

LEASE

6613 WAGON TRAIL

6613 Wagon Trail Billings, MT 59106

LEASE RATE \$1,606.00 - \$5,431.00 per month



COLDWELL BANKER
COMMERCIAL
CBS

Nathan Matelich, CCIM

406 781 6889

Michael Speidel

406 601 9695

LEASE

6613 WAGON TRAIL
6613 Wagon Trail Billings, MT 59106



Lease Rate

**\$1,606.00 -
\$5,431.00
PER MONTH**

OFFERING SUMMARY

	1,500 SF
Available SF:	3,572 SF
	5,072 SF
Zoning:	Outside City Limits

PROPERTY OVERVIEW

New Construction Shop/Warehouse Spaces FOR LEASE

*Washer/Dryer Hook Ups, Shop Sink & Storage Closet

*Fenced Yard Space

*Tenant Pays Gas, Electric & Water

*\$11 PSF NNN Lease

*NNN = \$1.85 PSF

3 Units Available:

*1,500 SF Shop = \$1,606/mo + Utilities

1,500 SF Shop has 14 ft Overhead Door, ADA Bathroom and Shop Heater

*3,572 SF Shop = \$3,825/mo + Utilities

3,572 SF Shop has 2 qty 14 ft Overhead Doors, 2 Bathrooms, 1 Office, Conference Room with Kitchenette

*5,072 SF Shop = \$5,431/mo + Utilities

5,072 SF Shop has 2 qty 14 ft Overhead Doors, 2 Bathrooms, 1 Office, Conference Room with Kitchenette

Nathan Matelich, CCIM
406 781 6889

Michael Speidel
406 601 9695



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

6613 WAGON TRAIL

6613 Wagon Trail Billings, MT 59106

PROPERTY DESCRIPTION

6613 Wagon Trail is located in Billings premier industrial warehouse subdivision located at 64th St & Kings Ave W. The 1,500 SF units are perfect for a small business that mainly needs storage and a place to work, while the 3,572 SF & 5,072 SF units are perfectly set up for businesses that need a receptionist, conference room or executive office space.

All shops include a shop heater in the warehouse space and the larger units include HVAC in the office & conference room spaces. 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 in the larger units, you are ready for just about anything!



