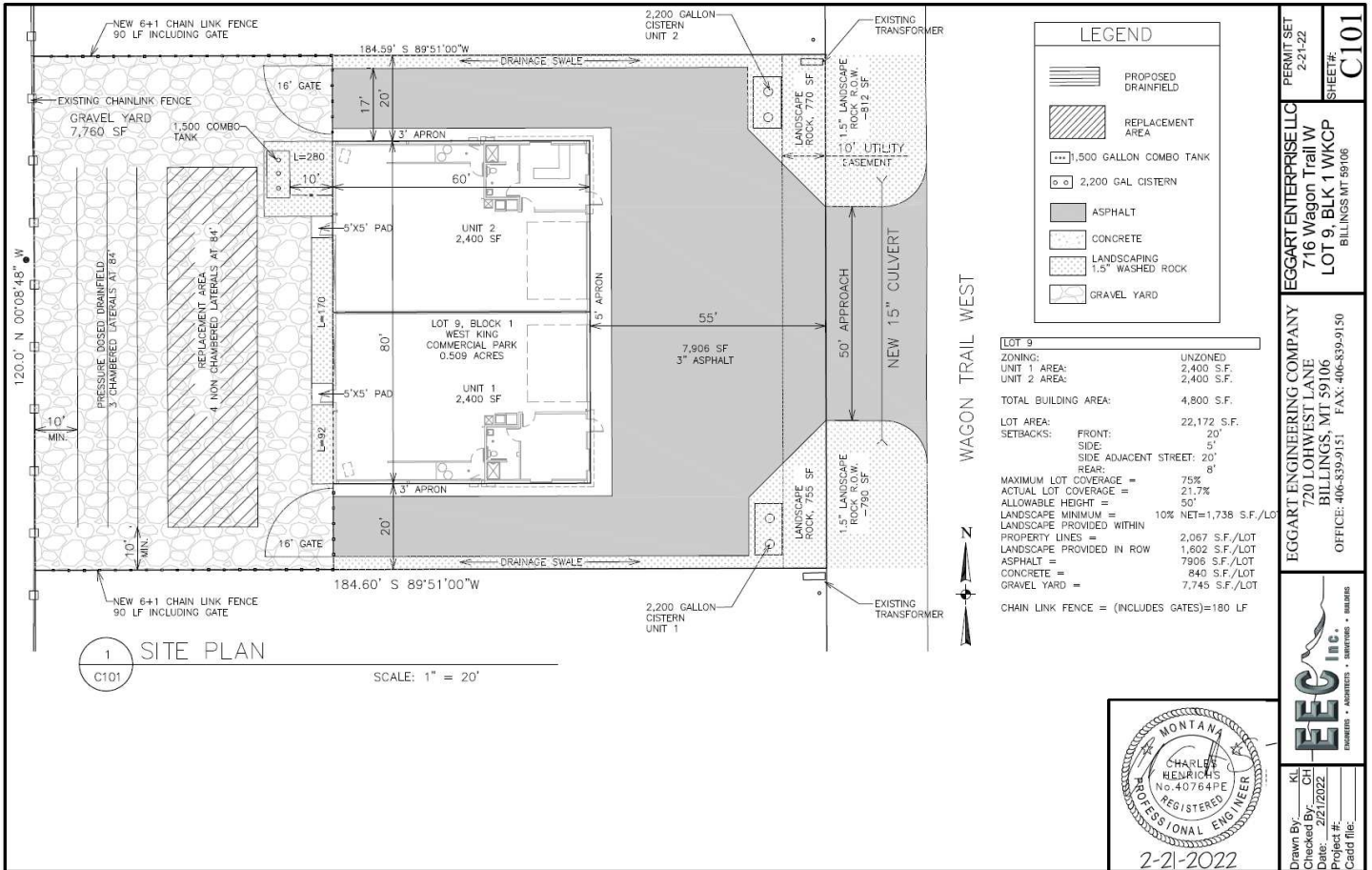


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SITE PLAN

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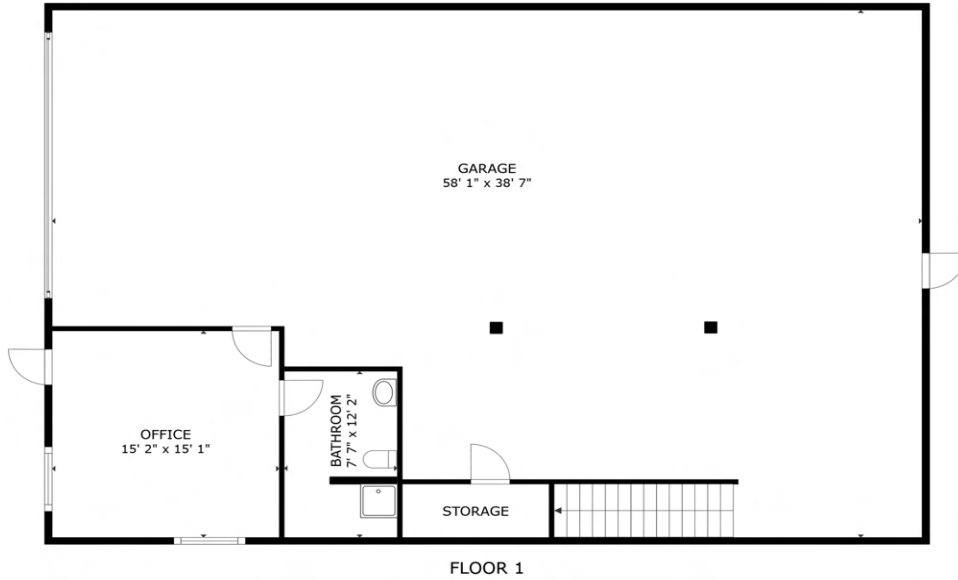
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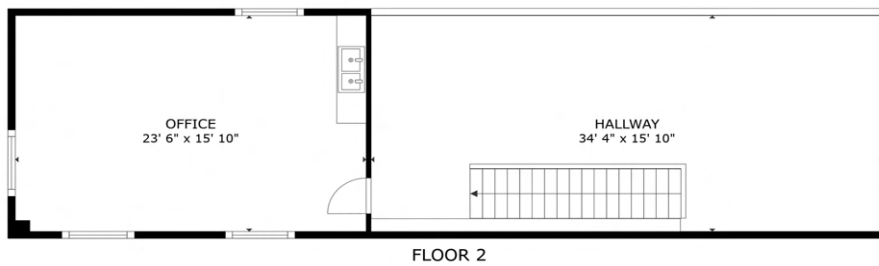
FLOOR PLAN

