

# LEASE

## 6605 WAGON TRL

6605 Wagon Trl Billings, MT 59106

LEASE RATE \$5,612.00 - \$7,117.00 per month



**COLDWELL BANKER  
COMMERCIAL**  
CBS

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**Nathan Matelich, CCIM**  
406 781 6889

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Lease Rate

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\$7,117.00  
PER MONTH**

## OFFERING SUMMARY

Building Size:	10,910 SF
Available SF:	4,810 - 6,100 SF
Lot Size:	46,478 SF
Year Built:	2024
Zoning:	Outside City Limits
Price Per SF:	\$12.00
NNN Per SF:	\$2.00

## PROPERTY OVERVIEW

- \*New Construction Spaces FOR LEASE with Spring 2024 Completion Date
- \*2 Units Available with Fenced Yard Space:
- \*4,810 SF Shop = \$5,612/mo + Utilities
- \*6,100 SF Shop = \$7,117/mo + Utilities
- \*Washer/Dryer Hook Ups & Shop Sink
- \*Shops Enjoy Drive Through Access for Vehicles
- \*Fenced Yard Space
- \*Tenant Pays Gas, Electric & Water

## LOCATION OVERVIEW

6605 Wagon Trail is located in Billings premier industrial warehouse subdivision located at 64th St & Kings Ave W. 4,810 SF & 6,100 SF units are perfectly set up for businesses that need a generous amount of office space to go with their shop and fenced yard. All shops include a shop heater in the warehouse space and HVAC in the offices. All tenants will benefit from the shared fenced yard space where they will receive a pro rata share to store vehicles and trailers. With a shower, shop sink and washer/dryer hook ups, you are ready for just about anything!

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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	10,910 SF	Lease Rate:	\$5,612.00 - \$7,117.00 per month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4,810 SF Unit	Available	4,810 SF	NNN	\$5,612 per month	3 qty 14 ft Overhead Doors 1 Bathroom 3 Offices Kitchenette Reception Copy Room Significant Mezzanine Storage
6,100 SF Unit	Available	6,100 SF	NNN	\$7,117 per month	3 qty 14 ft Overhead Doors 2 Bathrooms 4 Offices Large Conference Room with Kitchenette Reception and Copy Room

