

# LEASE

## 5857 & 5865 STEARNS CIRCLE

5857 & 5865 Stearns Circle Billings, MT 59101



<b>LEASE RATE</b>	\$7,415 per month
<b>BUILDING SF</b>	8,390 SF
<b>LAYDOWN YARD</b>	1 AC

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**Michael Speidel**  
406 601 9695



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Lease Rate

**\$7,415 PER MONTH**

### OFFERING SUMMARY

Building Size:	8,390 SF
Lot Size:	1 Acre
Year Built:	2015
Zoning:	CX-Heavy Commercial

### PROPERTY OVERVIEW

- \*8,390 SF Shop/Warehouse Space for Lease (2 Buildings)
- \*1 Acre Fenced Yard
- \*Well & Septic
- \*Single Phase Power
- \*Main Shop Building is 5,775 SF with 2 qty 14 ft Overhead Doors, Small Office and Bathroom
- \*Smaller Shop Building is 2,615 SF with 2 qty 14 ft Overhead Doors & New Bathroom
- \*\$9.25 PSF NNN
- \*NNN is Estimated at \$1.35 PSF

### LOCATION OVERVIEW

5857 & 5865 Stearns Circle is a pair of newer shop/warehouse buildings on a 1 acre lot with fenced yard space. With 4 overhead doors, large graveled yard and a central location less than a mile off of the highway, Stearns Circle provides an excellent opportunity for anyone looking for a shop/warehouse with generous yard space for storage of equipment, vehicles or materials.

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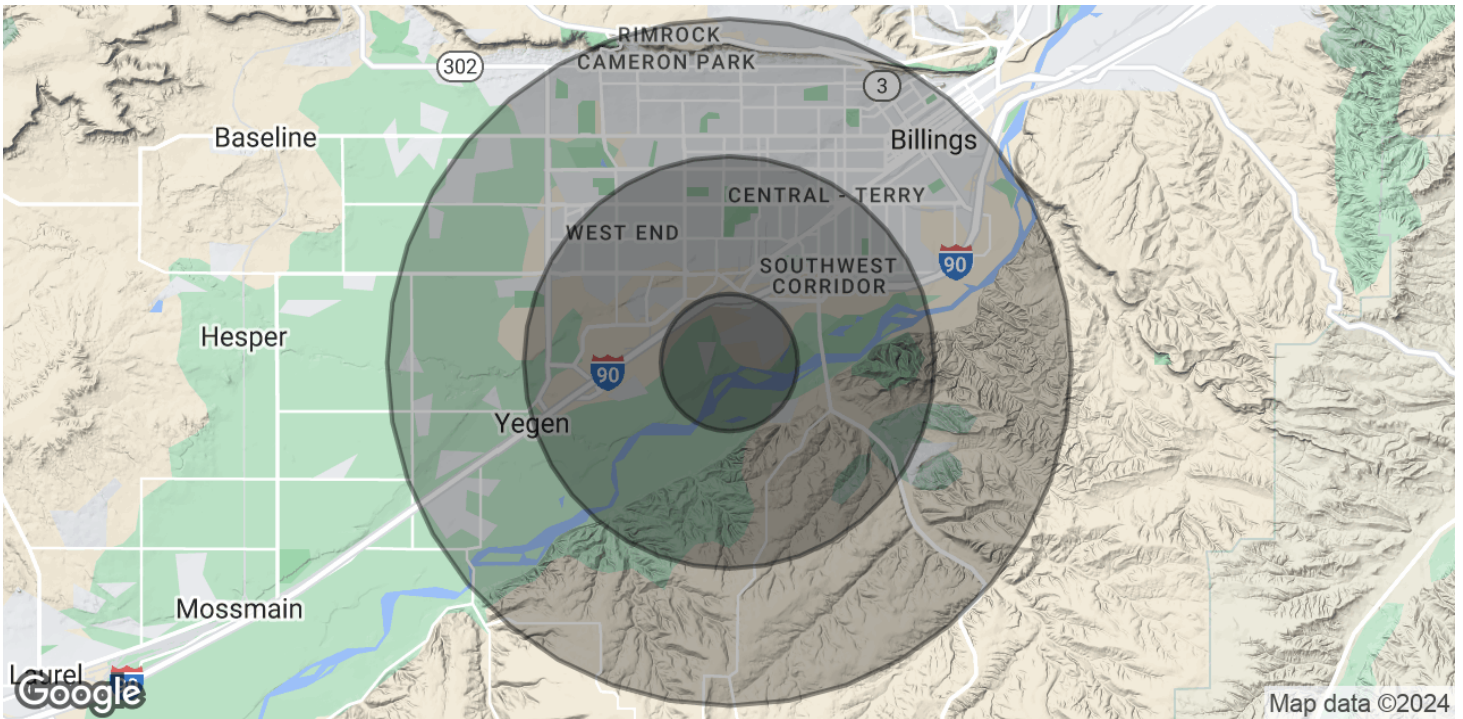


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	314	28,028	80,431
Average Age	41	40	41
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	151	12,210	35,364
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$81,095	\$74,300	\$90,638
Average House Value	\$514,524	\$315,412	\$393,422

Demographics data derived from AlphaMap

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