

# LEASE

**6512 WESTERN WAY**

Billings , MT 59106



**LEASE RATE**

**\$11.50 SF/yr**



**CLICK TO VIEW VIDEO**

**George Warmer, CCIM**  
(406) 855-8946

**Todd Sherman**  
(406) 570-8961

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COMMERCIAL**  
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# LEASE

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## VIDEO

### PROPERTY DESCRIPTION

2 Units Available - \$11.50 PSF NNN

Unit 3: 1,800 SF Shop with Restroom

Unit 4: 3000 SF Main Shop with 876 SF Mezzanine

### PROPERTY HIGHLIGHTS

- New Construction
- Shop & Office
- Nicely Finished
- Fenced Off-Street Parking
- Well and Cistern

### OFFERING SUMMARY

Lease Rate:	\$11.50 SF/yr (NNN)
Number of Units:	2
Available SF:	1,800 - 3,876 SF
Lot Size:	1.067 Acres
Building Size:	9,720 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	524	5,686	19,546
Total Population	938	12,421	42,516
Average HH Income	\$90,152	\$128,855	\$103,832

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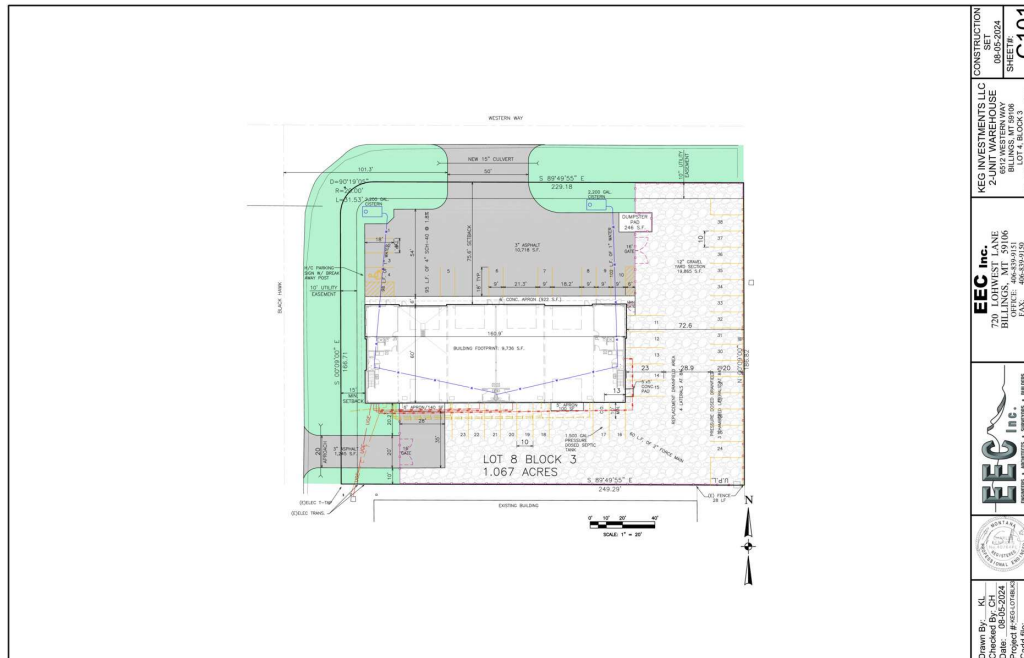


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# UNITS

6512 WESTERN WAY

Billings , MT 59106



Drawn By: KL Checked By: JKL Date: 08-04-2024 Project # 655-070000 Scale: 1" = 20'	EEC Inc. 225 N. 10TH ST. BILLINGS, MT 59106 OFFICE: 406-339-1111 FAX: 406-339-1112 www.eec.com	EEC Inc. 225 N. 10TH ST. BILLINGS, MT 59106 OFFICE: 406-339-1111 FAX: 406-339-1112 www.eec.com	KEG INVESTMENTS LLC 225 N. 10TH ST. BILLINGS, MT 59106 OFFICE: 406-339-1111 FAX: 406-339-1112 www.eec.com	CONSTRUCTION SET 08-04-2024 SHEET 1 C101
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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,800 - 3,876 SF	Lease Rate:	\$11.50 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 3	Available	1,800 SF	NNN	\$11.50 SF/yr	1,800 SF Shop with Restroom
Unit 4	Available	3,876 SF	NNN	\$11.50 SF/yr	3000 SF Main Shop with 876 SF Mezzanine Includes Restroom and shower

