

LEASE

2490 GABEL RD

2490 Gabel Rd Billings, MT 59102



LEASE RATE \$11,750.00 per month
BUILDING SIZE 12,000 SF
YARD SIZE 3.4 AC Paved Yard

Nathan Matelich, CCIM
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Lease Rate

\$11,750.00 PER MONTH

OFFERING SUMMARY

Building Size:	16,500 SF
Available SF:	12,000 SF
Lot Size:	3.4 Acres
Year Built:	1978
Zoning:	CX-Heavy Commercial

PROPERTY OVERVIEW

- *2490 Gabel Rd, Billings, MT 59102
- *12,000 SF high-end, climate controlled industrial building
- *For lease \$11,750/mo + Utilities
- *Zoned CX – Heavy Commercial
- *Large 12,000 SF Warehousing/distribution area paved with 4,500 SF Leased Showroom-style storefront in front of building
- *3.4 Acres of paved yard space that includes rail access
- *17 FT sidewalls and 31 FT to the peak
- *Fire suppression
- *New lighting
- *New restrooms
- *One 12 ft overhead door with landlord willing to add additional overhead doors
- *Potential to add a loading dock
- *\$9.50/SF/YR NNN or \$12.00 /SF/YR NNN (With Dock)
- *NNN estimated at \$2.25/SF

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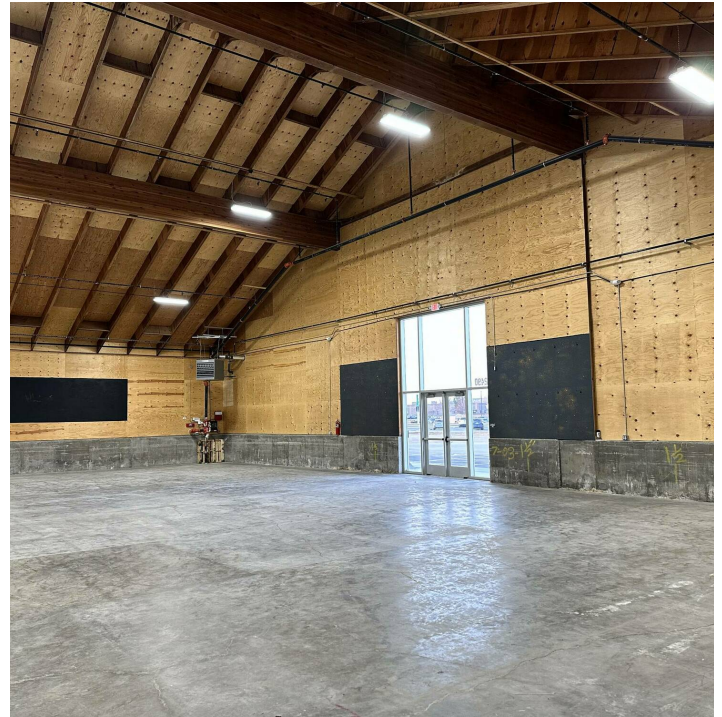
LISTING OVERVIEW:

2490 Gabel Rd is a step above any of the many industrial buildings located throughout the city of Billings! This 16,500sf climate-controlled space is equipped with all the “bells and whistles” you could ask for, including: upgraded lighting, new restrooms, fire suppression system, insulation and ability to add numerous overhead doors. The 3.4 acres of paved yard space includes a rail spur to accommodate a wide range of distribution activities.

Does your business require dock access? The building can easily be retrofitted to include a new dock and the landlord is willing to assist with renovations to accommodate the installation.

This 16,500 SF building has been divided into two independently rented spaces (12,000 SF of high-end warehouse/distribution space and 4,500 SF of store front facing Gabel Rd which is currently leased).

This building is ideal for any business with a retail/showroom concept. It can also be a great location for a fitness center, event center, dance studio, martial arts school or any other business that needs tons of space with high ceilings. Additionally, an adaptive reuse of the space would be welcome – especially given the vibrant contemporary theme of the existing businesses within the area! Schedule your showing appointment today. This unique space is sure to garner a lot of interest!



