

LEASE

4025 1ST AVE S

Billings, MT 59101



LEASE RATE

\$8.00 SF/yr NNN

Ben Linkenhoker

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ADDITIONAL USES

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

LOCATION DESCRIPTION

This versatile property features multiple overhead doors, expansive warehouse areas, and dedicated office space ideal for a wide range of uses. The flexible 9,000sf layout allows for subdivision into smaller units of 2,880sf (Unit 3) or 6,000sf (Unit 4) to accommodate various business needs. Perfect for manufacturing, warehousing, 3PL logistics, and trades such as electrical, plumbing or HVAC. Ample on-site parking provides convenience for employees and customers alike. Conveniently located just minutes from Downtown Billings and the new hospital project!

The two units can be combined into a single 9,000 sf unit or kept separate as a 6,000sf space (unit4) and a 3,000 sf space (unit 3).

RECENT UPDATES

- Replaced overhead doors
- New roof coating with 15 year warranty
- Repaired siding and installed accent wainscot panels with new trim
- Replaced gutters
- Tree shrub & over growth removal
- Parking lot & landscape updates
- Bathroom remodel
- Interior & exterior paint
- Updated pavement, sidewalk, and widened approach
- Installed new LED interior lighting and security lights
- And many more!

OFFERING SUMMARY

Lease Rate:	\$8.00 SF/yr (NNN)
Available SF:	2,880, 6,000, or 8,880 SF
Building Size:	23,160 SF

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Total Unit:

- \$8.00 sf/yr
- NNN is of \$2.50/sf/yr
- Total Rent: \$7,750.00/MO
- 8,880 sf
- Fenced yard
- Semi Access
- Exposure along 1st Ave. S.
- 3 Phase Power

Unit 3:

- Standalone 2,880 sqft
- ~120' x ~25'
- 14' tall overhead door
- new LED lights

Unit 4:

- 6,000 sf
- ~120'x50'
- 2x 14' tall overhead doors
- 1 loading dock
- Private Restroom
- ~250sf office
- new LED lights

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,880, 6,000, or 8,880 SF	Total Monthly Payment:	\$2,520.00, \$5,250.00, or \$7,750.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE: D.O.T	SIZE
Unit 3: D.O.T	Available	2,880 SF	NNN	\$8.00 SF/yr	120' x 23.5'
Unit 4: D.O.T	Available	6,000 SF	NNN	\$8.00 SF/yr	~120'x50'
Combined: D.O.T	Available	8,880 SF	NNN	\$8.00 SF/yr	~ 120' x 75'

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UNIT 3 PHOTOS

Billings, MT 59106



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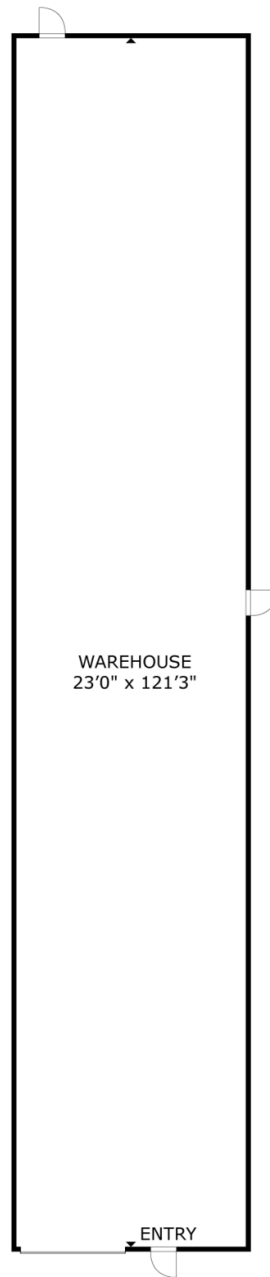


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UNIT 3 FLOORPLAN

Billings, MT 59101



GROSS INTERNAL AREA
TOTAL: 2787 sq.ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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UNIT 4 PHOTOS

