

# LEASE

**4025 1ST AVE S**

Billings, MT 59101



**LEASE RATE**

**\$7.15 - 10.00 SF/yr**

**Ben Linkenhoker**

(406) 369-0815

ben@cbcmontana.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER  
COMMERCIAL**  
CBS





### PROPERTY DESCRIPTION

Large mixed use industrial space with multiple overhead doors, warehouse space, and office. The space is flexible in layout and can be divided into smaller units. Perfect for manufacturing, warehousing, 3PL logistics, and contractors like electricians, plumbers, HVAC, etc with ample parking. ONLY MINUTES FROM DOWNTOWN AND NEW HOSPITAL PROJECT!!!

Additional uses could include:

- E-commerce retail
- Drop shipping facilities
- Creative studios and media production
- Research and Development
- Engineering, product design and manufacturing

### OFFERING SUMMARY

Lease Rate:	\$7.15 - 10.00 SF/yr (NNN)
Available SF:	2,880 & 6,000 SF
Building Size:	23,160 SF

### PROPERTY HIGHLIGHTS

- 9,000 SF Mixed Use Industrial, Shop/Warehouse with offices
- For Lease - \$7.15/sf/yr - \$10/sf/yr NNN depending on terms
- NNN's estimated at \$2.50/sf/yr
- 3 qty 14 ft Overhead Doors
- Ample parking
- Semi-access
- New LED interior lighting
- New exterior LED security lights
- Exposure Along 1st Ave S
- Fenced Yard
- 3 Phase Power

**Ben Linkenhoker**  
(406) 369-0815  
ben@cbcmontana.com



**COLDWELL BANKER  
COMMERCIAL**  
CBS

# LEASE

4025 1ST AVE S

Billings, MT 59101



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,880 & 6,000 SF	Lease Rate:	\$7.15 - \$10.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 3	Available	2,880 SF	NNN	\$7.15 - 10.00 SF/yr	120' x 23.5'
Unit 4	Available	6,000 SF	NNN	\$7.15 - 10.00 SF/yr	~120'x50'

