

LEASE

8023 S WORKSHOP AVE

8023 S 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

8023 S 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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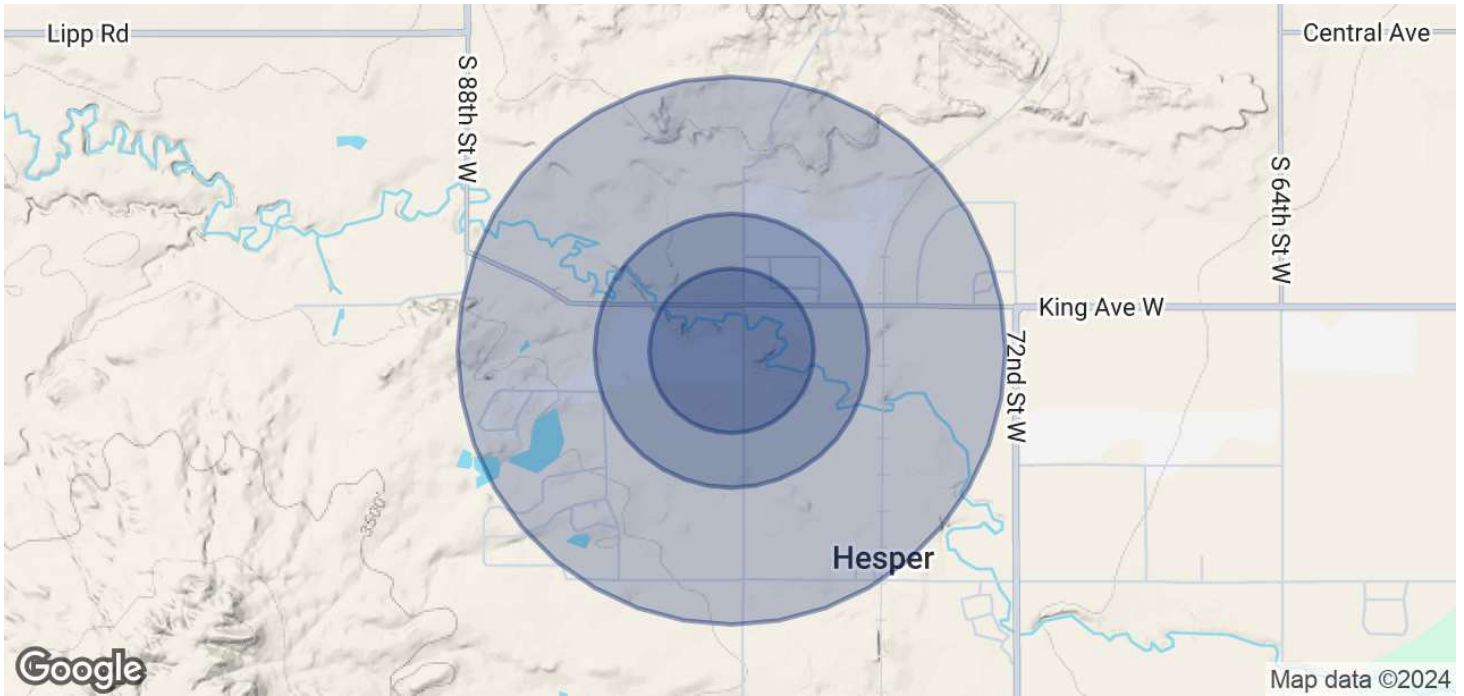


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	54	241	935
Average Age	38	38	37
Average Age (Male)	38	38	38
Average Age (Female)	38	38	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	19	83	323
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$133,414	\$132,862	\$129,804
Average House Value	\$618,514	\$615,595	\$599,441

* Demographic data derived from 2020 ACS - US Census

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