

# Lease



LEASE RATE      \$13 - \$14/SF/YR NNN  
SPACE SIZES      1,500 - 6,300 SF

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**Nathan Matelich, CCIM**  
406 781 6889



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**Commercial**  
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# Lease



Lease Rate

**\$1,888.00 -  
\$8,459.00  
PER MONTH**

## OFFERING SUMMARY

Complex Size:	94,220 SF
Building Size:	9,900 - 18,000 SF
Unit Size:	1,500 - 6,300 SF
Year Built:	2024
Zoning:	I1-Light Industrial

## PROPERTY OVERVIEW

- \*1,500-6,300 SF Shop/Warehouse Spaces
- \*New Construction Industrial
- \*Phase 1 ready for occupancy. Phase 2 ready by winter 2024.
- \*14 ft Overhead Door(s)
- \*Bathroom(s)
- \*Small office areas in some units
- \*Loading Docks available in phase 2
- \*\$13 - \$14 PSF NNN.
- \*NNN estimated at \$2.10 PSF

## LOCATION OVERVIEW

Canyon Creek Industrial Complex (CCIM) has set the standard with contemporary, functional shop/warehouse space available in the absolute best location in Billings MT. The complex is an assortment of seven buildings totaling 94,220 SF, offering a variety of shop spaces for lease ranging from 1,500 to 6,300 SF with the option to combine units if a tenant needed up to 10,000+ SF.

Located just off of Gabel Road on the west end of Billings with close access to I-90, CCIC is the perfect location for any business that is looking to service the fastest growing part of Billings and beyond.

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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,500 - 6,300 SF	Lease Rate:	\$13-\$14/SF/YR
		Estimated NNN:	\$2.10/SF/YR

## AVAILABLE SPACES

SUITE	AVAILABILITY	SIZE (SF)	LEASE TYPE	LEASE RATE	OFFICE
Essential	Now Leasing	1,500 SF	NNN	\$1,890 per month	Per Request
Essential Flex	Now Leasing	1,500 SF	NNN	\$1,890 per month	Yes
Advanced	Now Leasing	2,700 SF	NNN	\$3,400 per month	Per Request
Advanced Flex	Spring 2025	3,000 SF	NNN	\$3,775 per month	Yes
Premium Flex	Now Leasing	3,900 SF	NNN	\$4,910 per month	Yes
Dock Flex 1	Jan-Feb 2025	5,105 SF	NNN	\$6,850 per month	Yes
Dock Flex 2	Jan-Feb 2025	6,305 SF	NNN	\$8,460 per month	Yes

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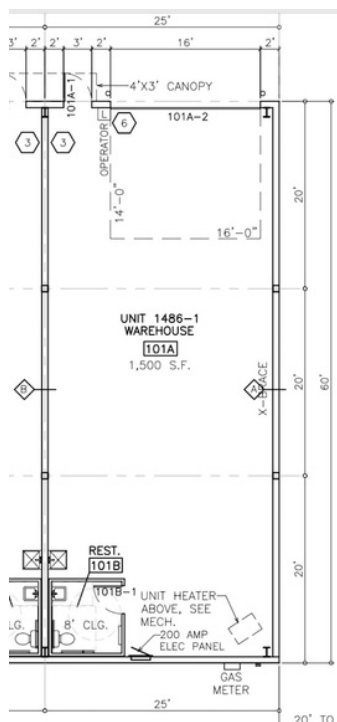


## ESSENTIAL:

- \*Available Now!
- \*1,500 SF
- \*Heated shop space
- \*ADA-compliant bathroom
- \*(1) 14 ft overhead door
- \*\$13 NNN
- \*\$1,888/mo + internet/utilities
- \*15 ft min. clear height

Let the Essential Unit be the building block for your next venture. This layout offers versatility and function for any business. Lease one unit or combine multiple to support your growing needs.

Office may be added to a unit for a qualified tenant.