**Ben Linkenhoker**  
(406) 369-0815  
ben@cbcmontana.com



**COLDWELL BANKER  
COMMERCIAL**  
CBS



# LEASE

## UNIT 3 PHOTOS

Billings, MT 59106



---

**Ben Linkenhoker**  
(406) 369-0815  
ben@cbcmontana.com

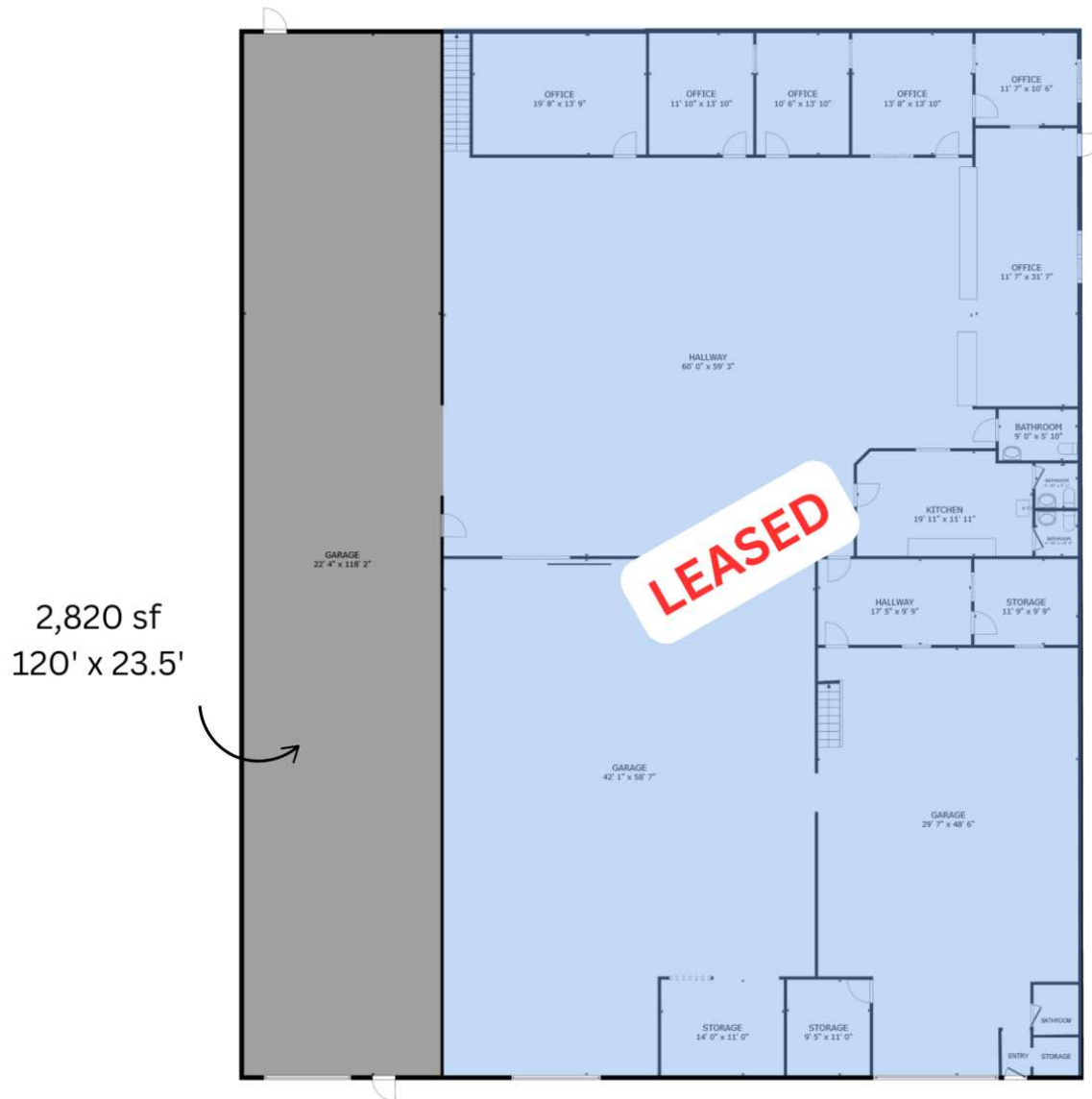


**COLDWELL BANKER  
COMMERCIAL**  
CBS

# LEASE

## UNIT 3 FLOORPLAN

Billings, MT 59101



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 4,989 sq.ft.  
EXCLUDED AREAS : GARAGE 2,638 sq.ft. GARAGE 2,268 sq.ft. GARAGE 1,285 sq.ft.  
TOTAL : 4,989 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**Ben Linkenhoker**  
(406) 369-0815  
ben@cbcmontana.com



