

LEASE

LIBERTY & VINE

2019 Montana Ave Billings, MT 59101



LEASE RATE \$16,640.00 per month
SIZE 16,288 SF

Nathan Matelich, CCIM
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Lease Rate

**\$16,640.00
PER MONTH**

OFFERING SUMMARY

Building Size:	34,820 SF
Available SF:	16,288 SF
Year Built:	1914
Renovated:	2018
Zoning:	EB_RSVMS-East Billings Railspur Village Main St

PROPERTY OVERVIEW

- *16,288 SF Warehouse/Distribution Center for Lease
- *14 ft Ceilings
- *HVAC Throughout, Temperature Controlled Storage
- *Fire Suppression
- *ADA Accessible
- *1 Overhead Door
- *1 Dock Door with the Ability to Add a 2nd Dock Door
- *29 Parking Spots Available
- *Retail Exposure on Busy Montana Ave with High Traffic Counts
- *Ability to have 1,000 SF Showroom with Attractive Storefront Glass
- *\$8.25 NNN
- *NNN = \$4.01 PSF

NOTE: Basement storage space, accessible by freight elevator, of 5,000 to 10,982 SF is available for lease for \$2-4 NNN

OTHER RESOURCES

[View Virtual Tour](#)

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LISTING OVERVIEW

2019 Montana Ave is an attractive warehousing and distribution facility for tenants that need both a small retail/showroom area along with temperature controlled warehousing space.

With 1 dock door and the possibility of a second dock door, an ideal tenant would be a company that does pickup and delivery with box trucks. While a 70 ft semi could do pickup and deliveries at 2019 Montana Ave, it would take the majority of the parking lot to achieve a proper turn radius.

If your storage needs are big, tenants can lease the basement also for up to 27,270 SF of warehousing and storage. The entire building was remodeled in 2018 giving tenants a space to be proud to run their business out of.



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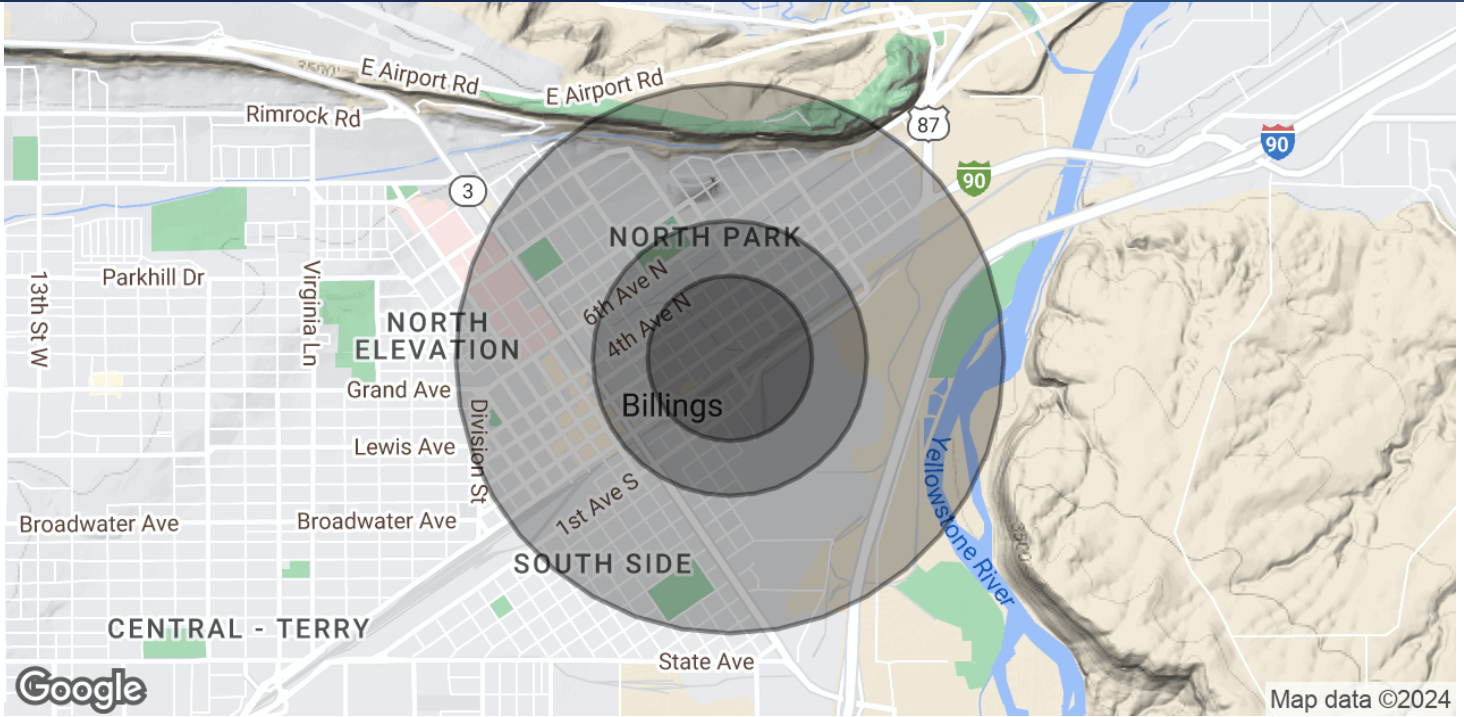


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	350	1,216	7,552
Average Age	40	40	40
Average Age (Male)	41	42	40
Average Age (Female)	39	39	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	172	578	3,588
# of Persons per HH	2	2.1	2.1
Average HH Income	\$58,058	\$58,452	\$57,912
Average House Value	\$478,531	\$416,809	\$376,824

Demographics data derived from AlphaMap

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