

LEASE

NEW CONSTRUCTION SHOP/WAREHOUSE

1450 South 32nd Street West Billings, MT 59102



LEASE RATE REDUCED TO \$35,116.00/mo + utilities

SIZE 18,939 SF

Nathan Matelich, CCIM
(406) 781-6889

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Lease Rate
Reduced

**\$35,116.00 PER
MONTH**

OFFERING SUMMARY

Building Size:	18,939 SF
Lot Size:	2 Acres
Year Built:	2022
Zoning:	CX-Heavy Commercial

PROPERTY OVERVIEW

PRICE REDUCED!

18,939 SF New Construction Shop/Warehouse

2 Acres of Land

7,012 SF Class A Office Space

11,927 SF Shop Space

13 Offices

Training Room

Conference Room

Break Room

Bullpen/Commons Area

6 Restrooms

Reception Area

6 qty 14 ft Overhead Doors

23-26 ft Sidewall Height in Shop/Warehouse

Excellent Retail Exposure with Pylon Sign

2/3 Acre of Yard Space

\$19.50 NNN

NNN = \$2.75 PSF

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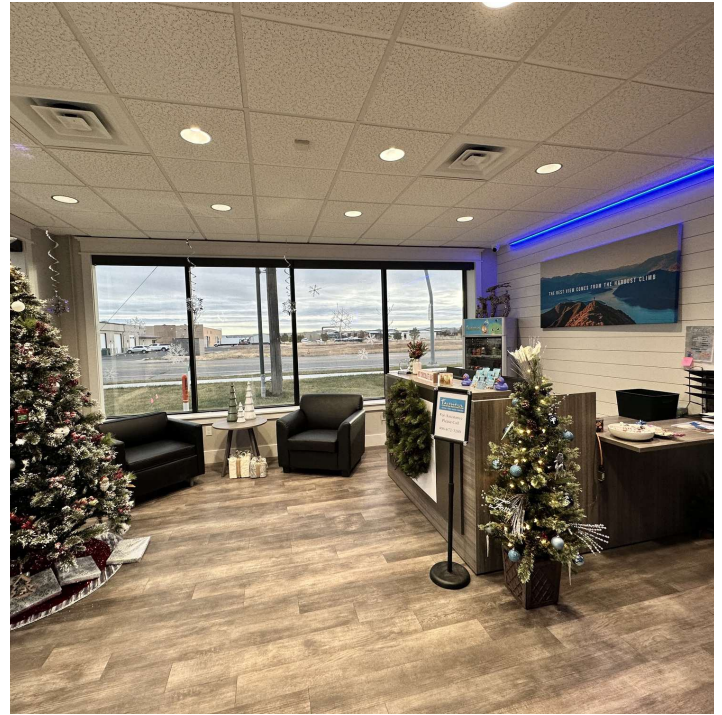
1450 South 32nd Street West Billings, MT 59102

LISTING OVERVIEW:

Experience unmatched quality with this newly constructed 18,939 SF shop/warehouse located in Billings' prime West End.

Built in 2022 with high sidewalls ranging from 23-26 ft, this property features 7,012 SF of Class A office space and 11,927 SF of premium shop space, all designed with meticulous attention to detail.

The owner spared no expense, delivering a state-of-the-art facility perfect for commercial/industrial use, complete with excellent retail exposure and ample yard space.



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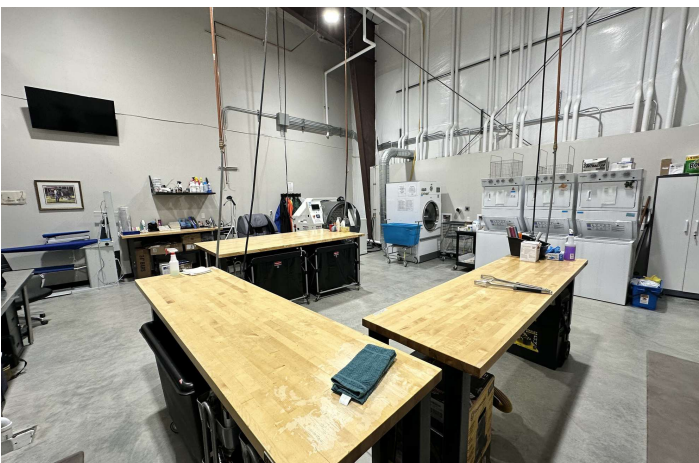


