

SALE / LEASE

350 S BILLINGS BLVD

350 S Billings Blvd Billings, MT 59101



SALE PRICE \$4,005,000
LEASE RATE \$2,240.00 - \$8,960.00 per month

Nathan Matelich, CCIM
406 781 6889

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Sale Price	\$4,005,000
Lease Rate	\$2,240.00 - \$8,960.00 PER MONTH

OFFERING SUMMARY

Building Size:	44,500 SF
Available SF:	2,500 - 10,000 SF
Lot Size:	146,661 SF
Number of Units:	9
Price / SF:	\$90.00
Year Built:	1994
Zoning:	I1-Light Industrial

PROPERTY OVERVIEW

44,500 SF of Shop/Warehouse Buildings
3.37 Acres of Land
Built 1994
14 ft Overhead Doors
3 Phase Power
9 Separate Tenant Spaces – 2,500 SF, 3,000 SF, 5,000 SF, 7,500 SF & 10,000 SF
3 Fenced Yard Spaces
Ideal for Owner Occupant, Investment or Owner Occupied with Additional Rental Income
NNN = \$2.50 PSF

LOCATION OVERVIEW

350 S Billings Blvd is a centrally located 4 building Shop/Warehouse complex that provides a buyer with tremendous flexibility to owner occupy a building or own for strictly investment purposes. With 4 separate 10,000+ SF buildings, multiple 14 ft overhead doors and 3 phase power, this property caters to both manufacturing companies and contracting businesses alike. Listed for sale at \$90 PSF or for lease at \$8.25-\$8.50 NNN, this building provides affordable options for buyers and tenants alike.

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AVAILABLE SPACES:

UNIT	SIZE	MONTHLY RENT	TENANT	LEASE END
345 S Billings Blvd	5,000 SF	\$4,685/mo (+ utilities)	A-Team Roofing	month to month lease
Unit 1A	5,000 SF	\$4,585/mo (+ utilities)	Vacant	-
Unit 2	10,000 SF	\$8,960/mo (+ utilities)	Vacant	-
Unit 3A	5,000 SF	\$4,000/mo (+ utilities)	Federal Aviation Administration	new 5 year lease
Unit 3B	2,500 SF	\$2,240/mo (+ utilities)	Vacant	-
Unit 3C	2,500 SF	\$2,240/mo (+ utilities)	Vacant	-
Unit 4A	3,000 SF	\$2,990/mo (+ utilities)	Billings Flying Services	month to month lease
Unit 4B	2,500 SF	\$1,600/mo (+ utilities)	Billings School District	new 4 year lease
Unit 4C	7,500 SF	\$6,135.80/mo (+ utilities)	Government Tenant	9 year lease
TOTALS	43,000 SF	\$37,636/MO		

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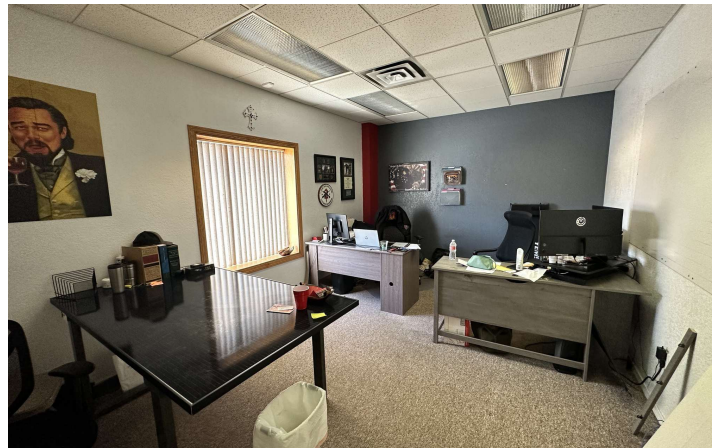
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354 S BILLINGS BLVD - A-TEAM ROOFING

- 5,000 SF Shop/Warehouse
- Reception
- 5 Private Offices
- Large Conference Room
- Large Shop/Warehouse Area
- 2 qty 14 ft Overhead Doors
- Fenced Yard
- Retail Exposure with S Billings Blvd Visibility
- Rented Month to Month for \$4,685/mo



