

LEASE

321 N 13TH ST

321 N 13th St Billings, MT 59101



LEASE RATE REDUCED \$4,000.00 per month

SIZE 5,776 sf

Nathan Matelich, CCIM
(406) 781-6889

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Lease Rate **\$4,000.00
PER MONTH**

OFFERING SUMMARY

Building Size:	5,776 SF
Lot Size:	28,000 SF
Year Built:	1962
Price PSF:	\$6.31 NNN
NNN:	\$2 PSF

PROPERTY OVERVIEW

- *5,776 SF Shop for lease
- *\$4,000/mo + utilities
- *2 qty 14 ft overhead doors on 4,000 SF main shop
- *1 qty 12 ft overhead door on 1,776 SF back shop
- *Small office
- *3 Phase Power
- *Shared fenced yard space
- *Billboard sign on busy 4th Ave N
- *2 Air filters
- *Radiant heat
- *Landlord is currently installing a new roof

LOCATION OVERVIEW

321 N 13th St shop for lease is ideal for any machine or welding shop needing a turn-key space or manufacturing company that needs 3 phase power. Located just east of downtown Billings, this is an ideal location for businesses who have customers coming from the Heights, Lockwood or even West End of Billings. Being located on the busy 4th Ave N with a huge billboard for signage makes for an easy to find business & additional marketing opportunities.

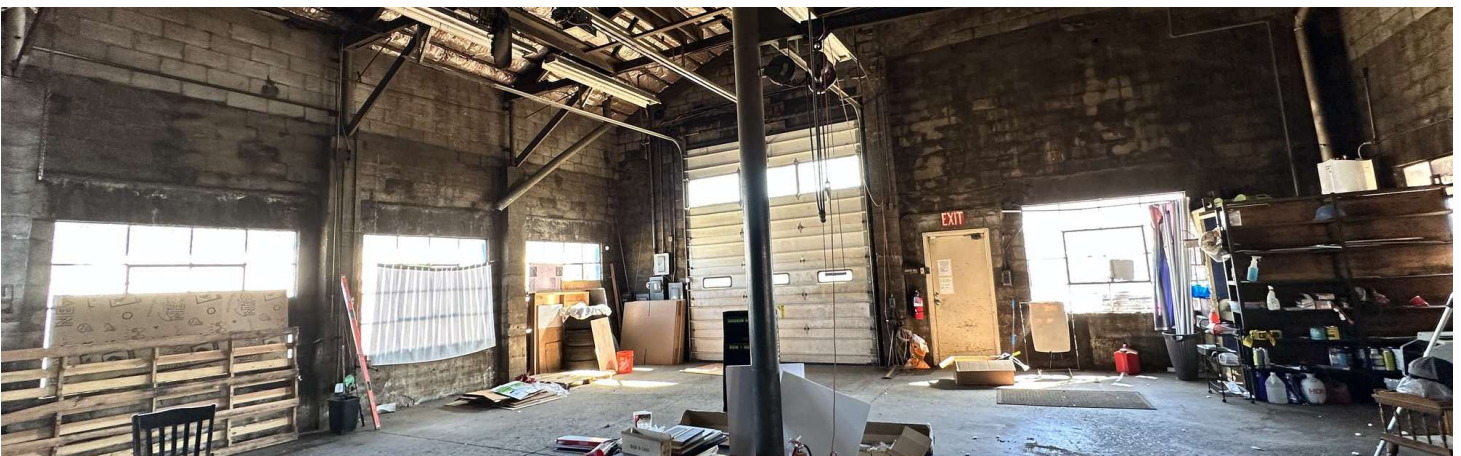
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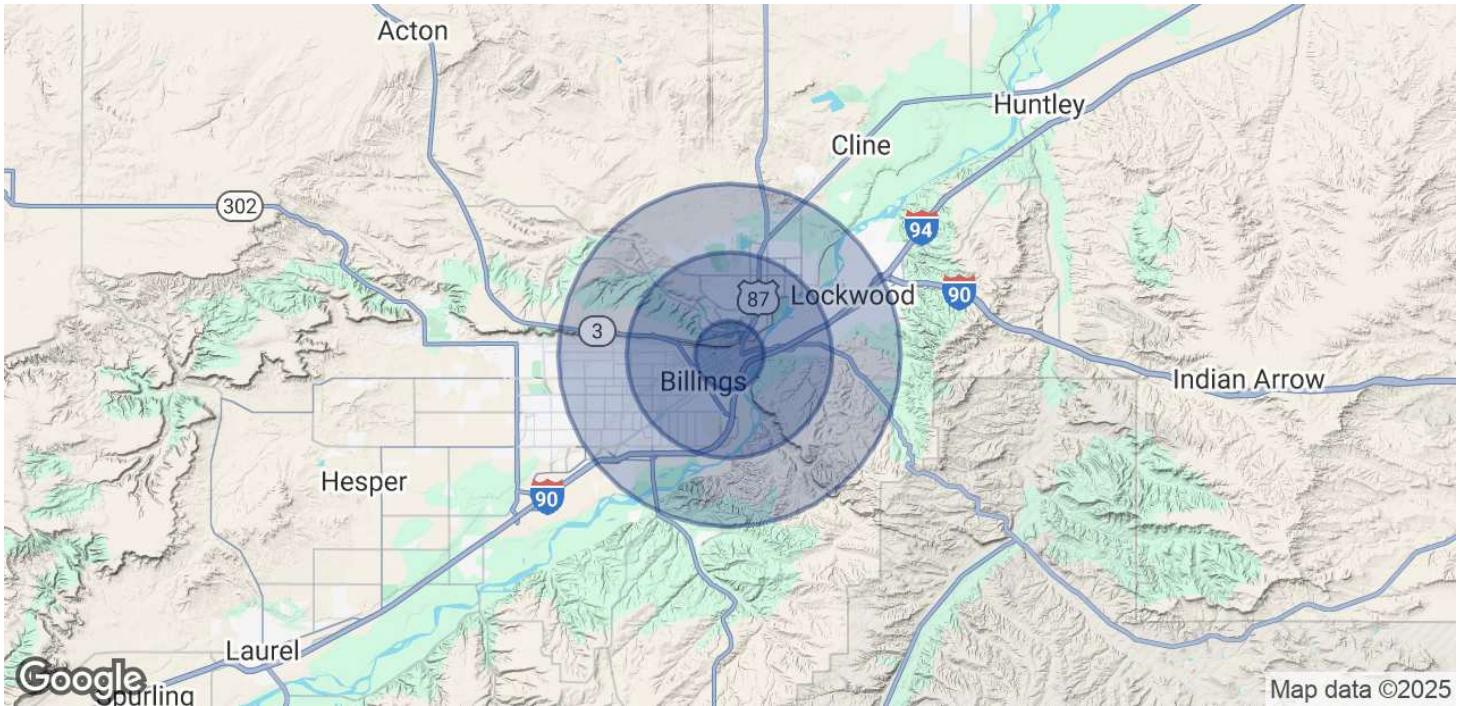


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,381	49,894	92,604
Average Age	35.7	35.1	35.1
Average Age (Male)	36.2	34.2	33.6
Average Age (Female)	34.3	36.1	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,366	20,948	38,965
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$38,576	\$50,916	\$52,527
Average House Value	\$104,768	\$149,335	\$154,573

2020 American Community Survey (ACS)

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