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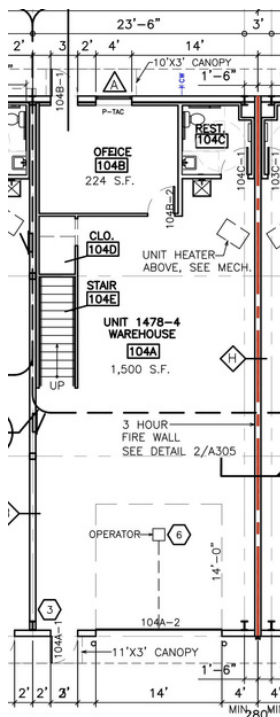
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## ESSENTIAL FLEX:

- \*Limited Availability!
- \*1,500 SF
- \*Heated shop space
- \*Climate controlled office
- \*(1) 14 ft overhead door
- \*ADA-compliant bathroom
- \*\$13 NNN
- \*\$1,888/mo + internet/utilities
- \*15 ft min. clear height
- \*Additional 310 SF of mezzanine storage

The Essential Flex Unit is the ideal option for running a small business, meeting with clients, or creating a satellite office for a larger corporation. This option adds a built in office space, increased exposure with over 92 parking spots outside, and a mezzanine for storage.



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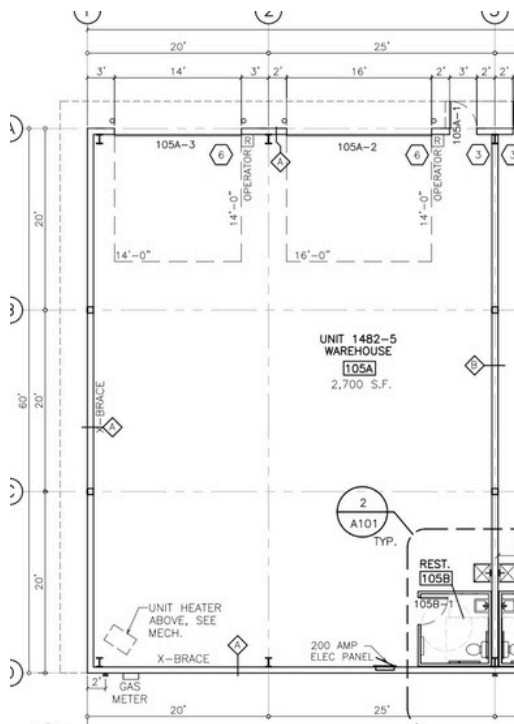


## ADVANCED (SINGLE DOOR):

- \*Available Now!
- \*2,700 SF
- \*Heated shop space
- \*ADA-compliant bathroom
- \*(1) 14 ft overhead door
- \*\$13 NNN
- \*\$3,398/mo + internet/utilities
- \*15 ft min. clear height
- \*Great signage opportunity along S 30th St W.

The Advanced (Single Door) Unit has a preeminent spot in the complex, with exterior signage opportunity and additional parking right along S 30th St W. A great location for any wholesale business looking for a showroom that is easily accessible by the public.

Office may be framed around the corner windows for a qualified tenant.



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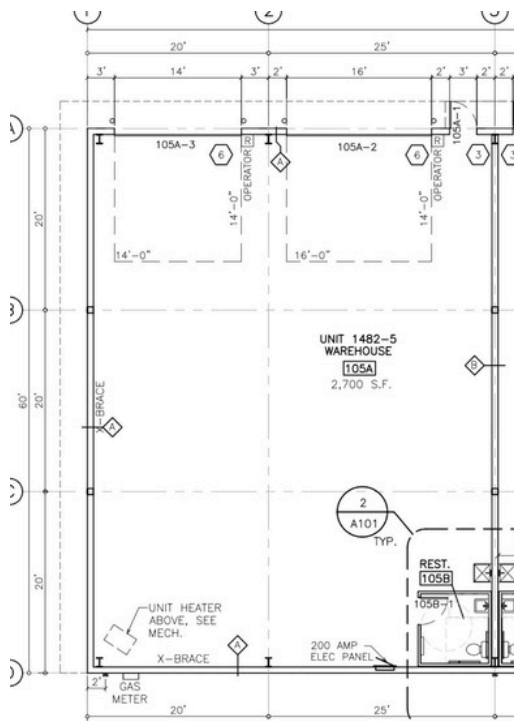
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## ADVANCED (DOUBLE DOOR):