704 WAGON TRL W
704 Wagon Trl W Billings, MT 59106



Main floor

GRAND INTERNAL AREA
FLOOR 1 433 sq ft. FLOOR 2 919 sq ft.
EXCLUDED AREAS - GARAGE 1,809 sq ft.
TOTAL - 3,361 sq ft.



Second Floor Mezzanine

GRAND INTERNAL AREA
FLOOR 1 433 sq ft. FLOOR 2 919 sq ft.
EXCLUDED AREAS - GARAGE 1,809 sq ft.
TOTAL - 3,361 sq ft.

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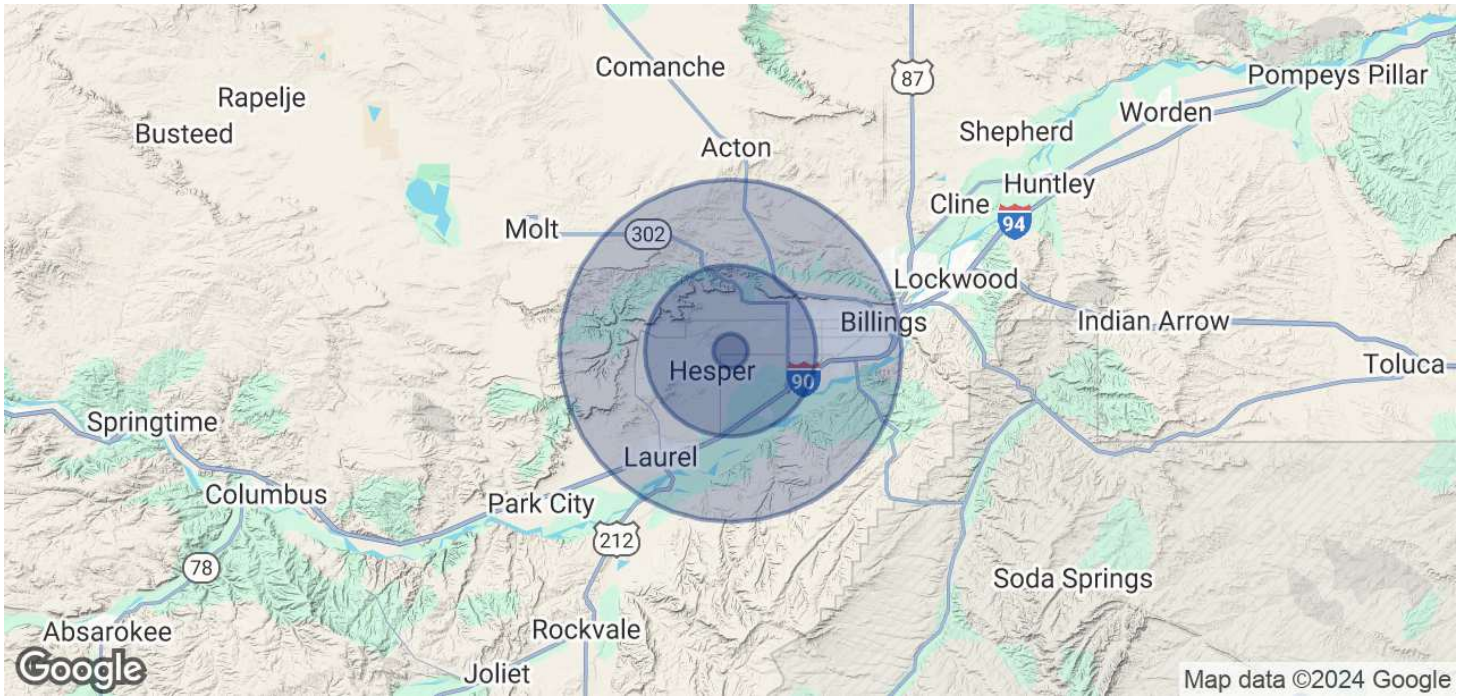


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DEMOGRAPHICS

704 WAGON TRL W

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	463	34,145	108,950
Average Age	38.9	42.8	40
Average Age (Male)	39.1	42.4	38.5
Average Age (Female)	36.4	42.8	41.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	244	15,581	50,074
# of Persons per HH	1.9	2.2	2.2
Average HH Income	\$87,764	\$109,816	\$84,728
Average House Value	\$338,559	\$328,156	\$252,878

2020 American Community Survey (ACS)

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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 Active Member of West End 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: 50,000 Multi-Building Office Space
- Lease: 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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