

# LEASE

**2490 GABEL RD**

2490 Gabel Rd Billings, MT 59102



**LEASE RATE**            \$4,406.00 per month  
**AVAILABLE SF**        4,500 SF

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**Nathan Matelich, CCIM**  
406 781 6889

**Erik Caseres**  
406 861 4742



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**COMMERCIAL**  
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Lease Rate

**\$4,406.00 PER MONTH**

## OFFERING SUMMARY

Building Size:	16,500 SF
Available SF:	4,500 SF
Lot Size:	3.4 Acres
Year Built:	1978
Zoning:	CX-Heavy Commercial

## PROPERTY OVERVIEW

- \*4,500 SF high-end, climate controlled clear span building
- \*For lease \$4,406/mo + Utilities
- \*Zoned CX – Heavy Commercial
- \*3.4 Acres of paved yard space
- \*17 ft sidewalls and 31 ft to the peak
- \*Fire suppression
- \*New lighting
- \*New restrooms
- \*\$9.50/SF/YR NNN
- \*NNN estimated at \$2.25/SF

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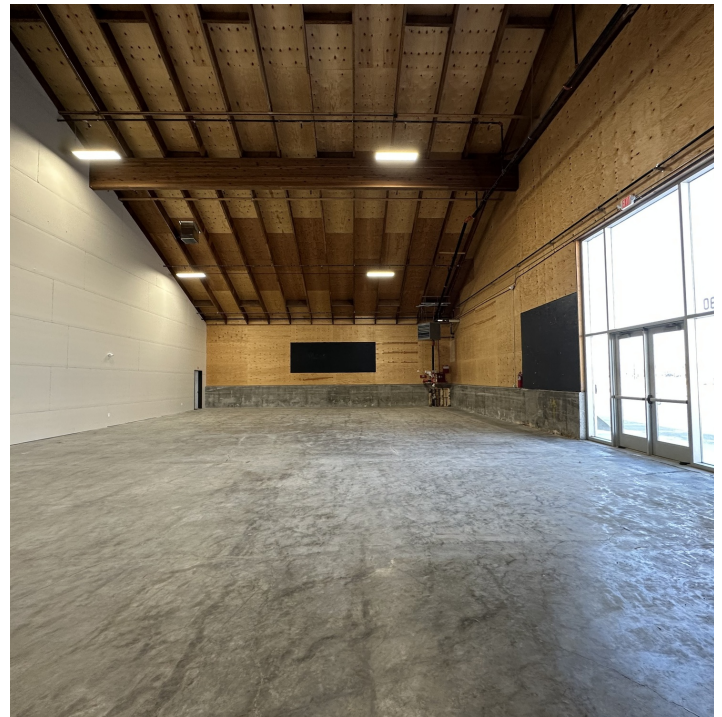
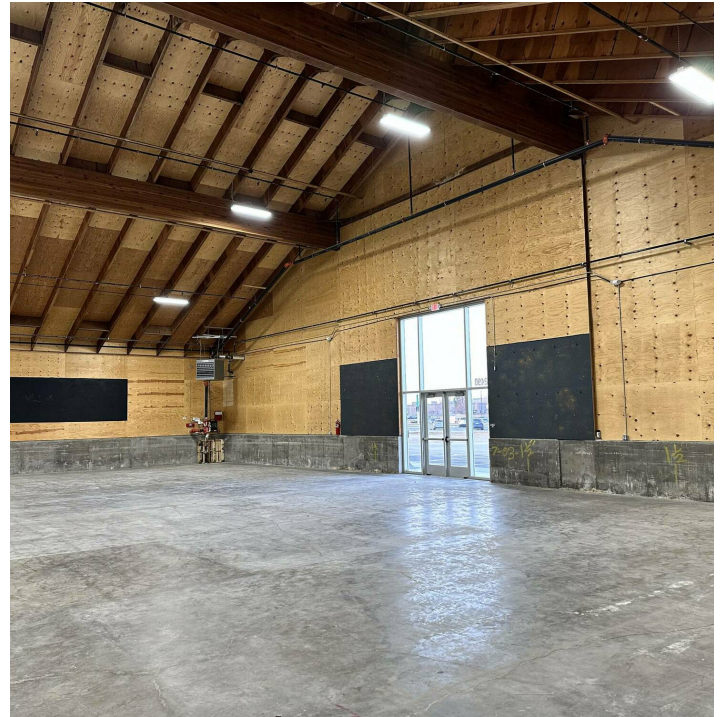
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## LISTING OVERVIEW:

2490 Gabel Rd is a step above any of the many retail/industrial buildings located throughout the city of Billings! This 4,500 SF 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 an overhead door. The 3.4 acres of paved yard space makes for plenty of client parking.

