

LEASE

2950 KING AVENUE WEST, DOWNSTAIRS MEZZANINE

2950 King Avenue West, Downstairs Mezzanine Billings, MT 59102



LEASE RATE

\$9.00 SF/yr

Todd Sherman

(406)570-8961

todd@cbcmontana.com

George Warmer, CCIM

(406)855-8946

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360° VIRTUAL TOUR

LOCATION DESCRIPTION

This 3,166 sq. ft. space within the Pierce Flooring building offers exceptional visibility and an open floor plan, making it ideal for a showroom. The layout is designed for easy access, with a nearby breakroom and bathroom for convenience. Zoned Controlled Industrial, the location supports versatile uses and provides easy ingress and egress. Building signage is also available, enhancing visibility for your business.

OFFERING SUMMARY

Lease Rate:	\$9.00 SF/yr (NNN)
Available SF:	3,166 SF

PROPERTY HIGHLIGHTS

- Great visibility in Pierce Flooring building
- 3,166 Sq Ft
- Open Floor Plan
- Ideal for showroom
- Excellent visibility
- Proximal breakroom and bathroom
- Zoned Controlled Industrial
- Easy ingress and egress
- Building signage available
- Bathroom & Breakroom

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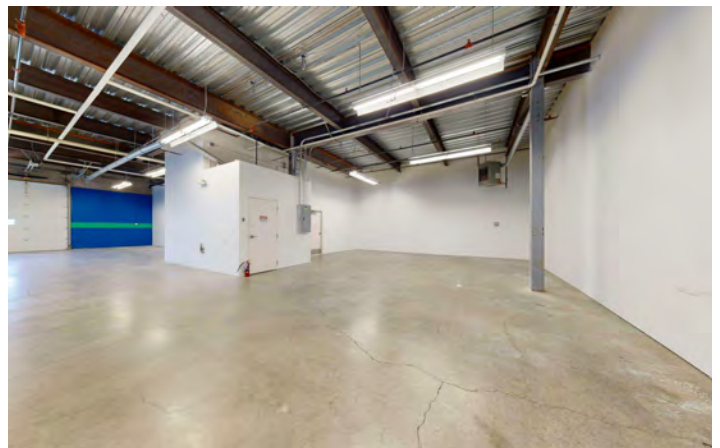
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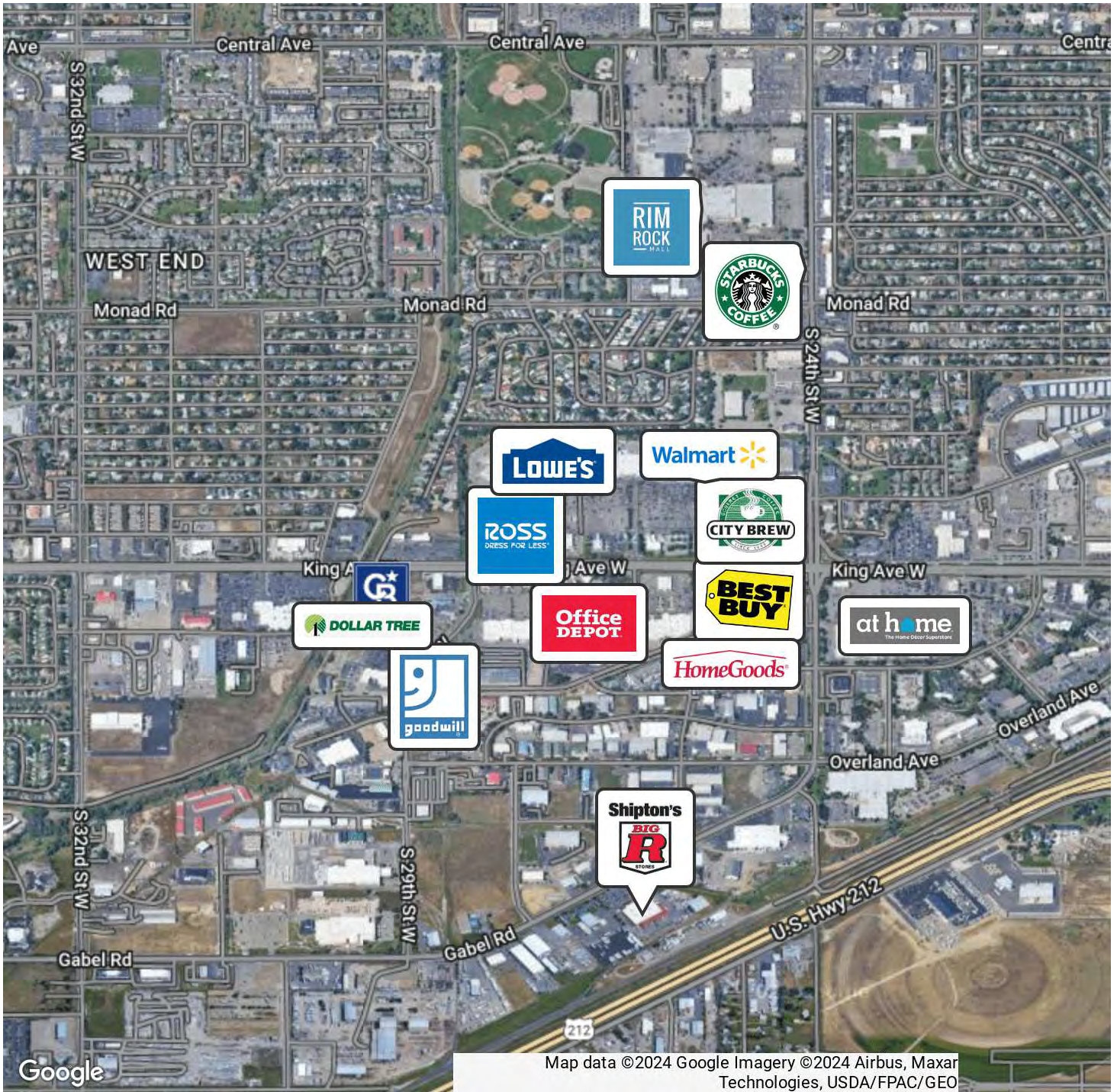
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2950 KING AVENUE WEST
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TODD SHERMAN

Commercial Realtor

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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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GEORGE WARMER, CCIM

Managing Partner

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MT #RRE-RBS-LIC-14174

PROFESSIONAL BACKGROUND

George Warmer is the Managing Broker 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.

TRANSACTIONS OF NOTE

Sale: Site for 150,000 SF RVU Medical School Campus
Sale: 52,000 SF Fed Ex Facility
Sale: 108 Acre Montana Sapphire Mix Use Development
Sale: Land For Camping World
Sale: Land For Bretz RV
Sale: 83,000 SF Warehouse
Sale: 50,000 Multi-Building Office Space
Leases: 10,000 SF Pizza Ranch Lease
Lease: 17,000 SF Shamrock Foods
Lease: Shiloh Commons a 65,000 SF Mixed-Use Development

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

In addition to handling his own commercial property listings portfolio and maintaining a large client base, George is actively involved in several trade, civic, and community organizations.
Board Member: Big Sky Economic Development Association
Board Member: City of Billings Board of Adjustments
Member: CCIM
Active Member of West End Rotary

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