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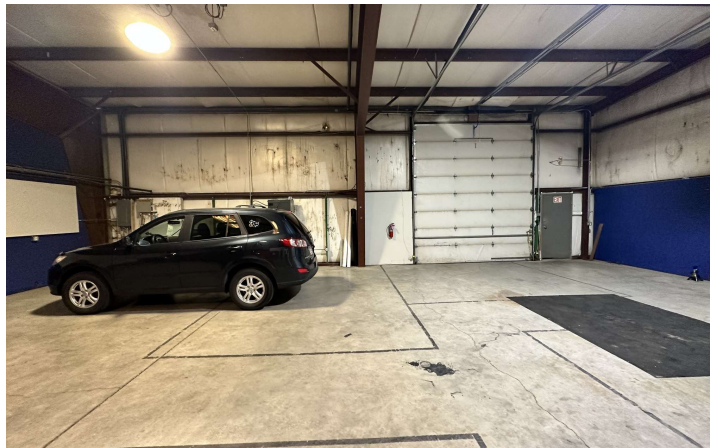
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UNIT 1A - VACANT

- 5,000 SF Shop/Warehouse
- For Lease - \$4,585/mo + Utilities
- Retail/Showroom
- 1 Private Office
- Temperature Controlled Warehouse with AC
- 2 Bathrooms
- 2 qty 14 ft Overhead Doors
- Storage Room
- \$8.50 psf NNN
- NNN = \$2.50 psf



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UNIT 2 - VACANT

- 10,000 SF Shop/Warehouse
- For Lease - \$8,960/mo + Utilities
- Large Shop/Warehouse That Is Mostly Open
- Paint Booth with Fire Suppression & Ventilation
- 3 Phase Power
- 3 Bathrooms
- 3 qty 14 ft Overhead Doors
- 1 Office/Conference Room & 1 Breakroom
- Retail Exposure from S Billings Blvd
- Outside Yard Space Available Adjacent to Building
- Temperature Controlled Warehouse with AC in 5,000 SF
- \$8.25 psf NNN. NNN = \$2.50 psf



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UNIT 3A- FEDERAL AVIATION ADMINISTRATION

- 5,000 SF Shop/Warehouse
- Offices
- Bathroom
- Yard Space
- 3 Phase Power
- 14 ft Overhead Door
- Leased at \$4,000/mo



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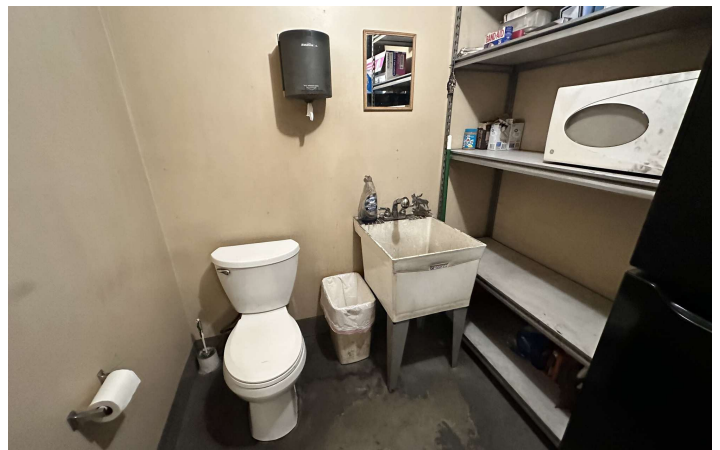
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UNIT 3B - VACANT

- 2,500 SF Shop/Warehouse
- For Lease - \$2,240/mo
- Bathroom
- 3 Phase Power
- 14 ft Overhead Door
- Shop Heater
- \$8.25 psf NNN
- NNN = \$2.50 psf



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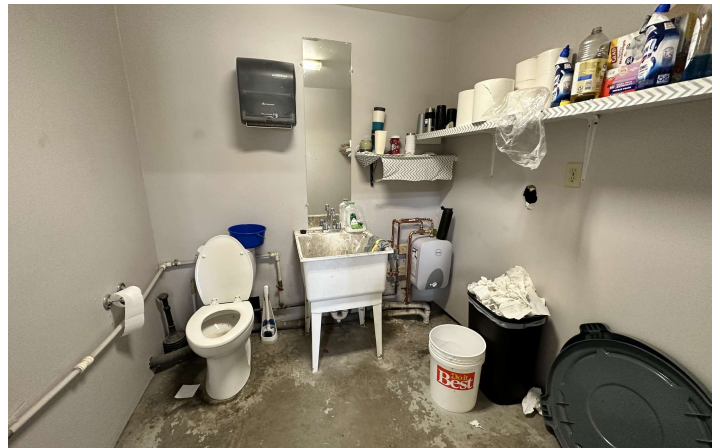
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UNIT 3C - VACANT