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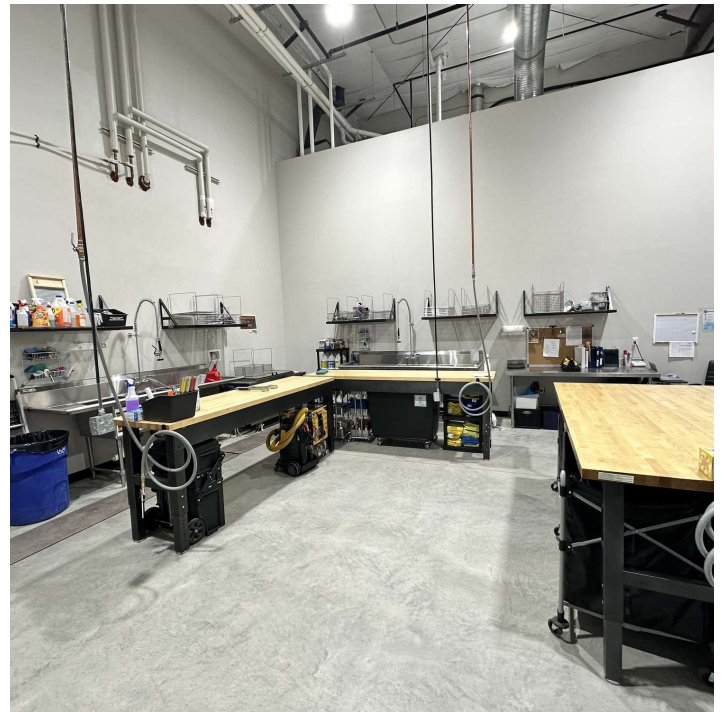


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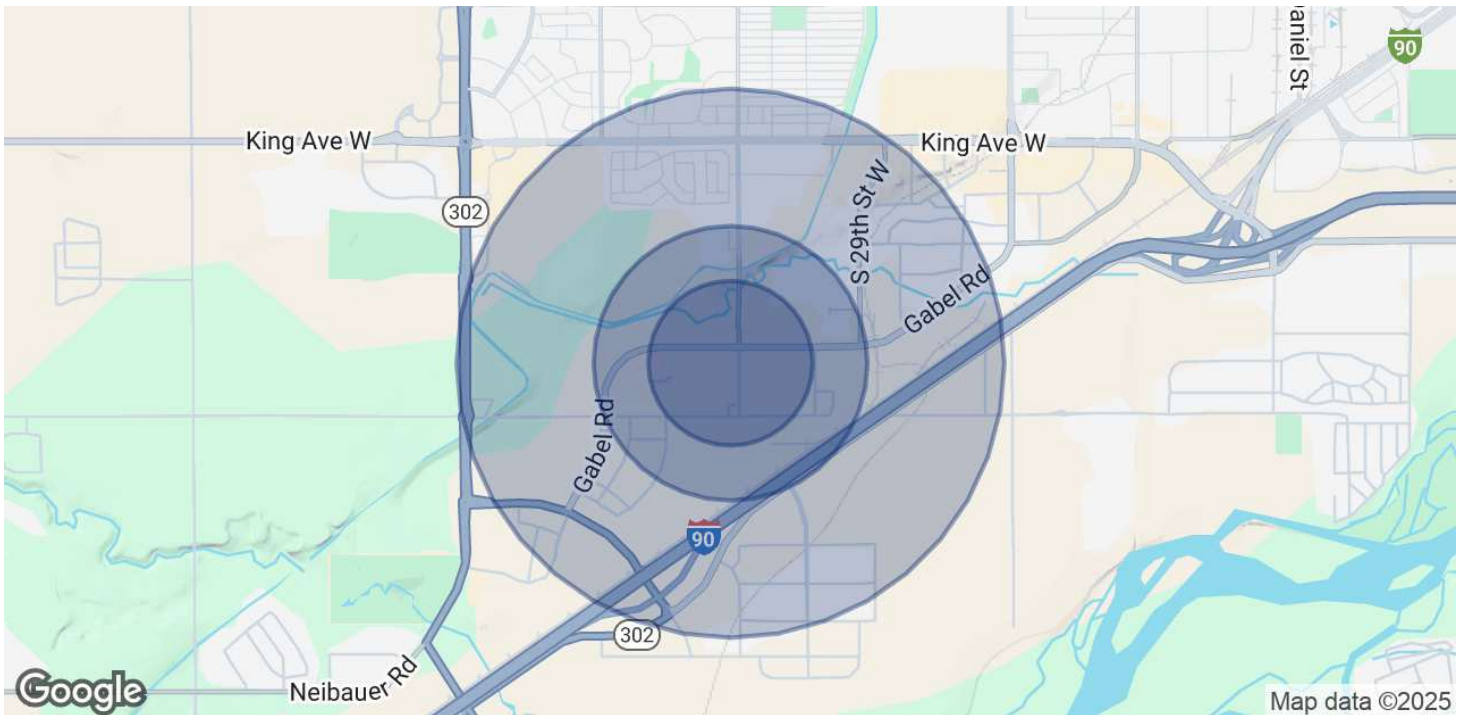


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	20	152	2,189
Average Age	47	47	43
Average Age (Male)	43	43	40
Average Age (Female)	50	50	46

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	9	67	969
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$73,937	\$73,968	\$75,942
Average House Value	\$305,399	\$306,295	\$330,526

Demographics data derived from AlphaMap

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