Billings, MT 59106



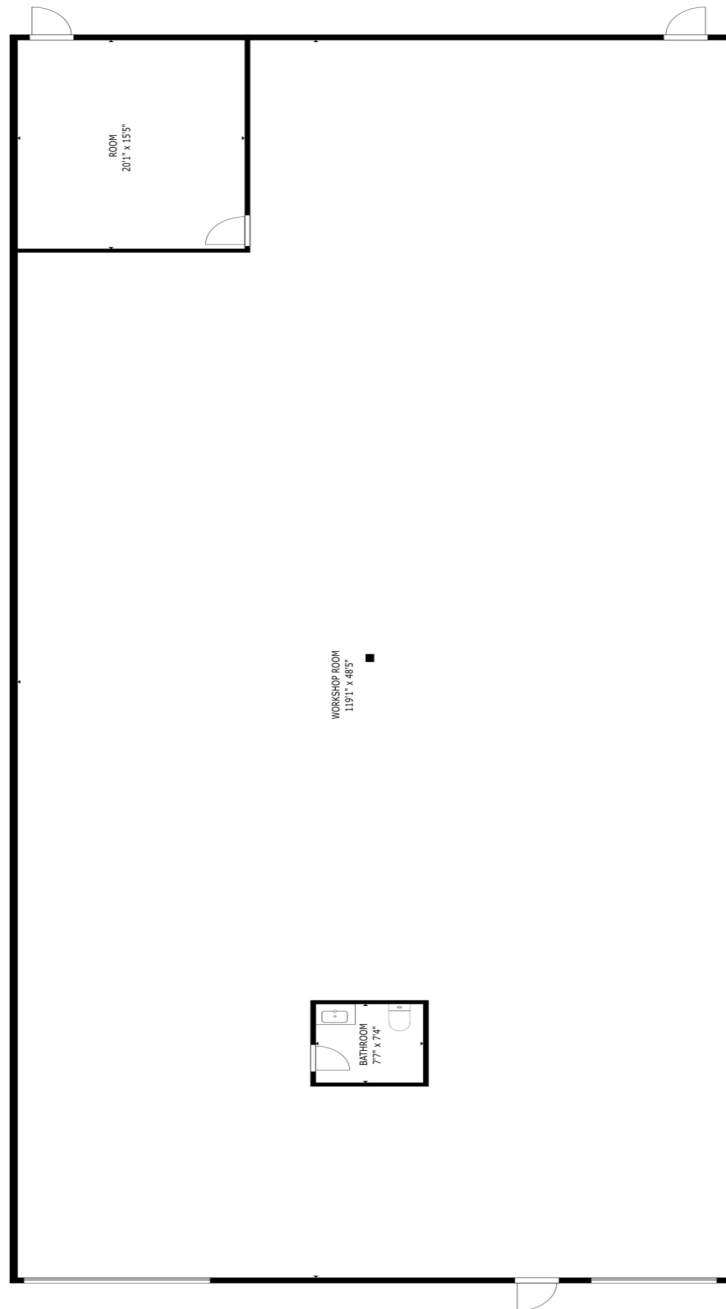
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UNIT 4 FLOORPLAN

Billings, MT 59101



GROSS INTERNAL AREA
FLOOR 1: 5770 sq ft
TOTAL: 5770 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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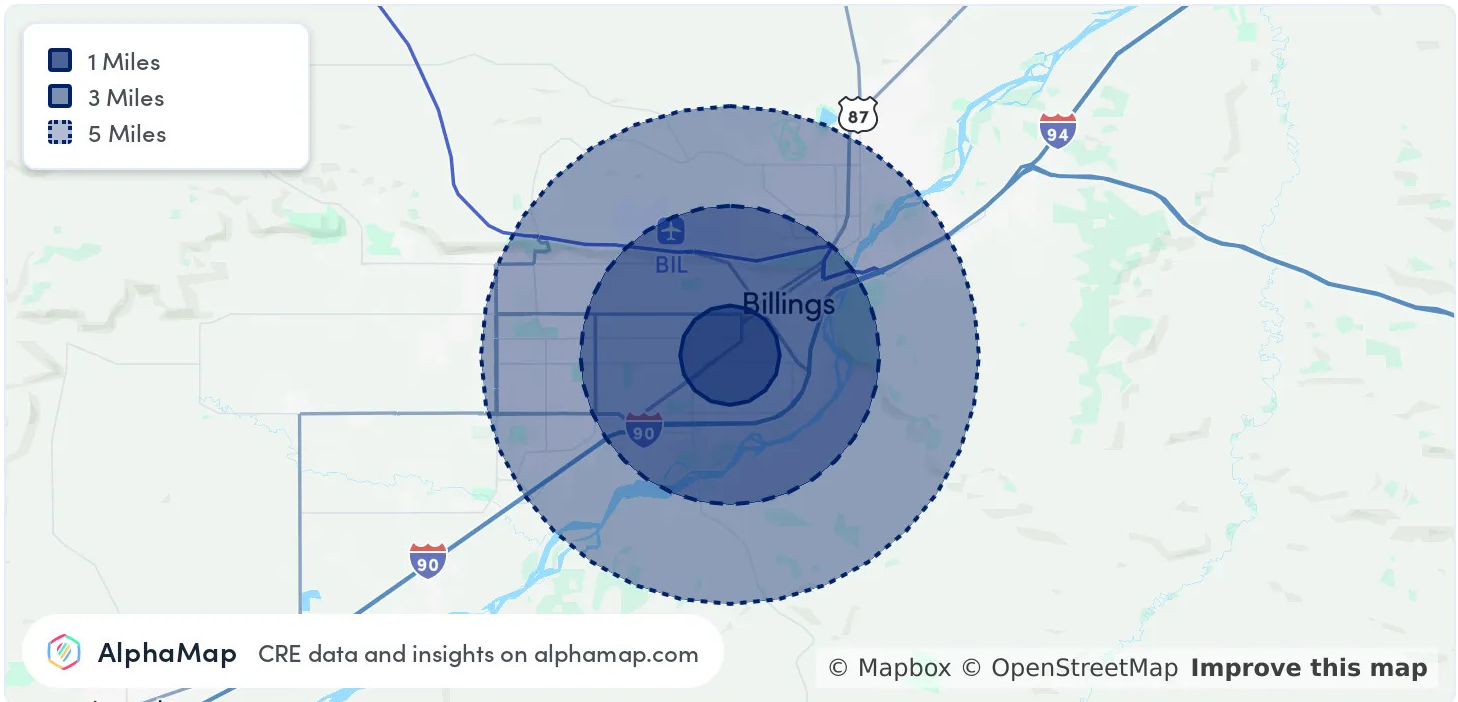


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POPULATION

	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

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BEN LINKENHOKER

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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.

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