This building is ideal for any business that needs an open concept with high ceilings and convenient west end location. It can also be a great location for a fitness center, cross fit gym, event center, dance studio, martial arts school, group classes 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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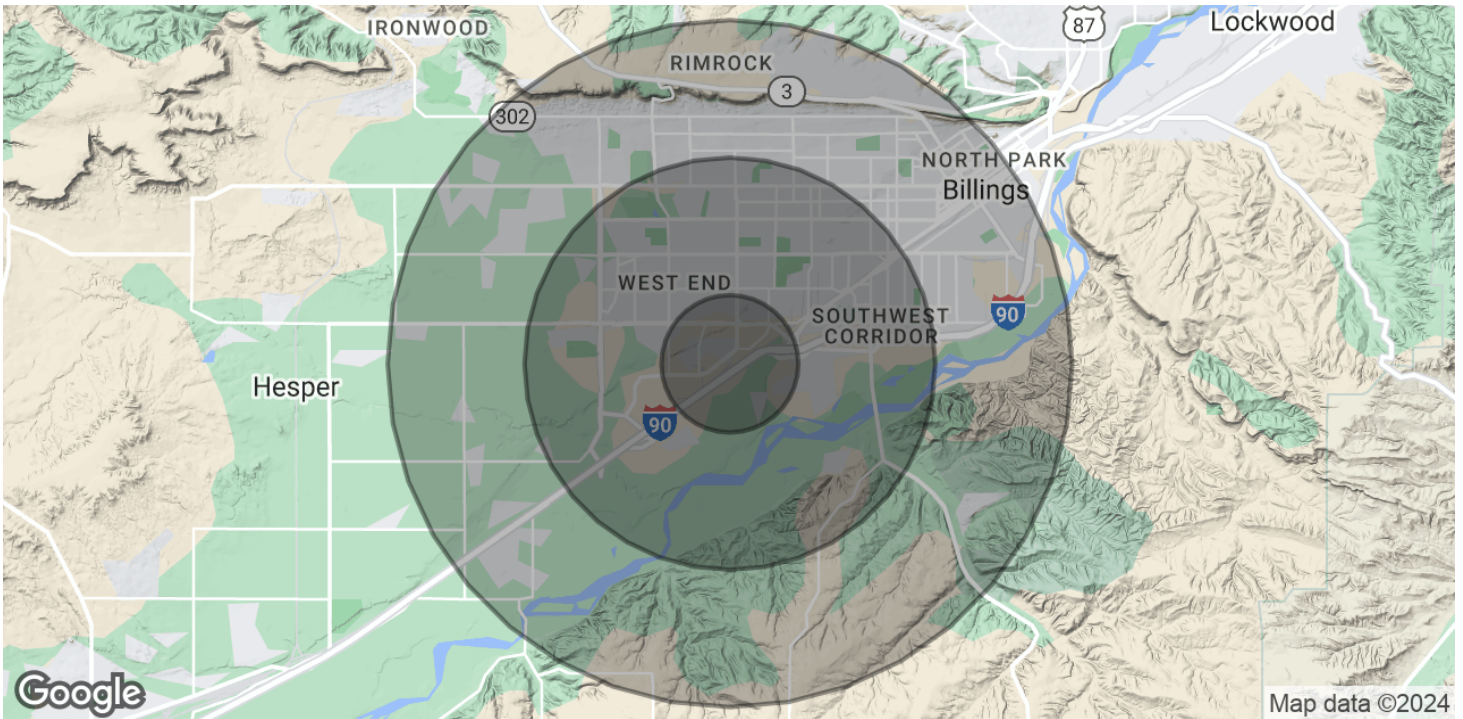


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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	1,699	35,751	84,453
Average Age	38.6	40.4	39.9
Average Age (Male)	33.3	38	38.3
Average Age (Female)	43.4	42.7	41.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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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