Nathan Matelich, CCIM
406 781 6889

Michael Speidel
406 601 9695



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

6613 WAGON TRAIL
6613 Wagon Trail Billings, MT 59106



Nathan Matelich, CCIM
406 781 6889

Michael Speidel
406 601 9695



**COLDWELL BANKER
COMMERCIAL**
CBS

1,500 SF UNIT

6613 WAGON TRAIL
6613 Wagon Trail Billings, MT 59106



Nathan Matelich, CCIM
406 781 6889

Michael Speidel
406 601 9695

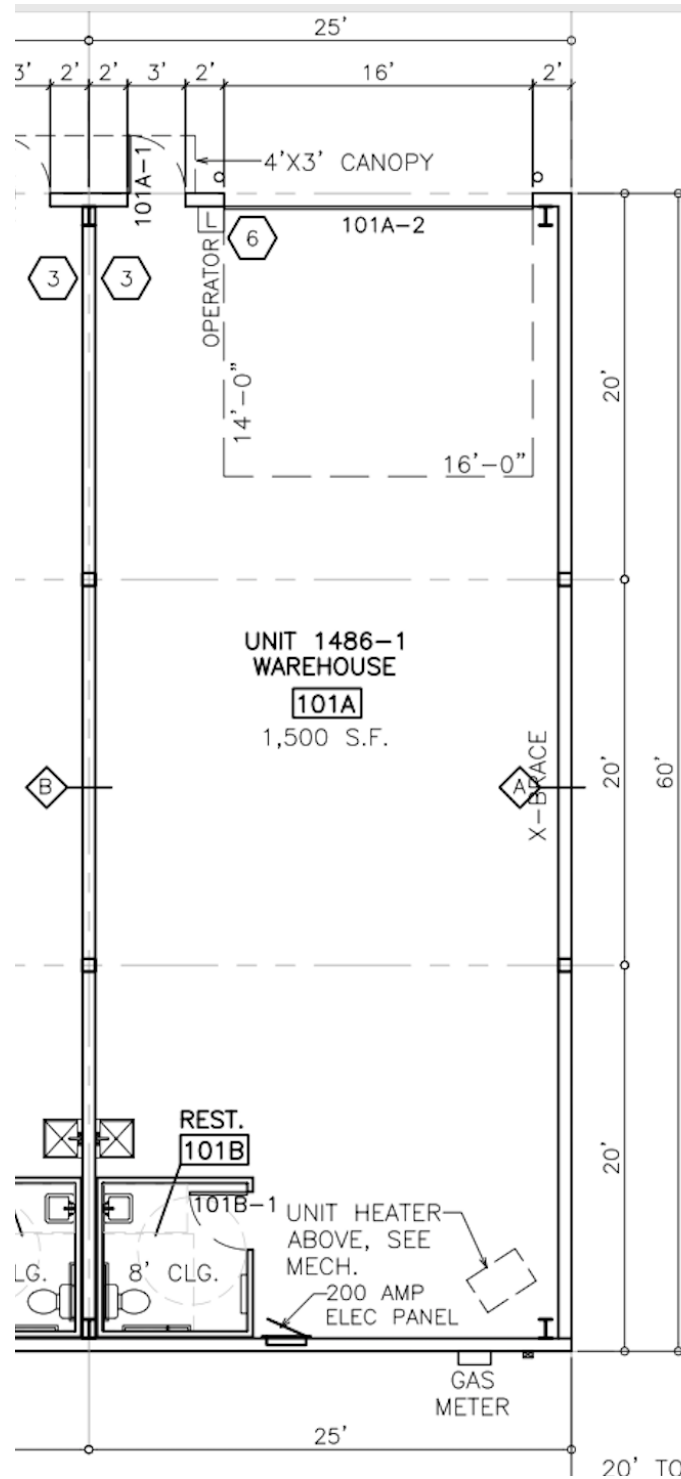


**COLDWELL BANKER
COMMERCIAL**
CBS

1,500 SF UNIT FLOOR PLAN

6613 WAGON TRAIL