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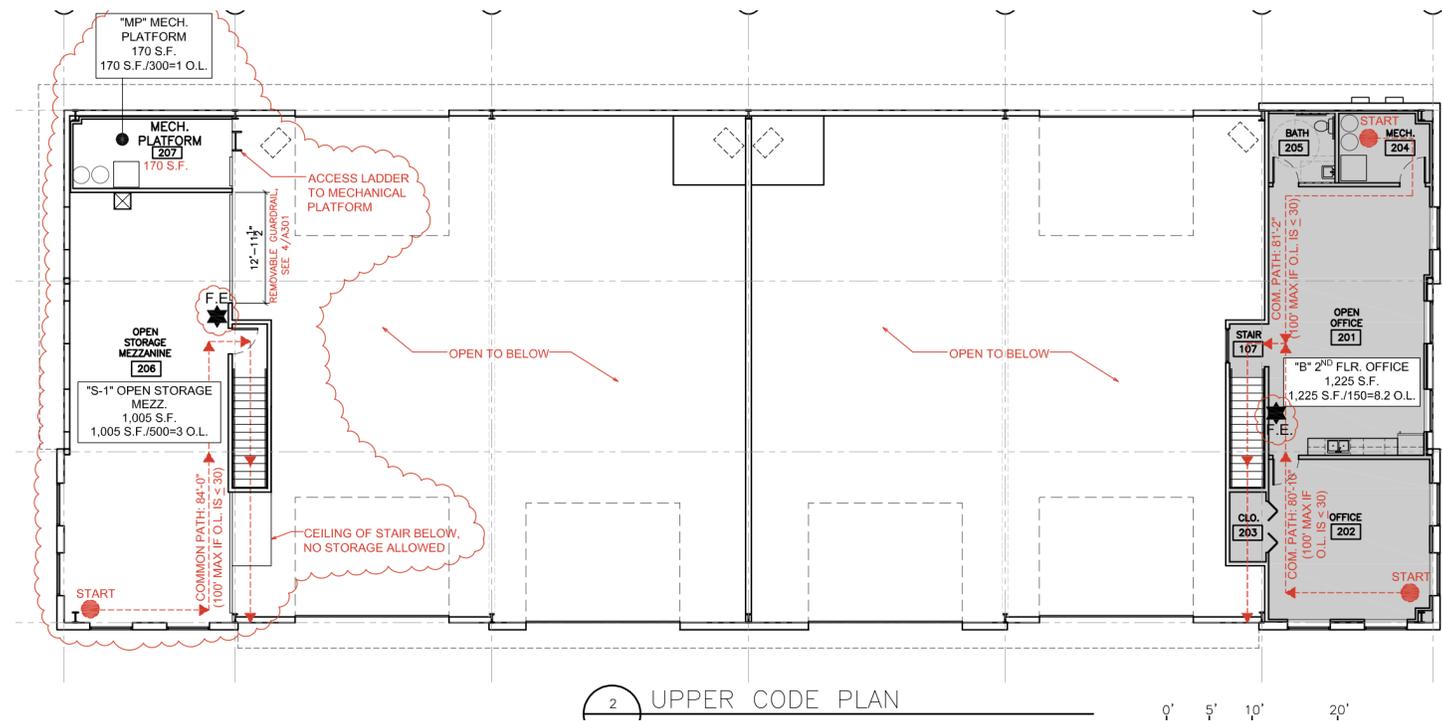
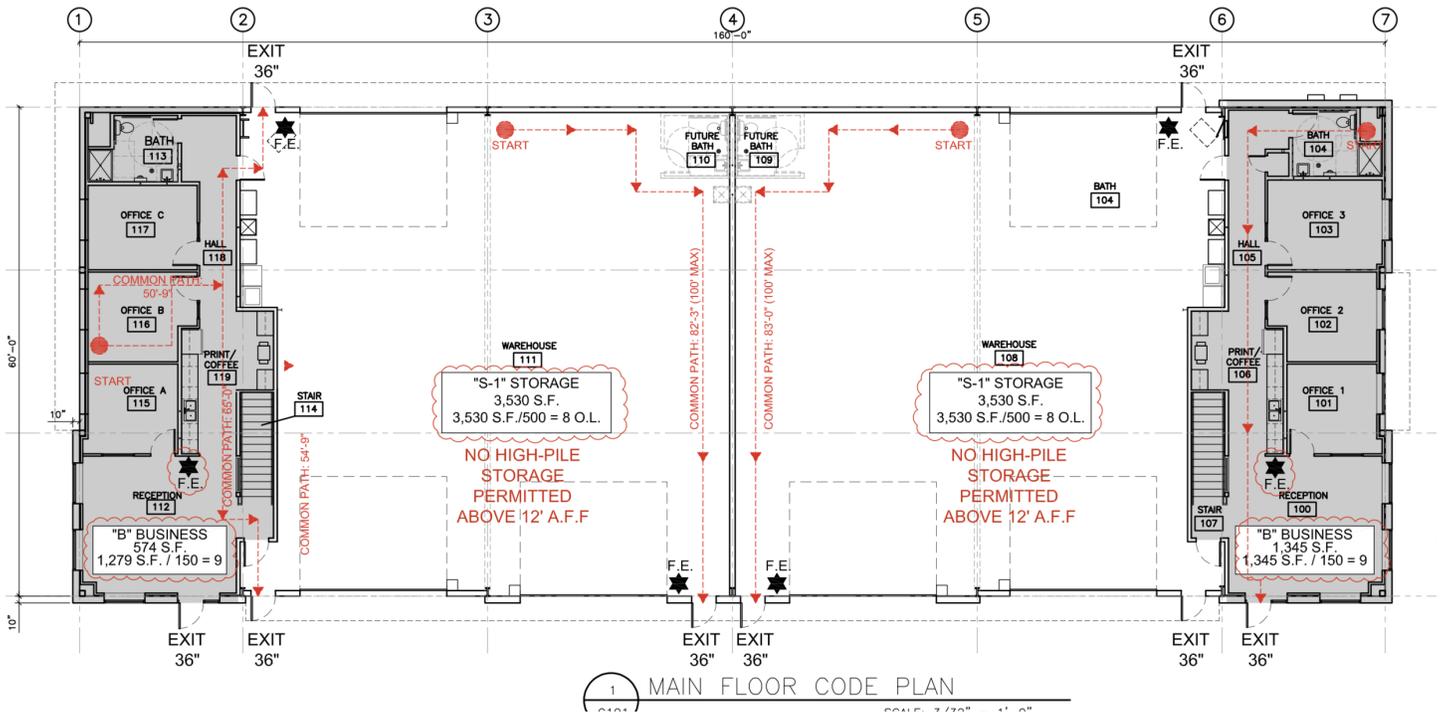
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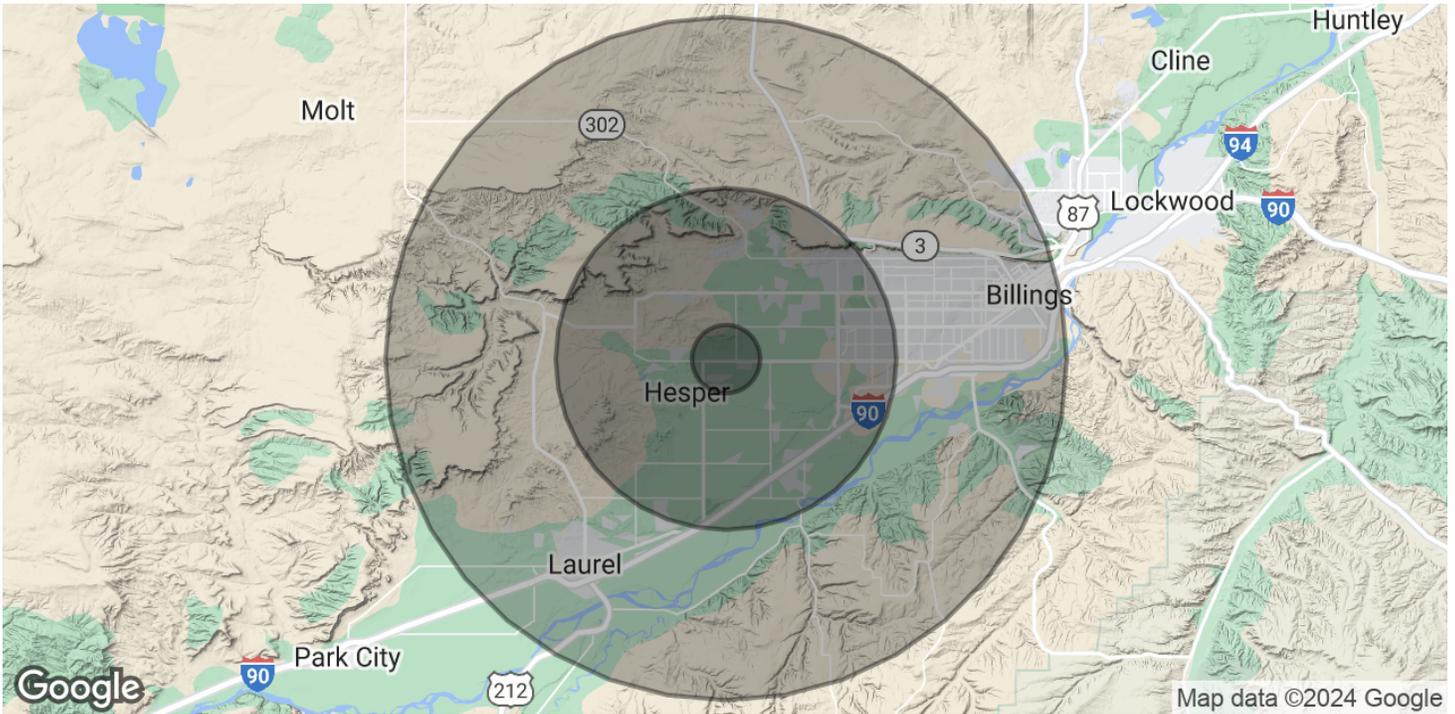


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	494	34,721	109,258
Average Age	38.5	42.9	40
Average Age (Male)	38.7	42.4	38.5
Average Age (Female)	36.4	42.9	41.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	266	15,854	50,212
# of Persons per HH	1.9	2.2	2.2
Average HH Income	\$84,773	\$109,149	\$84,694
Average House Value	\$337,309	\$325,888	\$252,831

\* Demographic data derived from 2020 ACS - US Census

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