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# MAP

6512 WESTERN WAY

Billings, MT 59106



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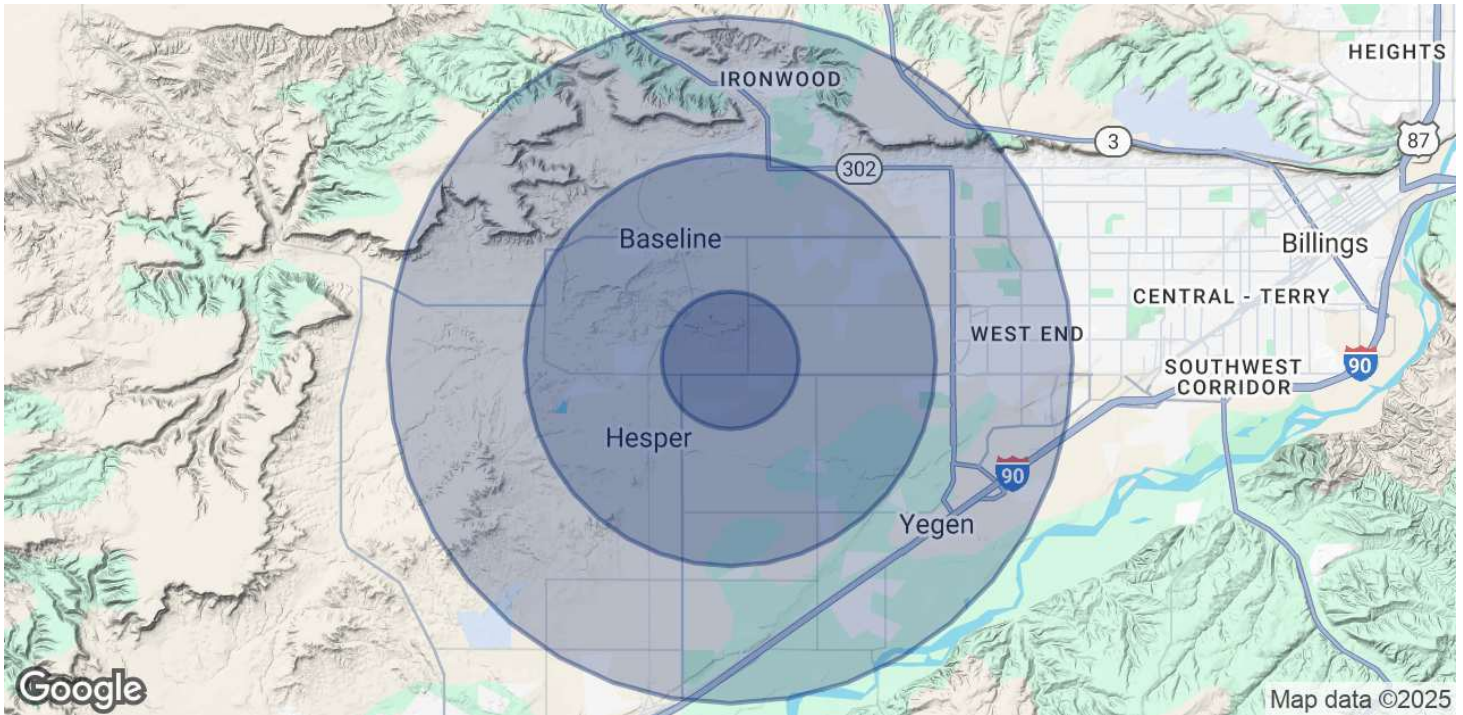
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# DEMOGRAPHICS