- \*Available Now!
- \*2,700 SF
- \*Heated shop space
- \*ADA-compliant bathroom
- \* (2) overhead doors (14x16 & 14x14)
- \*\$13 NNN
- \*\$3,398/mo + internet/utilities
- \*15 ft min. clear height
- \*Bonus parking spot

The Advanced (Double Door) Unit allows for efficient and flexible access in and out of the unit. With wide-open space, tall ceilings, and double-door garage access, this unit supports tenants and businesses that have many moving parts. From warehouse storage to a business with a small fleet of vehicles, this provides adaptability to the ever changing tenant needs.



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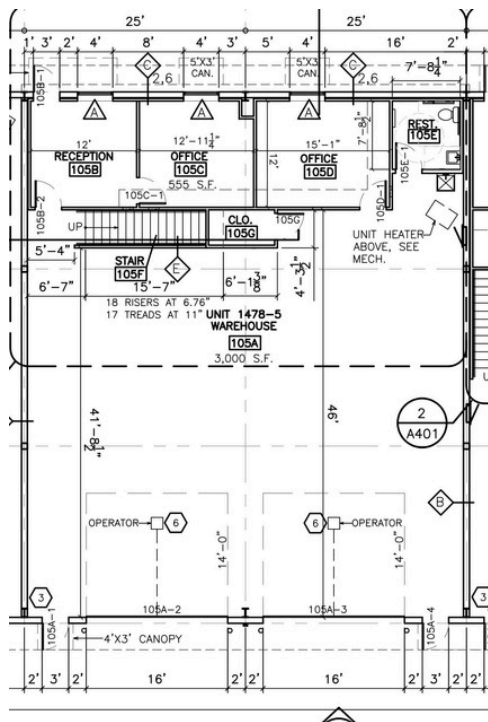


## ADVANCED FLEX:

- \*Available Spring 2025
- \*3,000 SF
- \*Heated shop space
- \*(2) Climate controlled offices
- \*Reception area
- \*ADA-compliant bathroom
- \*(2) 14 ft Overhead doors
- \*\$13 NNN
- \$3,775/mo + internet/utilities
- \*15 ft min. clear height
- \*Additional 658 SF Mezzanine storage



The Advanced Flex Unit is the most popular layout option at Canyon Creek Industrial Complex. With private offices, double overhead doors, and a mezzanine that can be framed out as a conference room, this unit easily acts as an operational headquarters for a wide variety of tenants.



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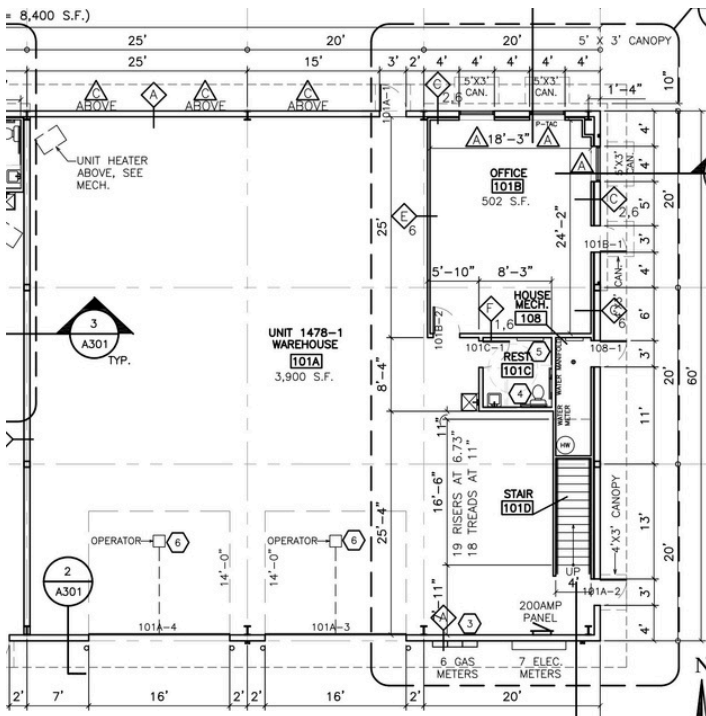
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## PREMIUM FLEX:

