

LEASE

8022 N WORKSHOP AVE

8022 N Workshop Ave Billings, MT 59106



LEASE RATE

\$1,500.00 - \$1,650.00 per month

SIZE

2,000 SF Units

Nathan Matelich, CCIM

(406) 781-6889

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OFFERING SUMMARY

Lease Rate:	\$1,500.00 - \$1,650.00 per month (+ utilities)
Building Size:	6,000 SF
Available SF:	2,000 - 6,000 SF
Lot Size:	0.668 Acres
Year Built:	2024
Zoning:	Outside City Limits

PROPERTY OVERVIEW

PRIVATE BATHROOMS!

1 MONTH FREE RENT!

*6,000 SF building with 3 qty 2,000 SF shops

*\$1,500/mo for 2,000 sf Shop Without Yard Space

*\$1,650/mo Shop with Shared Fenced Yard Space

*Built in 2023

*14 ft Overhead Door(s)

*16 ft Sidewalls

*Insulated Walls with Plywood Interior

*Natural Gas Heater

*Option to add a Small Office

*Base Rent = \$7.20 to \$8.10 PSF

*NNN = \$1.80 PSF

LOCATION OVERVIEW

8022 N Workshop Ave is a new construction 6,000 SF building with shop spaces for lease on the west end of Billings near 80th St & King Ave W in the Shop World industrial park. This shop space is ideal for any small business looking for extra storage or for the manufacturing or distribution space of their products.

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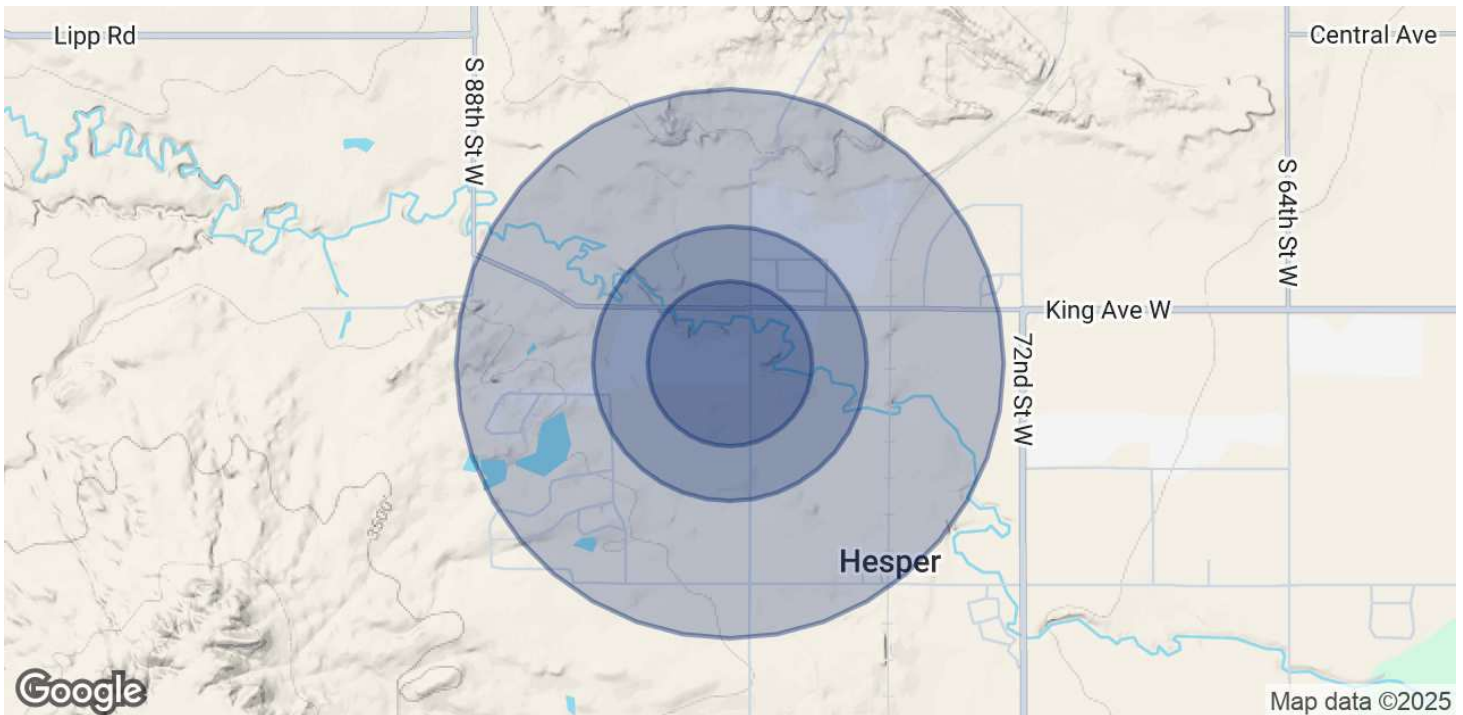


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	33	212	941
Average Age	38	38	37
Average Age (Male)	38	38	38
Average Age (Female)	38	38	37

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	11	73	325
# of Persons per HH	3	2.9	2.9
Average HH Income	\$133,414	\$132,787	\$129,512
Average House Value	\$618,514	\$615,199	\$597,896

** Demographic data derived from 2020 ACS - US Census*

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