6512 WESTERN WAY

Billings , MT 59106



## POPULATION

### 1 MILE

### 3 MILES

### 5 MILES

Total Population	938	12,421	42,516
Average Age	40	43	43.1
Average Age (Male)	39.2	42.8	42.4
Average Age (Female)	39.8	42.6	43.6

## HOUSEHOLDS & INCOME

### 1 MILE

### 3 MILES

### 5 MILES

Total Households	524	5,686	19,546
# of Persons per HH	1.8	2.2	2.2
Average HH Income	\$90,152	\$128,855	\$103,832
Average House Value	\$374,242	\$390,609	\$306,910

2020 American Community Survey (ACS)

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# LEASE

**6512 WESTERN WAY**

6512 Western Way Billings , MT 59106



**GEORGE WARMER, CCIM**

**Managing Partner**

george@cbcmontana.com

Direct: (406) 855-8946 | Cell: (406) 855-8946

MT #RRE-RBS-LIC-14174

**PROFESSIONAL BACKGROUND**

George Warmer is a Broker/Owner of Coldwell Banker Commercial CBS, specializing in sales, leasing, and development of commercial properties in Montana. George is a CCIM Designee and has worked in the commercial real estate business since 2005. During that time, he has brokered millions of dollars in leasing and sales transactions.

**EDUCATION**

In 1987 George graduated with a Bachelor of Arts degree from USC and a MBA from the University of Denver in 1995. George's background in banking and management of personally owned businesses gave George a unique insight into the needs of his commercial clients. As a CCIM designee, George offers his clients the valuable analytical tools necessary to make sound commercial real estate decisions.

**MEMBERSHIPS**

Board Member: Big Sky Economic Development

Board Member: City of Billings Board of Adjustments

Member: CCIM

Member: West End Rotary

**2024 Transactions of Note**



2675 KING AVE W  
RETAIL  
**FORMER BANK**



2075 OVERLAND  
OFFICE  
**10,000 SF OFFICE BUILDING**



707 N 31ST  
MULTI-FAMILY  
**12-PLEX**



206 PLAINVIEW  
INDUSTRIAL  
**80,000 SF WAREHOUSE**



6807 DANFORD  
LAND  
**66 ACRE LAND DEVELOPMENT**

**CBS**  
3135 Meadow View Dr.  
Billings, MT 59102  
406.656.2001

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**TODD SHERMAN**

Commercial Realtor

todd@cbcmontana.com

Direct: (406) 570-8961 | Cell: (406) 570-8961

MT #54530

**PROFESSIONAL BACKGROUND**

Todd Sherman is a Licensed Commercial Realtor in Billings, Montana for Coldwell Banker Commercial. Todd has spent his career in the real estate industry throughout Montana helping his clients acquire and sell Businesses, Casinos, Convenience stores, Industrial properties, Land, Mobile-Home parks, Multi-Family, and Retail properties. He also works with Landlords and Tenants to negotiate leases in Industrial, Office, Restaurant, and Retail. His accomplishments include Rookie of the Year, Top Associate Producer of the Year, and Bronze Distinction of Excellence Top 10% of Coldwell Banker Commercial Internationally the last 3 years in a row. Todd graduated from University Of Oregon with a Bachelor of Science in Business Communications.

**EDUCATION**

University of Oregon  
BS in Business Communications

**MEMBERSHIPS**

Todd has been an active member of various trade and civic organizations, including The Big Sky Economic Development Corporation, Chamber of Commerce, Homebuilders Association, Association of Realtors, Downtown Rotary Club, Western States Petroleum Association, Montana Tavern Association, and East Billings Industrial Revitalization Board. He is also the Vice President on the Board of Directors for the nonprofit organization Sustainable Montana. Todd is passionate about what he does, and his enthusiasm for commercial real estate becomes evident very quickly.

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