**COLDWELL BANKER  
COMMERCIAL**  
CBS



# LEASE

## UNIT 4 PHOTOS

Billings, MT 59106



**Ben Linkenhoker**  
(406) 369-0815  
ben@cbcmontana.com

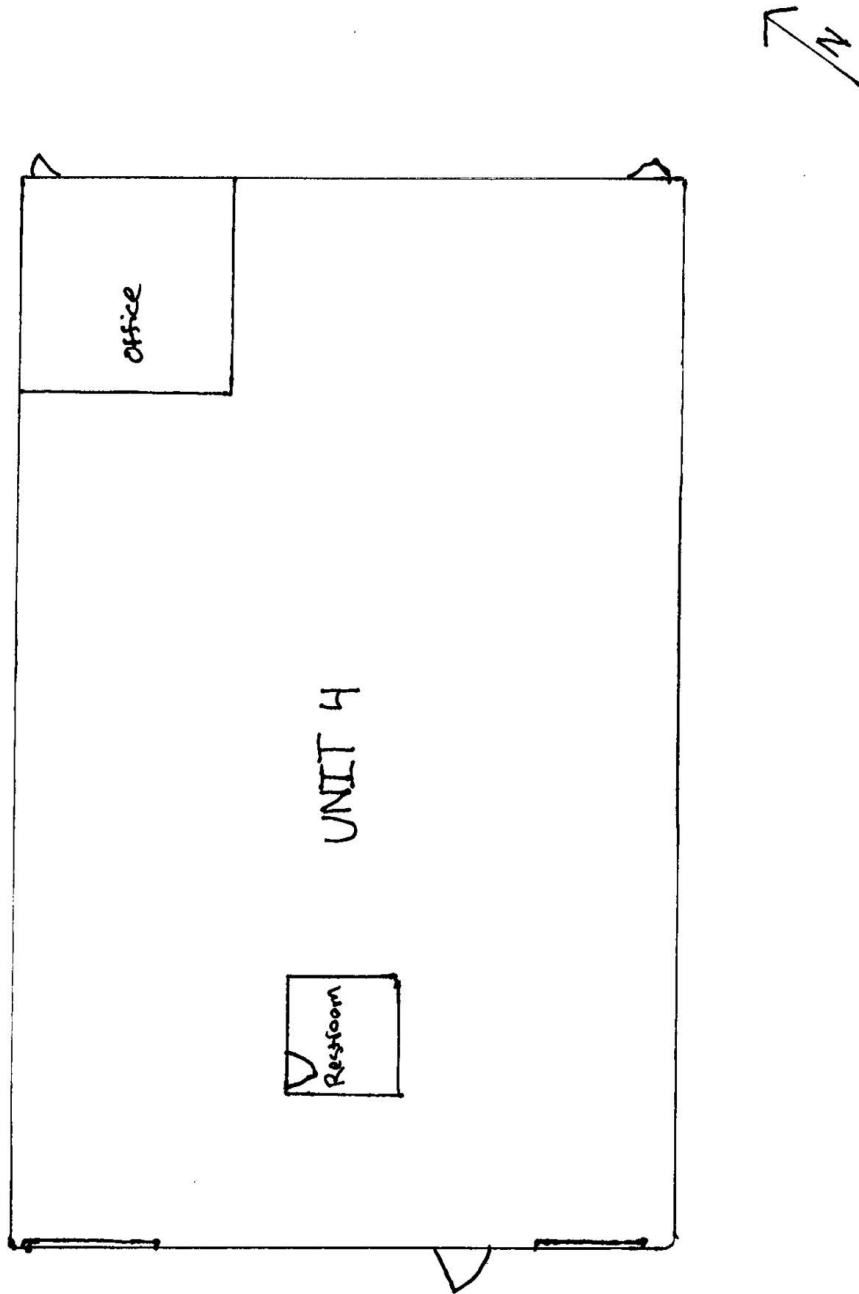


**COLDWELL BANKER  
COMMERCIAL**  
CBS

# LEASE

## UNIT 4 FLOORPLAN

Billings, MT 59101



**Ben Linkenhoker**  
(406) 369-0815  
ben@cbcmontana.com



**COLDWELL BANKER  
COMMERCIAL**  
CBS



# LEASE

4025 1ST AVE S

Billings, MT 59101



**Ben Linkenhoker**  
(406) 369-0815  
ben@cbcmontana.com



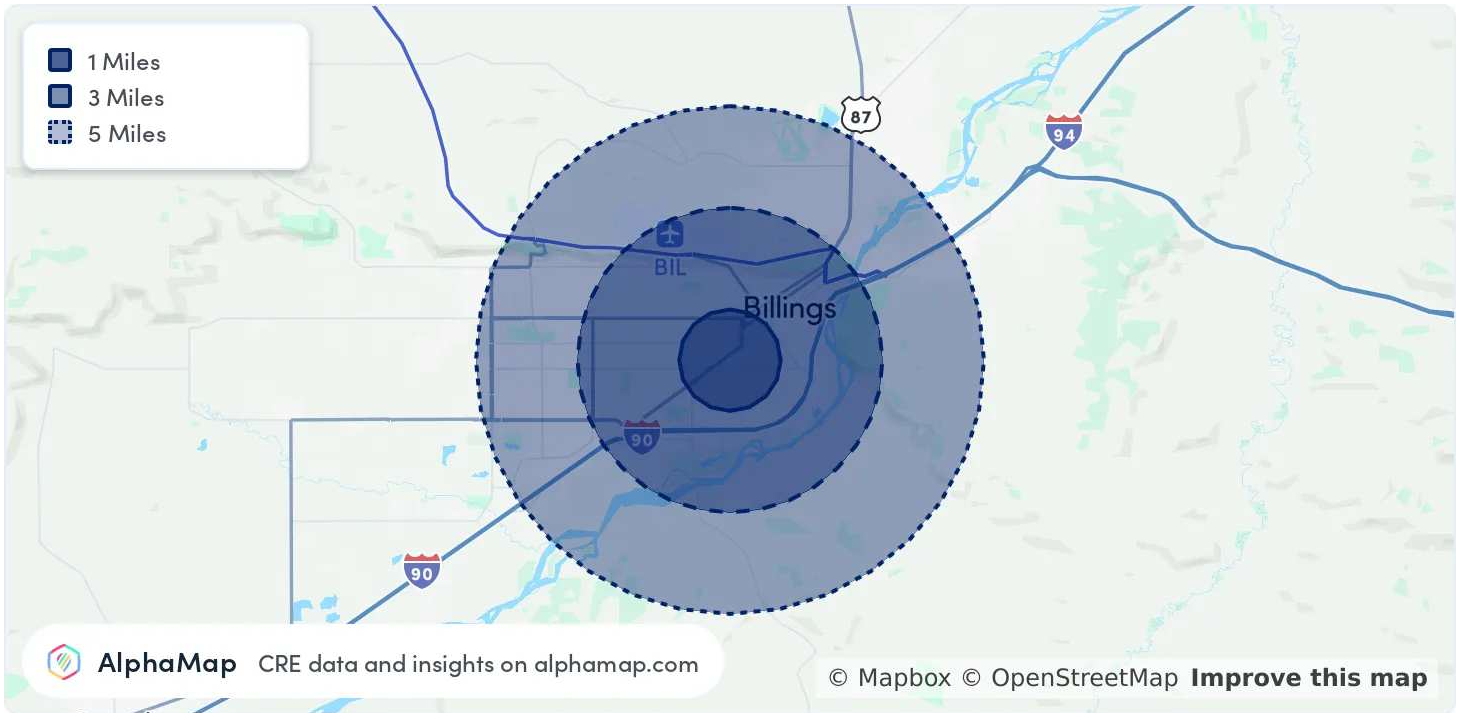
**COLDWELL BANKER  
COMMERCIAL**  
CBS



# LEASE

4025 1ST AVE S

Billings, MT 59101



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,442	56,369	113,244
Average Age	39	40	41
Average Age (Male)	38	39	39
Average Age (Female)	39	41	42

## HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,022	24,533	48,203
Persons per HH	2.2	2.3	2.3
Average HH Income	\$63,452	\$80,354	\$88,327
Average House Value	\$300,982	\$352,731	\$376,847
Per Capita Income	\$28,841	\$34,936	\$38,403

Map and demographics data derived from AlphaMap

**Ben Linkenhoker**

(406) 369-0815

ben@cbcmontana.com



**COLDWELL BANKER  
COMMERCIAL**  
CBS



**BEN LINKENHOKER**

Comm Sales Associate

ben@cbcmontana.com

Direct: (406) 369-0815 | Cell: (406) 369-0815

## PROFESSIONAL BACKGROUND

Ben's entrepreneurial spirit is matched only by his commitment to people. He is known for his genuine interest in helping others, a quality that fuels his professional pursuits and is a central part of his career. In his personal life, Ben prioritizes his beautiful wife and two sweet daughters, balancing his love for the outdoors, sports, and family.