6613 Wagon Trail Billings, MT 59106



Nathan Matelich, CCIM
406 781 6889

Michael Speidel
406 601 9695



**COLDWELL BANKER
COMMERCIAL**
CBS

3,572 SF UNIT

6613 WAGON TRAIL
6613 Wagon Trail Billings, MT 59106



Nathan Matelich, CCIM
406 781 6889

Michael Speidel
406 601 9695



**COLDWELL BANKER
COMMERCIAL**
CBS

3,572 SF UNIT

6613 WAGON TRAIL
6613 Wagon Trail Billings, MT 59106



Nathan Matelich, CCIM
406 781 6889

Michael Speidel
406 601 9695

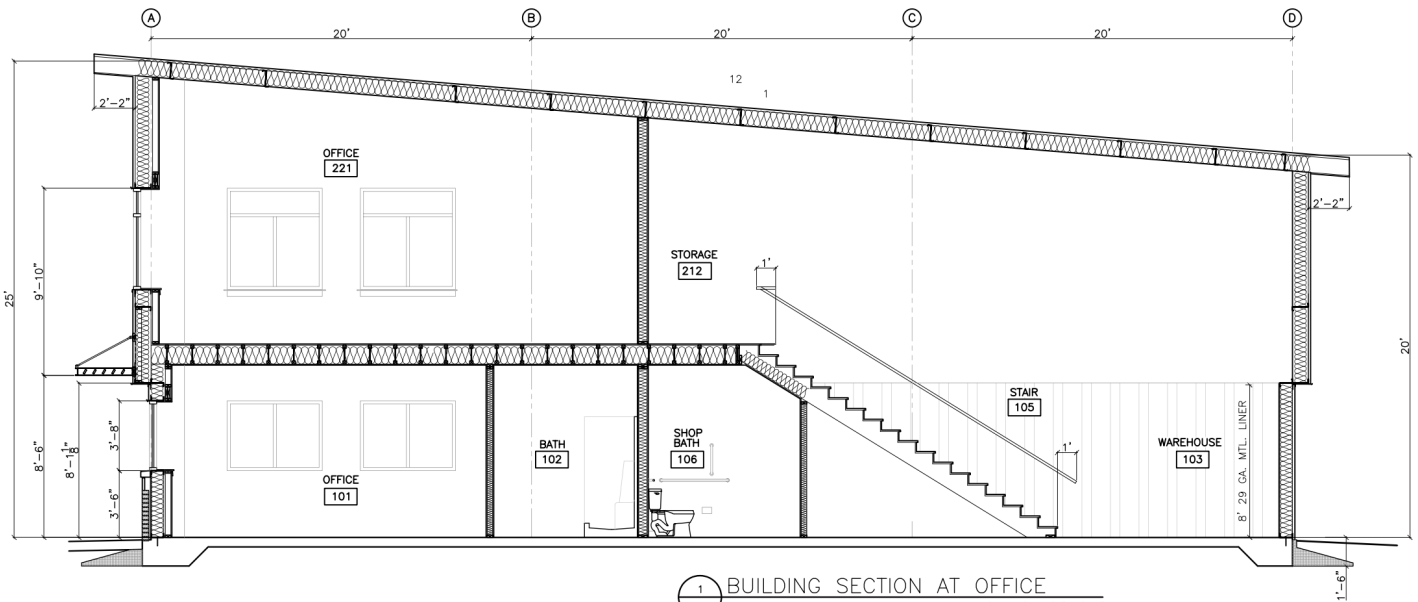
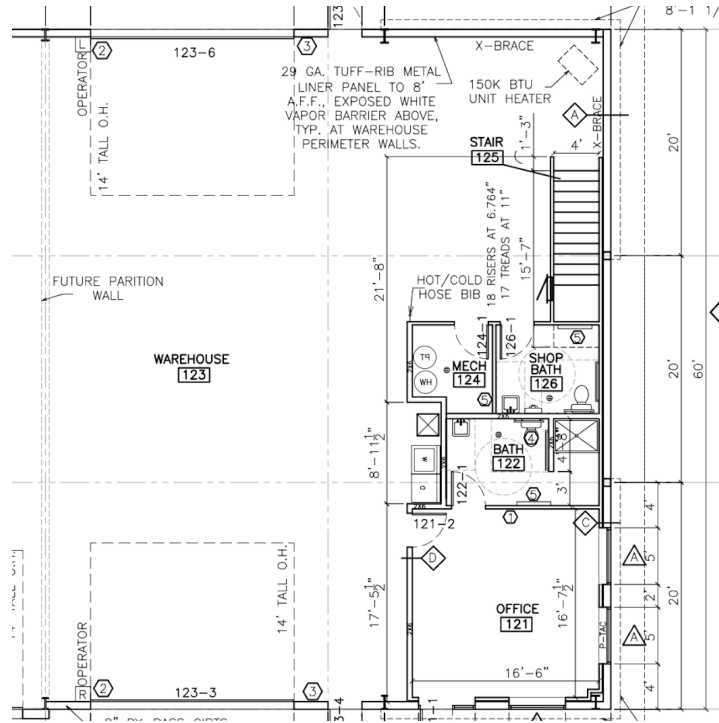