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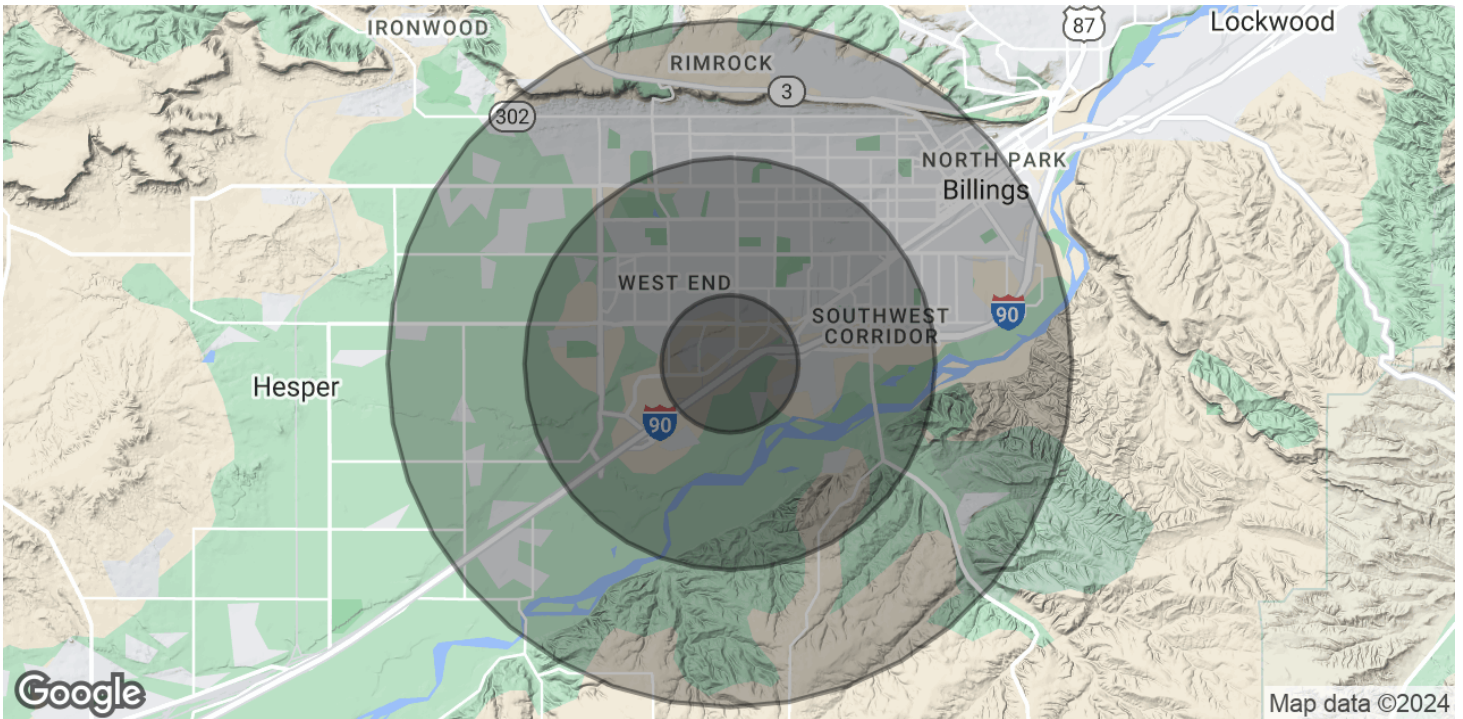


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,699	35,751	84,453
Average Age	38.6	40.4	39.9
Average Age (Male)	33.3	38	38.3
Average Age (Female)	43.4	42.7	41.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	825	17,838	40,021
# of Persons per HH	2.1	2	2.1
Average HH Income	\$58,719	\$68,506	\$78,759
Average House Value	\$151,307	\$216,771	\$241,287

* Demographic data derived from 2020 ACS - US Census

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