- \*Available June 2024
- \*3,900 SF
- \*Heated shop space
- \*Climate-controlled showroom/office
- \*ADA-compliant bathroom
- \*(2) to (3) 14 ft overhead doors
- \$13 NNN
- \*\$4,907.50 /mo + internet/utilities
- \*15 ft min. clear height
- \*Additional mezzanine storage

The Premium Flex Unit is the anchor and crown jewel of the complex. With ample parking and two different layout options, this unit can meet any tenant's needs. Unit One is located along S 30th Street W. and hosts a large showroom while Unit Six has an additional overhead door for accessibility.

Mezzanine may be framed into additional offices or conference room for a qualified tenant.



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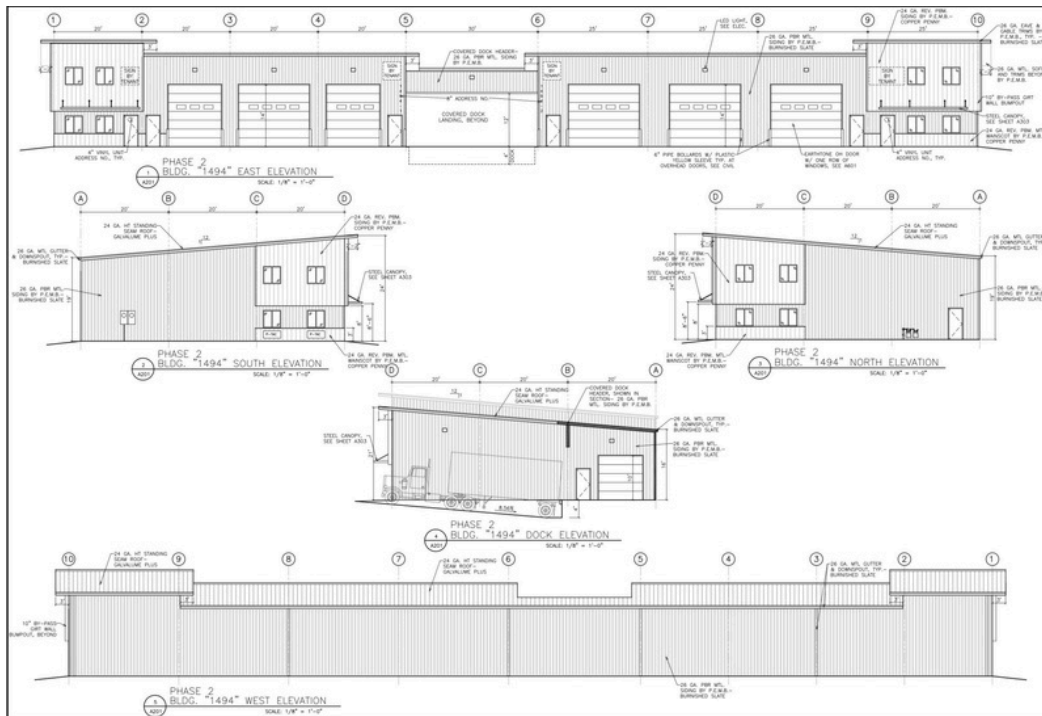
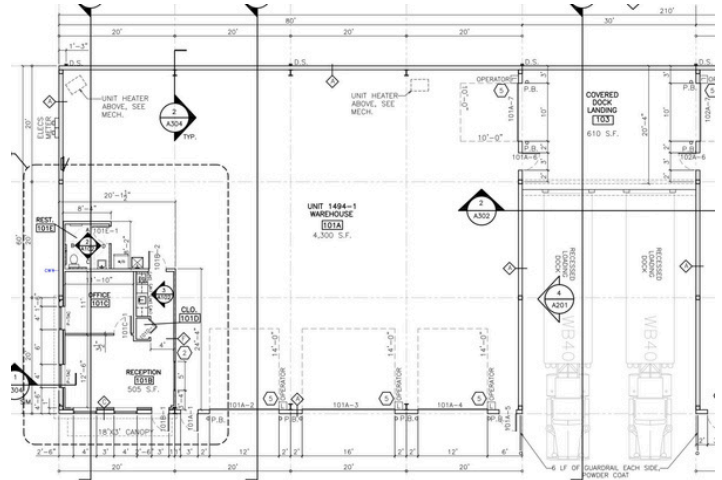
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## DOCK FLEX 1:

