

# 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

- \*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
- \*Private Restroom
- \*Built in 2023
- \*14 ft Overhead Door(s)
- \*16 ft Sidewalls
- \*Insulated Walls with Plywood Interior
- \*Natural Gas Heater
- \*Well Lit
- \*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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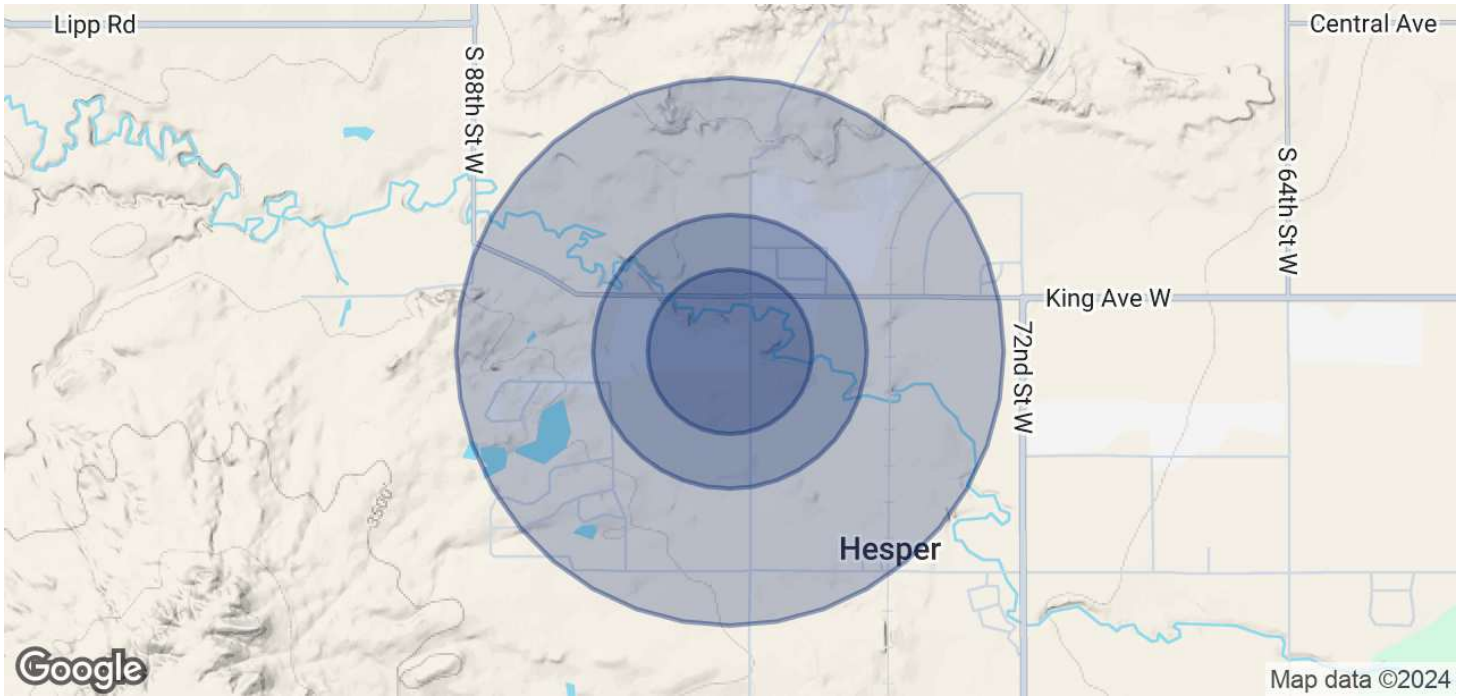


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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	33	212	941
Average Age	38	38	37
Average Age (Male)	38	38	38
Average Age (Female)	38	38	37

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
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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