**COLDWELL BANKER
COMMERCIAL**
CBS

3,572 SF UNIT FLOOR PLAN

6613 WAGON TRAIL

6613 Wagon Trail Billings, MT 59106



1 BUILDING SECTION AT OFFICE
 A301 SCALE (11X17): 1/8"=1'-0"
 SCALE (22X34): 1/4"=1'-0"

Nathan Matelich, CCIM
 406 781 6889

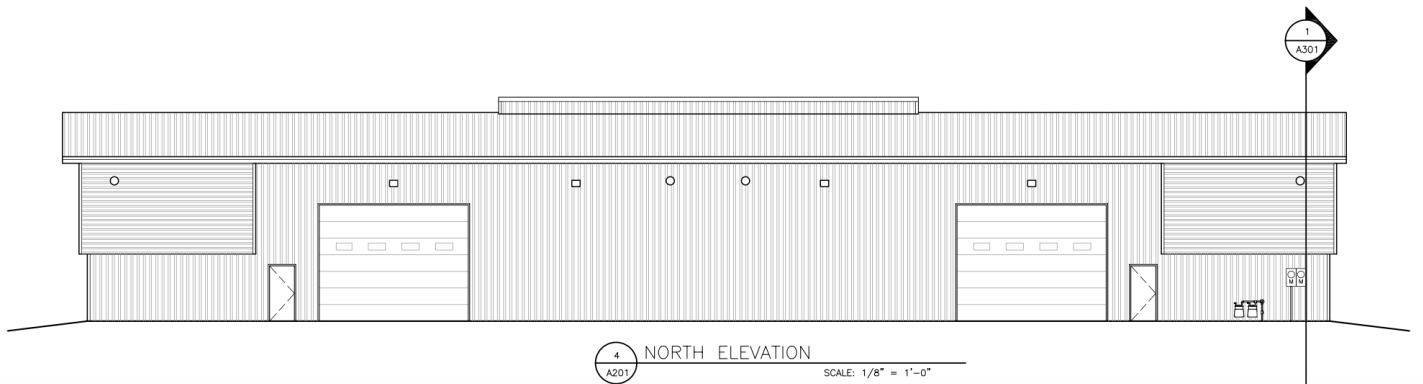
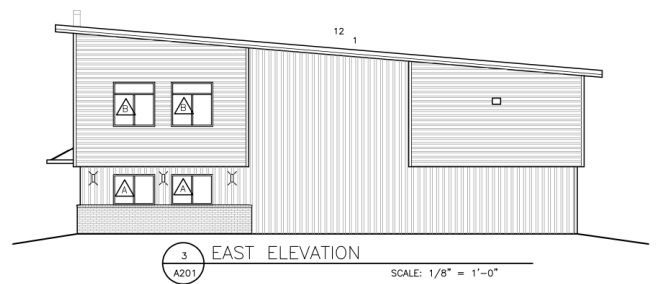
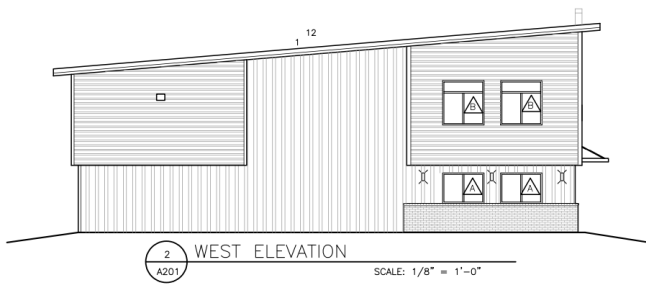
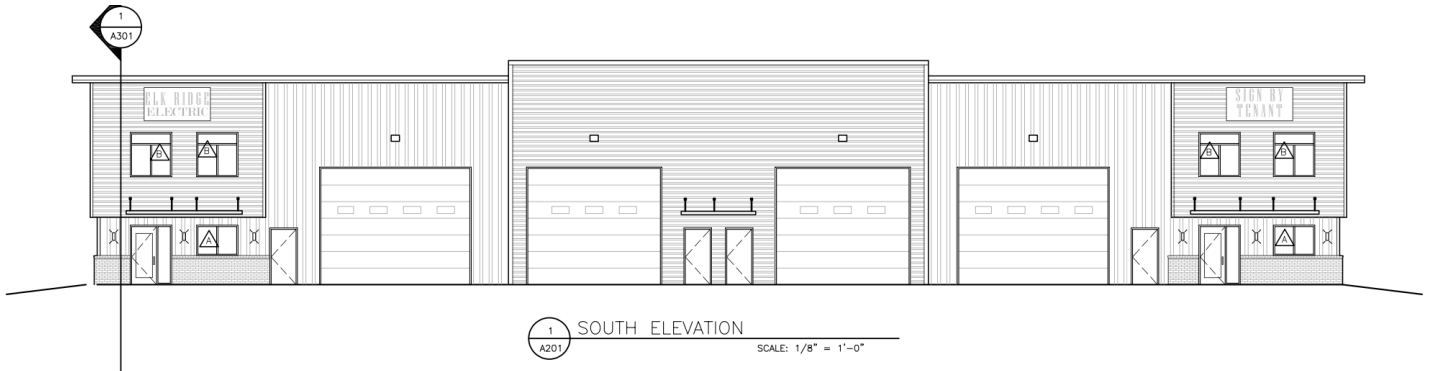
Michael Speidel
 406 601 9695