- \*Available February 2025
- \*5,105 SF
- \*Heated shop space
- \*Climate-controlled reception area
- \*(1) Office
- \*ADA-compliant bathroom
- \*(3) 14 ft overhead doors
- \*\$14 NNN
- \*\$6,849.20/mo + internet/utilities
- \*15 ft min. clear height
- \*Additional 567 SF mezzanine storage
- \*Shared loading dock

The Dock Flex One has a shared loading dock, ample room for trucks to maneuver, and provides easy access to I-90. Heated shop space, designated office and reception areas, and additional storage mezzanine make this unit a coveted find within Billings' city limits.



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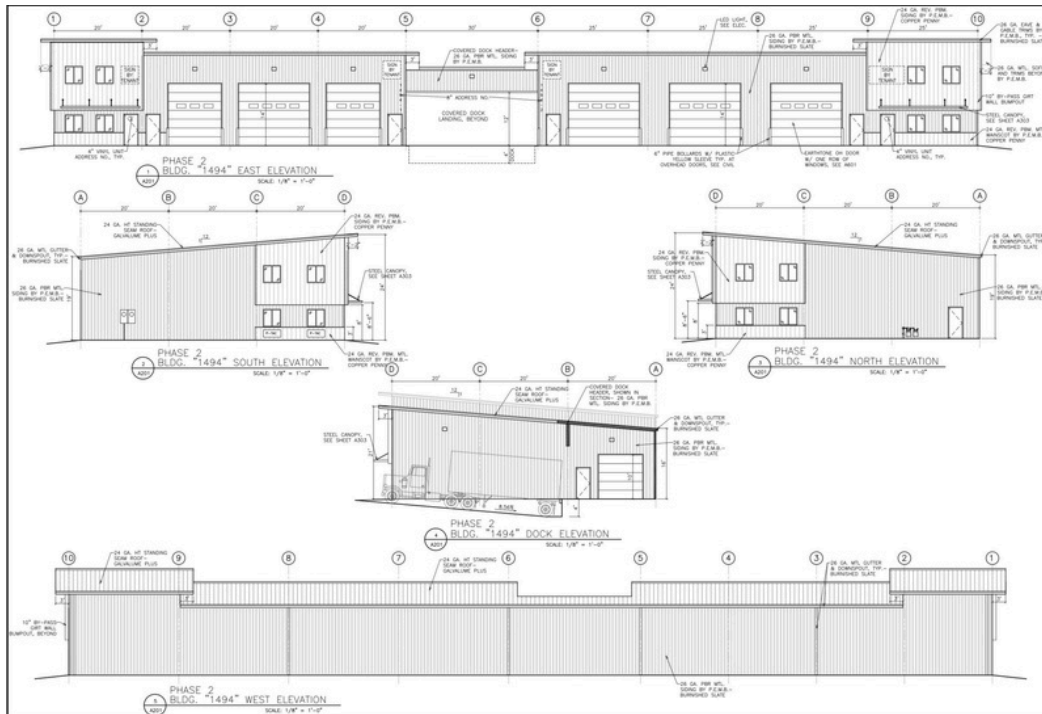
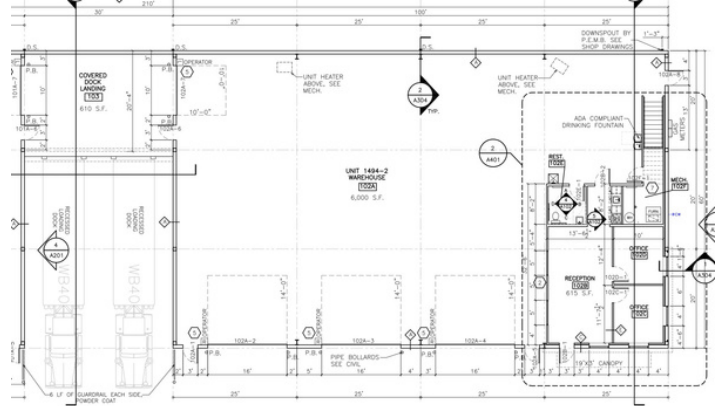