Professionally, Ben is a commercial real estate agent, mechanical engineer, versatile entrepreneur, and real estate investor with a diverse background spanning engineering, manufacturing, and business management. Growing up in Hamilton, Montana, Ben developed a passion for hands-on problem-solving and the outdoors, which has shaped both his professional journey and personal life.

While earning his Mechanical Engineering degree from MSU, Ben began his career working for a CNC machine shop, honing his skills in precision manufacturing. Following graduation, he transitioned into the downstream oil industry before moving back to the Gallatin Valley, where he designed high-tech scientific instrumentation. Ben's experience also extends to commercial fishing in Alaska and agriculture as a potato farmer and

In 2018, Ben and his wife Sarah co-founded Unbeaten Path Designs, an E-commerce and CNC machining business, where he applied his technical expertise to create high-quality products while developing a keen understanding of online retail. After a decade of personal real estate investing, Ben discovered his true passion for real estate and chose to outsource his business's manufacturing processes to focus on this new venture. As a commercial real estate agent, Ben is dedicated to helping clients navigate the complexities of the commercial real estate market, leveraging his broad skill set to advise and support those looking to invest, lease, sell, or buy properties.

He is passionate about helping others navigate their own journeys to success while fostering meaningful relationships along the way.

**CBS**

3135 Meadow View Dr.  
Billings, MT 59102  
406.656.2001

**Ben Linkenhoker**

(406) 369-0815

ben@cbcmontana.com



**COLDWELL BANKER  
COMMERCIAL**  
CBS