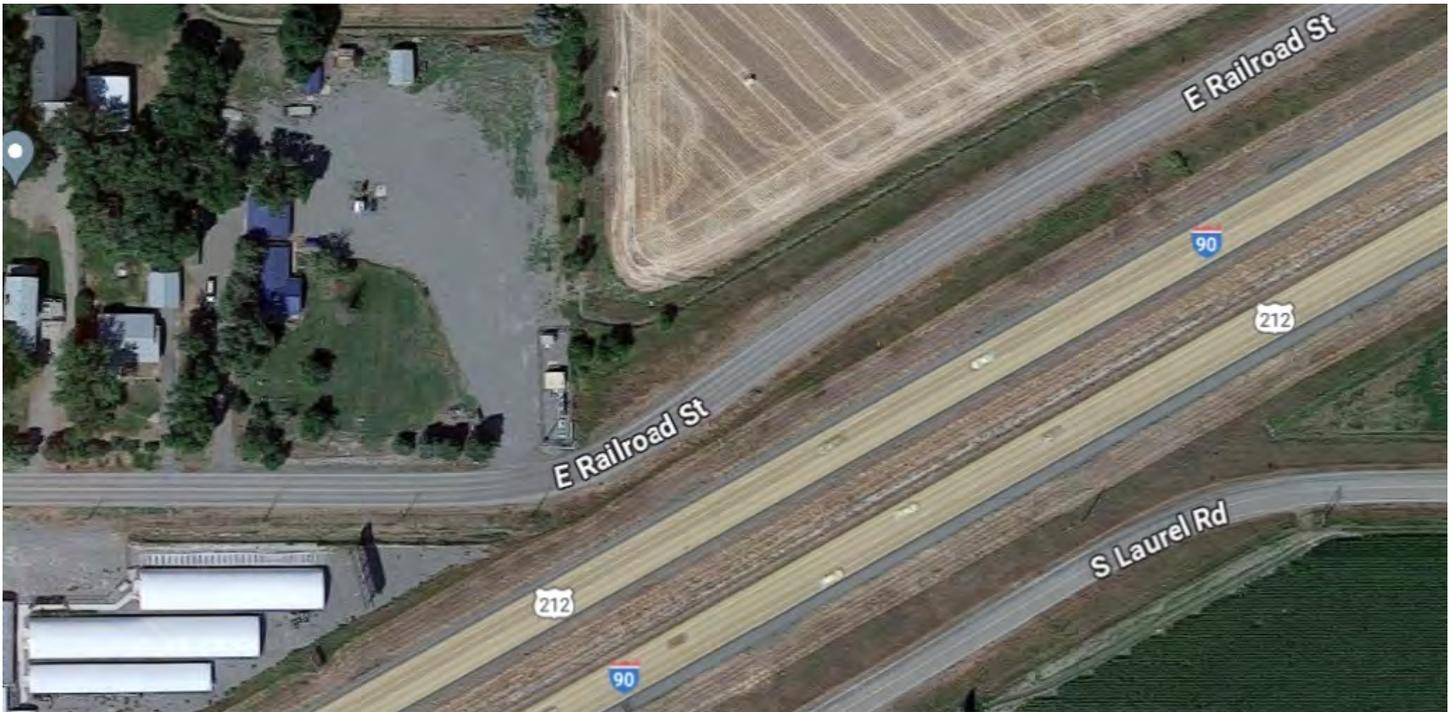


# LEASE

1613 E RAILROAD STREET

Laurel, MT 59044



## OFFERING SUMMARY

Lease Rate:	\$1,000.00 per month (MG)
Lot Size:	Approx. 1 Acre

## PROPERTY DESCRIPTION

This large industrial parcel located in Laurel MT offers highway frontage (I-90), flexible lease opportunities and desirable features that are ideal for heavy equipment storage, truck parking or a variety of business-related staging activities. The available portion of the lot is roughly one acre of cleared, leveled and rough graded land. The property is partially improved providing an option for the tenant to have access to water, power and gas. There are also two heated garages on the property that could be used by the tenant. A pylon sign is located on the property and is also available for use by the new tenant.

Note: Rates for the use of the utilities and outbuildings to be negotiated as part of the terms of the lease.

**Erik Caseres**  
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erik@cbcmontana.com



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### ERIK CASERES

Comm Sales Associate

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Direct: **406.861.4742** | Cell: **406.861.4742**

### PROFESSIONAL BACKGROUND

Erik Caseres worked as a professional in the petroleum industry for 18 years before transitioning into Commercial Real Estate full time. He served in top-level leadership positions within Phillips 66, an organization that consistently ranks within the Fortune 500's top 50 performers. Erik received a Bachelor of Applied Science Degree in Energy Management from Bismarck State College. Throughout his career, Erik became acutely aware of the reality that people are an organization's most important asset. He, therefore, proceeded to adopt a servant-leadership mindset, which consistently produced higher performing teams. Erik's proven track record of managing successful groups resulted in him being hand-selected to administer leadership training to front-line supervisors across multiple states and business units within his former organization.

While still working in the petroleum industry, Erik began to venture into real estate investing. He and his wife, Elyse, purchased their first home at the age of twenty-two. They performed a live-in flip and several years later, traded the home for a house that could better accommodate their growing family. The equity generated from these first homes eventually allowed the couple to purchase a vacation rental which was located just outside of Joshua Tree National Park. The success of this asset prompted the purchase of additional vacation rental properties in tourist markets in Southern Utah and Eastern Montana. Today, Erik's portfolio includes a combination of single-family vacation rental homes as well as long-term rental units in both the single family and multi-family classes. Erik proves to be a huge asset to his clients because he understands the challenges and opportunities of owning and investing in real estate.

Erik made the decision in 2023 to exit the petroleum industry to join Coldwell Banker Commercial CBS. As a former high-ranking member of an organization in the manufacturing industry, coupled with his experience in real estate investing, Erik brings a unique perspective to the Coldwell Banker Commercial team. At CBC, Erik specializes in industrial, manufacturing, business and multifamily transactions including buying, selling, and leasing of commercial real estate.

Erik is a devoted husband and father to six children. Together, the family enjoys visiting National Parks (where their vacation rentals are strategically located) to hike and spend quality time together. Erik and Elyse also homeschool their school-age children and spend a good deal of time shuttling the kids to ballet, rock climbing and the many other after-school classes that the kids are actively involved

#### CBS

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