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## DOCK FLEX 2:

- \*Available February 2025
- \*6,305 SF
- \*Heated shop space
- \*Climate-controlled reception area and kitchenette
- \*ADA-compliant bathroom
- \*(2) Offices
- \*(3) 14 ft overhead doors
- \*Shared loading dock
- \*\$14 NNN
- \*\$8,459.20/mo + internet/utilities
- \*15 ft min. clear height
- \*Additional 806 SF mezzanine storage

The Dock Flex Unit Two has a shared loading dock, ample room for trucks to maneuver, and provides easy access to I-90. This unit can be equipped to be the operational headquarters for any business moving inventory throughout Montana. With two offices, a designated reception area, and a heated shop space, the Dock Flex Unit Two has the versatility and space for inventory management.

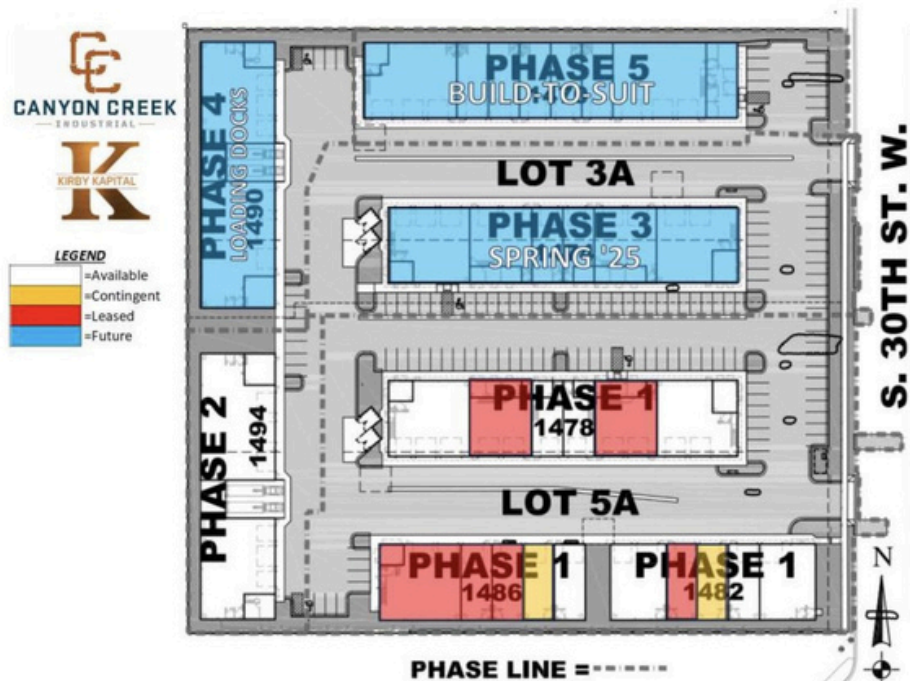


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Unit Name	Completion	Rentable SQFT	Warehouse SQFT	Office SQFT	Mezz SQFT	Suite
1478-1	6/1/2024	3900	3398	502	670	Premium Flex
1478-2	Leased	3000	2445	555	658	Advanced Flex
1478-3	6/1/2024	1500	1276	224	310	Essential Flex
1478-4	7/22/2024	1500	1276	224	310	Essential Flex
1478-5	Leased	3000	2445	555	658	Advanced Flex, framed mezzanine
1478-6	7/22/2024	3900	3579	321	500	Premium Flex
1482-1	Available Now	2700	2700		129	Advanced (Single Door)
1482-2	Available Now	1500	1500		68	Essential
1482-3	Available Now	1500	1500		68	Essential (tenant can move if needed)
1482-4	Leased	1500	1500		68	Essential
1482-5	Available Now	2700	2700		68	Advanced (Double Door)
1486-1	Available Now	1500	1500		68	Essential
1486-2	Contingent	1500	1500		68	Essential
1486-3	Leased	1500	1500		68	Essential
1486-4	Leased	1500	1500		68	Essential
1486-5	Leased	3900	3470	430	500	Premium Flex
1494-1	2/1/2025	5105	4295	505	567	Dock Flex I
1494-2	2/1/2025	6305	5385	615	806	Dock Flex II