COLDWELL BANKER
COMMERCIAL
 CBS

LEASE

6613 WAGON TRAIL
6613 Wagon Trail Billings, MT 59106



Nathan Matelich, CCIM
406 781 6889

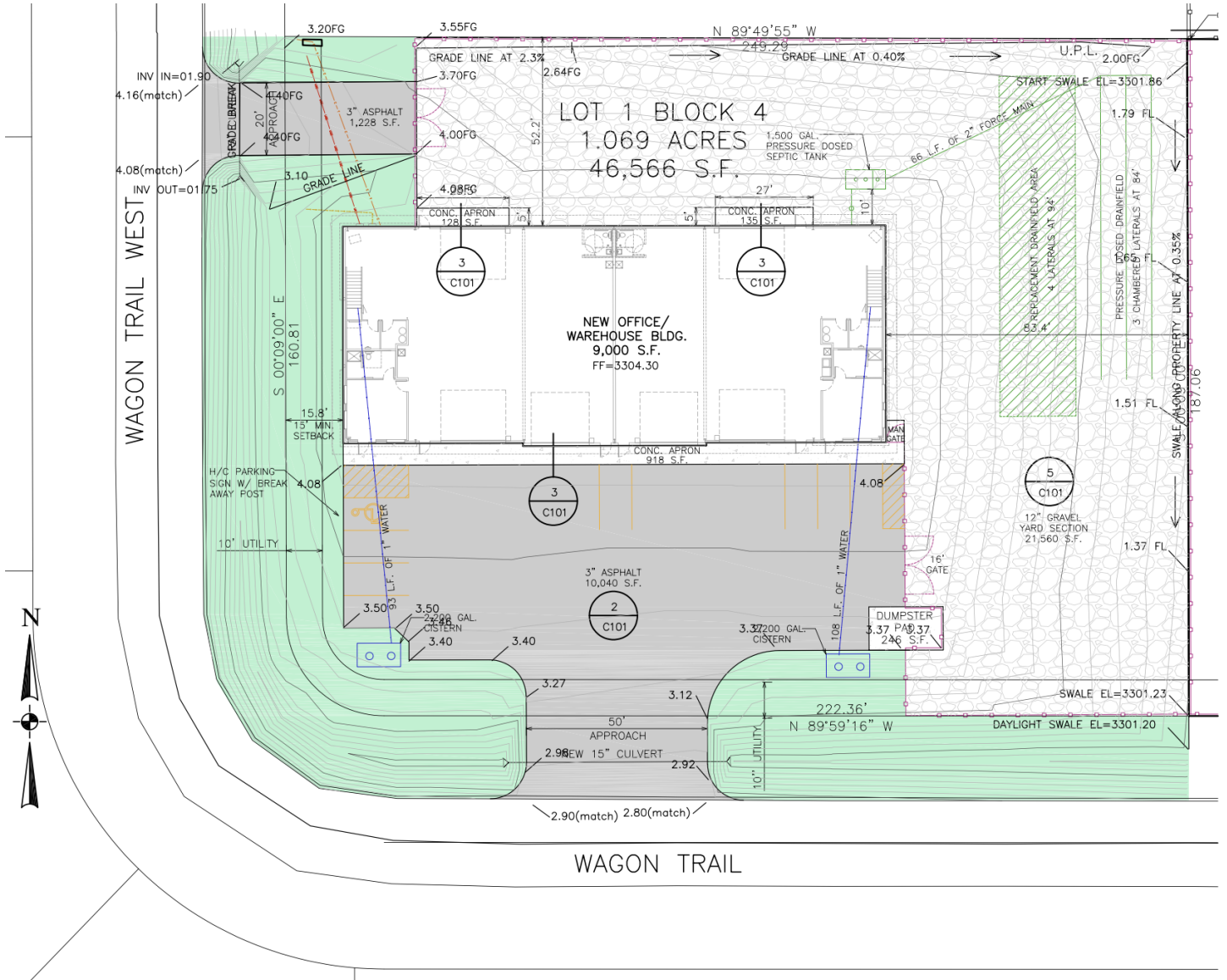
Michael Speidel
406 601 9695



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

6613 WAGON TRAIL
6613 Wagon Trail Billings, MT 59106



1 SITE PLAN
SCALE: 1" = 20'

Nathan Matelich, CCIM
406 781 6889

Michael Speidel
406 601 9695



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

6613 WAGON TRAIL
6613 Wagon Trail Billings, MT 59106



Nathan Matelich, CCIM
406 781 6889

Michael Speidel
406 601 9695

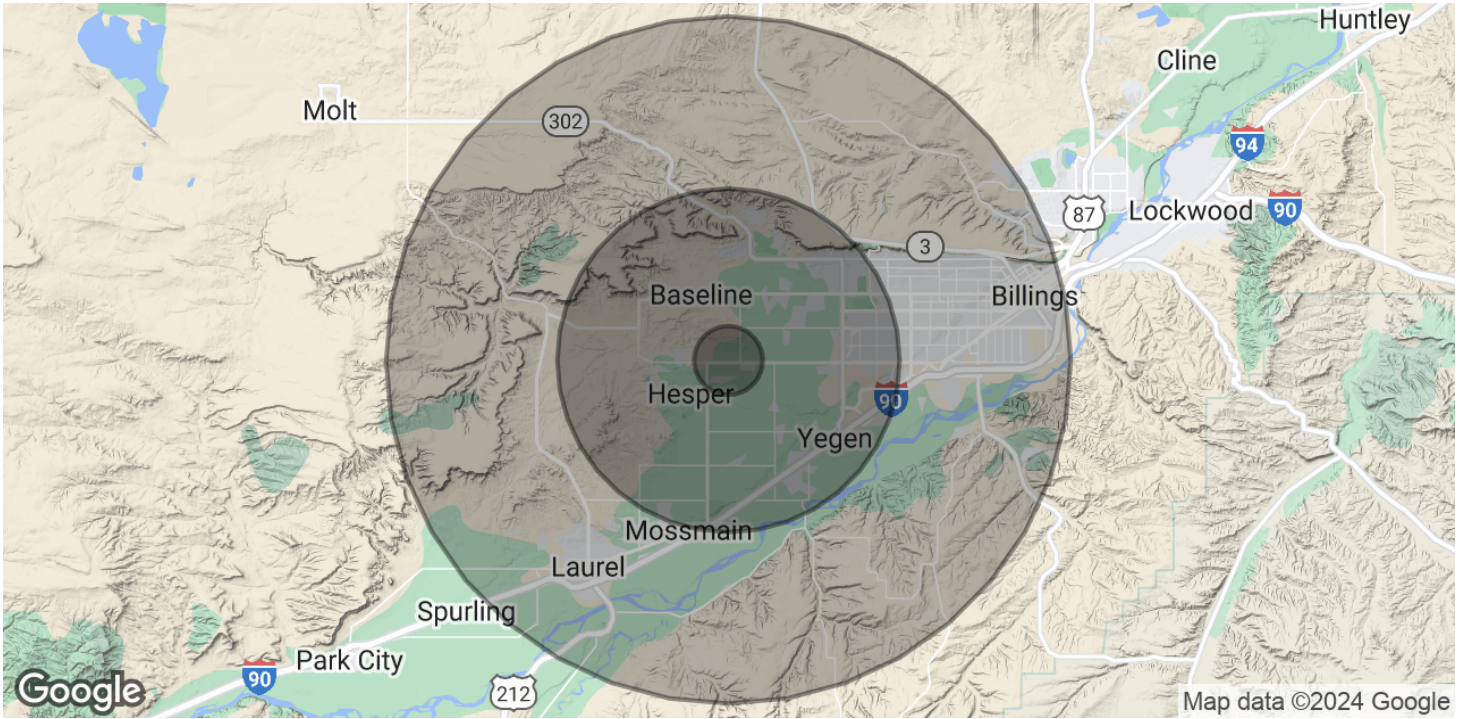


**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

6613 WAGON TRAIL

6613 Wagon Trail Billings, MT 59106



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	604	40,750	139,560
Average Age	38	42	41
Average Age (Male)	38	40	40
Average Age (Female)	38	43	42
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	213	16,729	58,057
# of Persons per HH	2.8	2.4	2.4
Average HH Income	\$127,777	\$122,894	\$99,700
Average House Value	\$626,037	\$520,755	\$418,939

Demographics data derived from AlphaMap

Nathan Matelich, CCIM
406 781 6889

Michael Speidel
406 601 9695



**COLDWELL BANKER
COMMERCIAL**
CBS