- 2,500 SF Shop/Warehouse
- For Lease - \$2,240/mo
- Bathroom
- 3 Phase Power
- 14 ft Overhead Door
- Shop Heater
- Office/Storage Room
- \$8.25 psf NNN. NNN = \$2.50 psf



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UNIT 4A - BILLINGS FLYING SERVICE

- 3,000 SF Shop/Warehouse
- 14 ft Overhead Door
- Shop Heater
- No Bathroom
- Rented Month to Month for \$2,990/mo



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UNIT 4B - BILLINGS SCHOOL DISTRICT

- 2,500 SF Shop/Warehouse
- 14 ft Overhead Door
- Shop Heater
- No Bathroom
- New 4 Year Lease at \$1,600/mo



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UNIT 4C - GOVERNMENT TENANT

- 7,500 SF Shop/Warehouse
- 14 ft Overhead Door
- Offices
- Bathrooms
- Shop Heater
- Yard Space
- New 5 Year Lease at \$6,135.80/mo



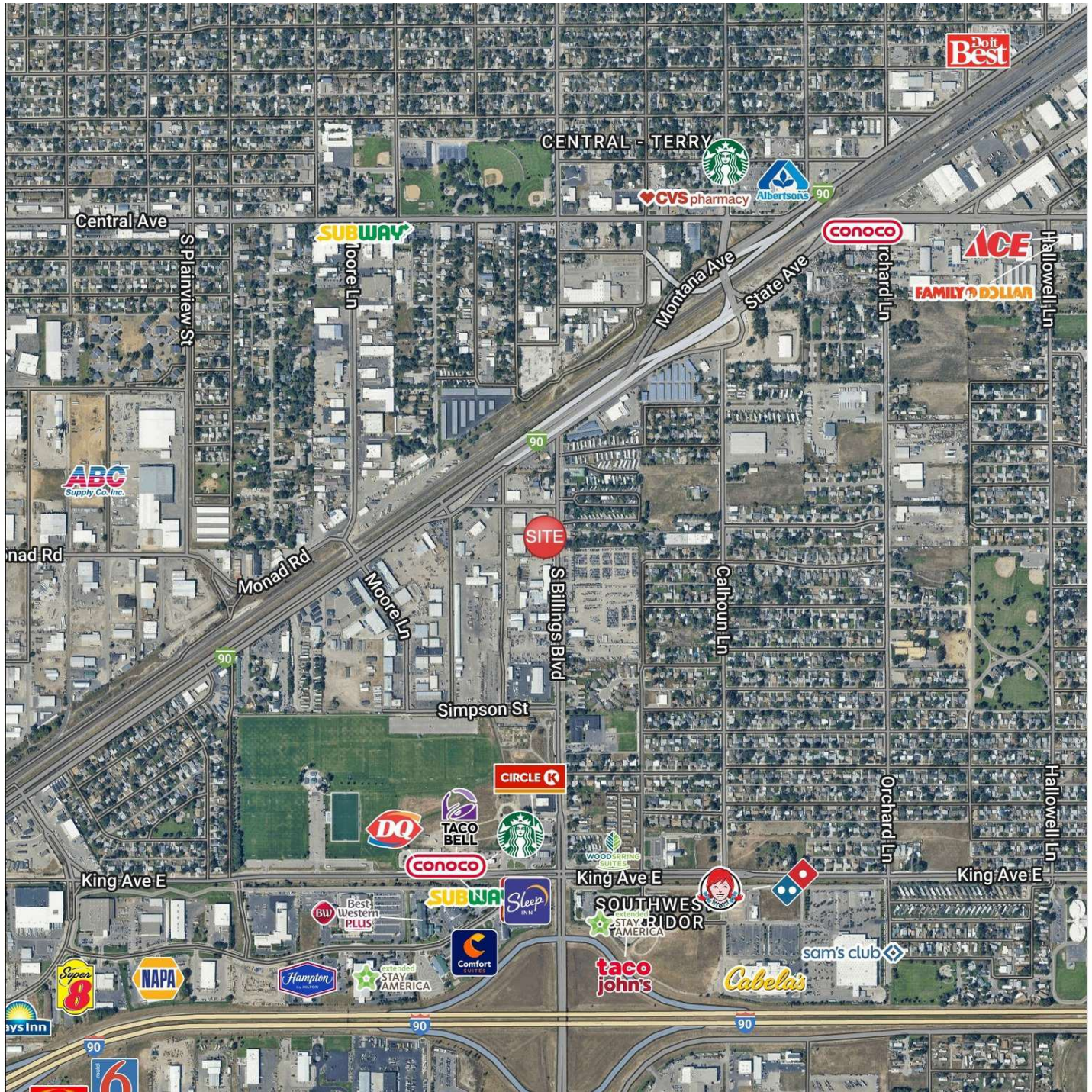
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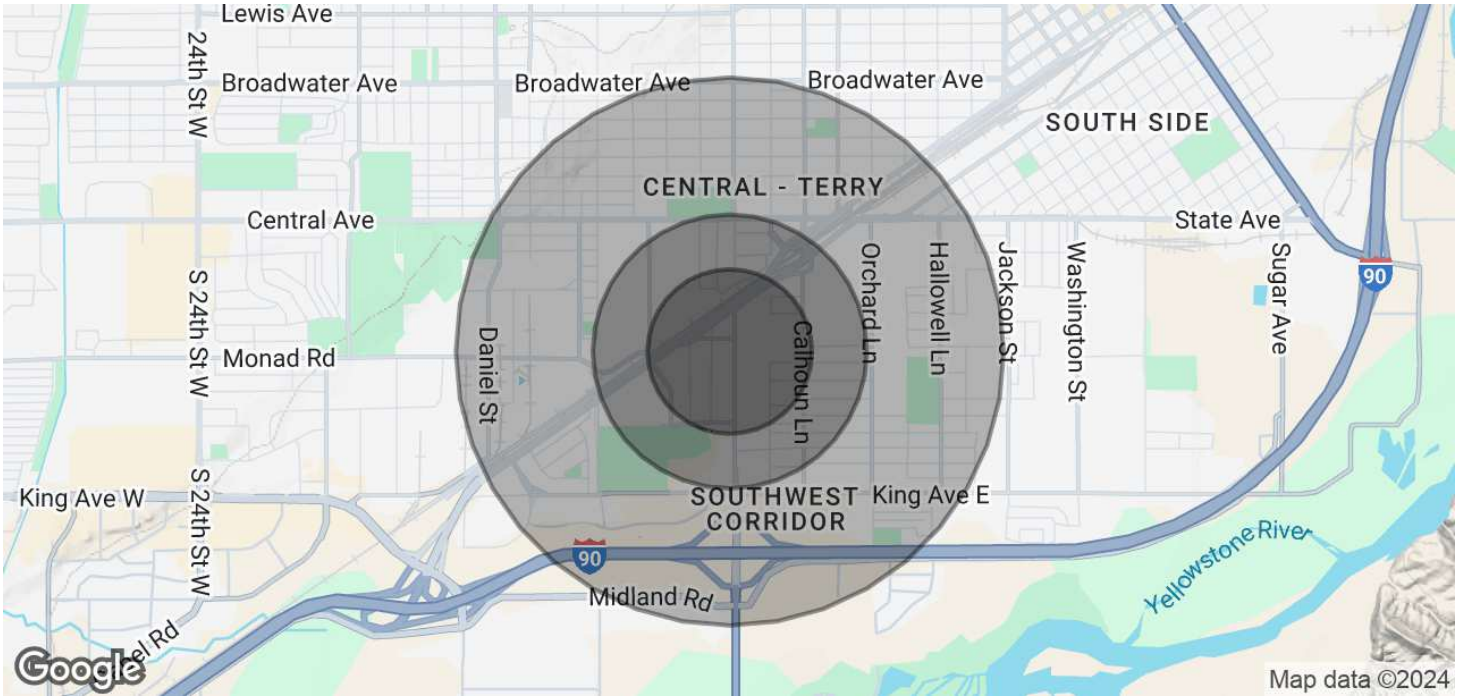
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	0.3 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	272	1,742	8,908
Average Age	38	39	38
Average Age (Male)	38	39	37
Average Age (Female)	38	39	38
HOUSEHOLDS & INCOME			
Total Households	119	754	3,861
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$58,183	\$60,155	\$61,520
Average House Value	\$264,944	\$259,135	\$269,570

Demographics data derived from AlphaMap

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