## LEGEND

	= Available
	= Contingent
	= Leased

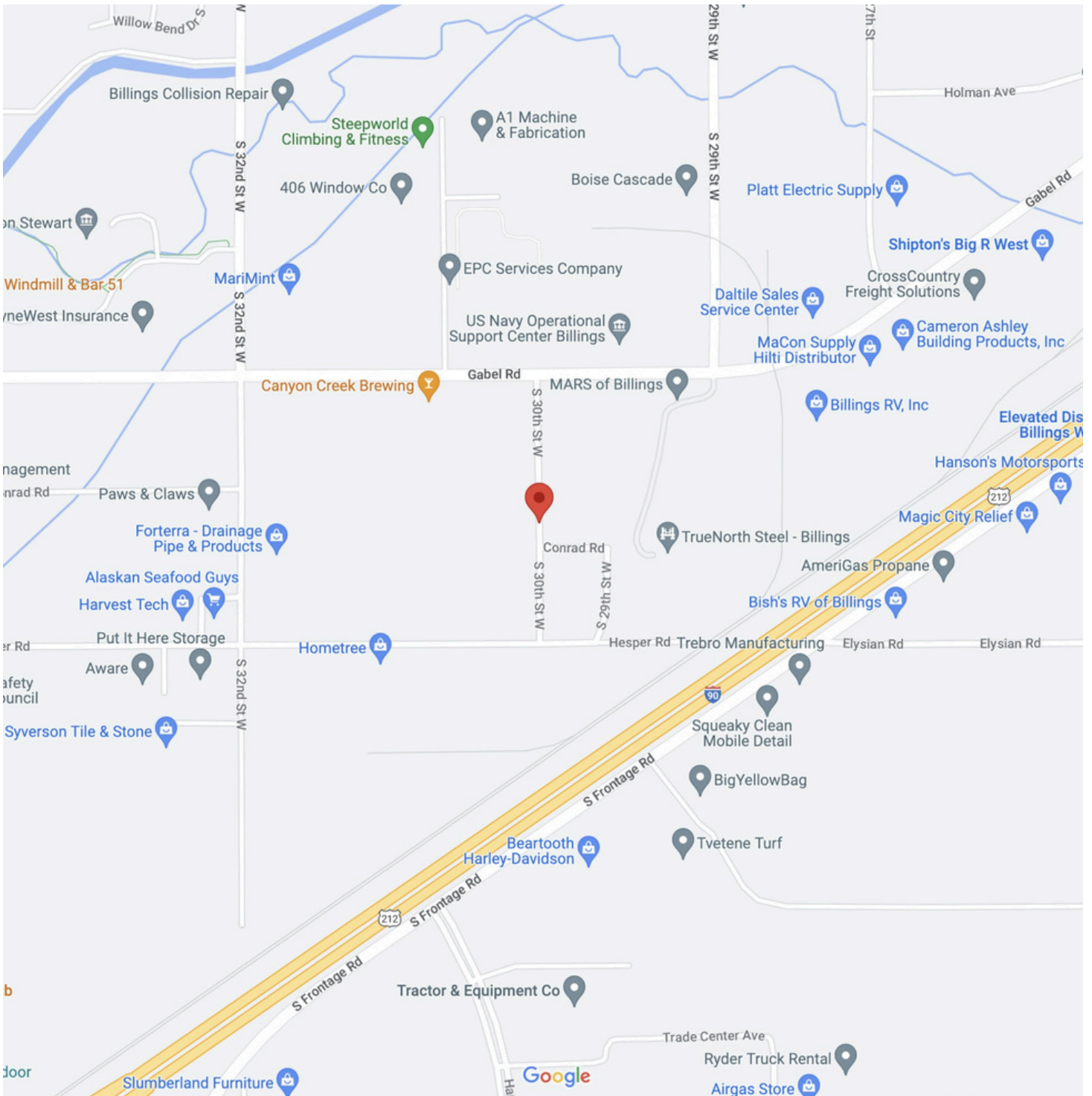


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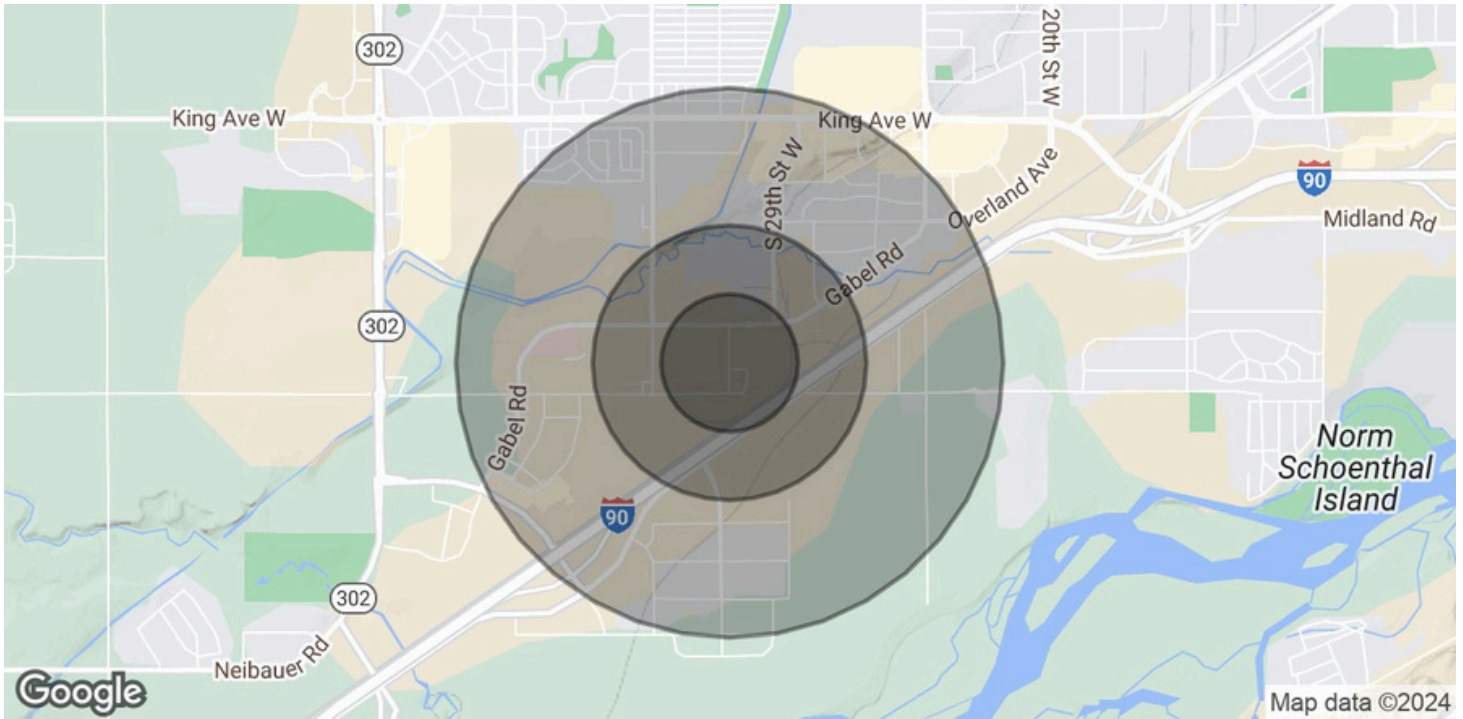
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	77	287	1,255
Average Age	34.5	36	39.2
Average Age (Male)	33.3	35	37.6
Average Age (Female)	35.1	36.2	39.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	38	140	636
# of Persons per HH	2	2.1	2
Average HH Income	\$43,400	\$47,862	\$54,641
Average House Value	\$57,764	\$87,676	\$137,363
2020 American Community Survey (ACS)			

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