

LEASE

NEW CONSTRUCTION SHOP/WAREHOUSE

1450 South 32nd Street West Billings, MT 59102



LEASE RATE \$37,485.00/mo + utilities
SIZE 18,939 SF

Nathan Matelich, CCIM
(406) 781-6889

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



COLDWELL BANKER
COMMERCIAL
CBS

LEASE

NEW CONSTRUCTION SHOP/WAREHOUSE

1450 South 32nd Street West Billings, MT 59102



Lease Rate

\$37,485.00 PER MONTH

OFFERING SUMMARY

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

PROPERTY OVERVIEW

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
\$21 NNN
NNN = \$2.75 PSF

Nathan Matelich, CCIM
(406) 781-6889



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

NEW CONSTRUCTION SHOP/WAREHOUSE

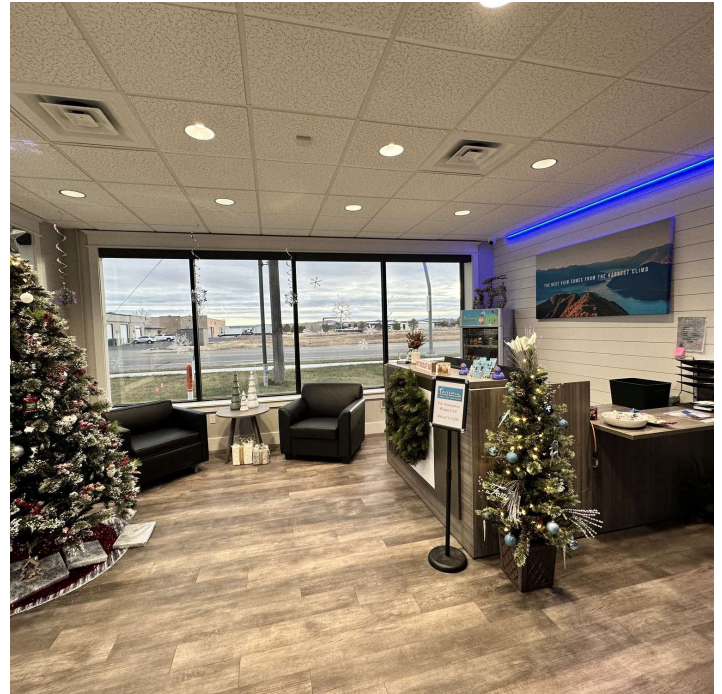
1450 South 32nd Street West Billings, MT 59102

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.



Nathan Matelich, CCIM
(406) 781-6889

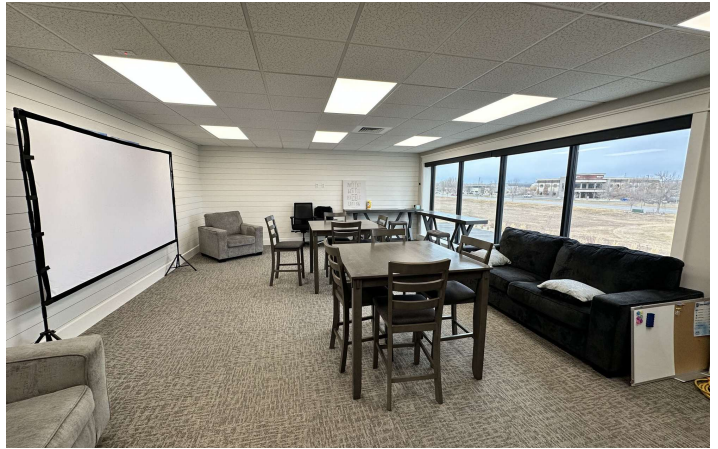


**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

NEW CONSTRUCTION SHOP/WAREHOUSE

1450 South 32nd Street West Billings, MT 59102



Nathan Matelich, CCIM
(406) 781-6889

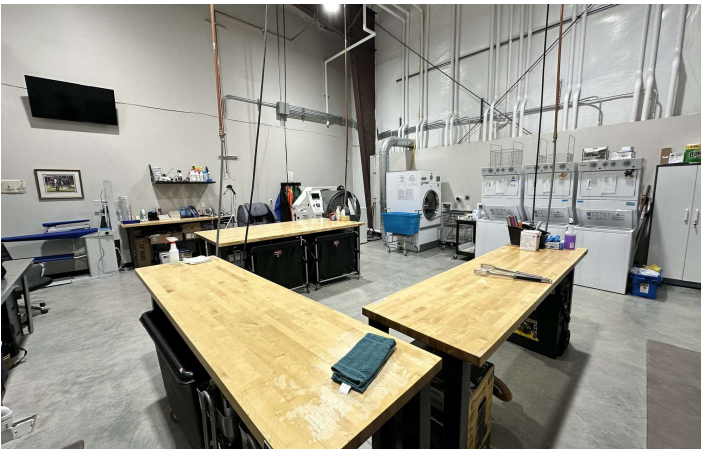


**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

NEW CONSTRUCTION SHOP/WAREHOUSE

1450 South 32nd Street West Billings, MT 59102



Nathan Matelich, CCIM
(406) 781-6889



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

NEW CONSTRUCTION SHOP/WAREHOUSE

1450 South 32nd Street West Billings, MT 59102



Nathan Matelich, CCIM
(406) 781-6889



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

NEW CONSTRUCTION SHOP/WAREHOUSE

1450 South 32nd Street West Billings, MT 59102



Nathan Matelich, CCIM
(406) 781-6889



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

NEW CONSTRUCTION SHOP/WAREHOUSE

1450 South 32nd Street West Billings, MT 59102



Nathan Matelich, CCIM
(406) 781-6889

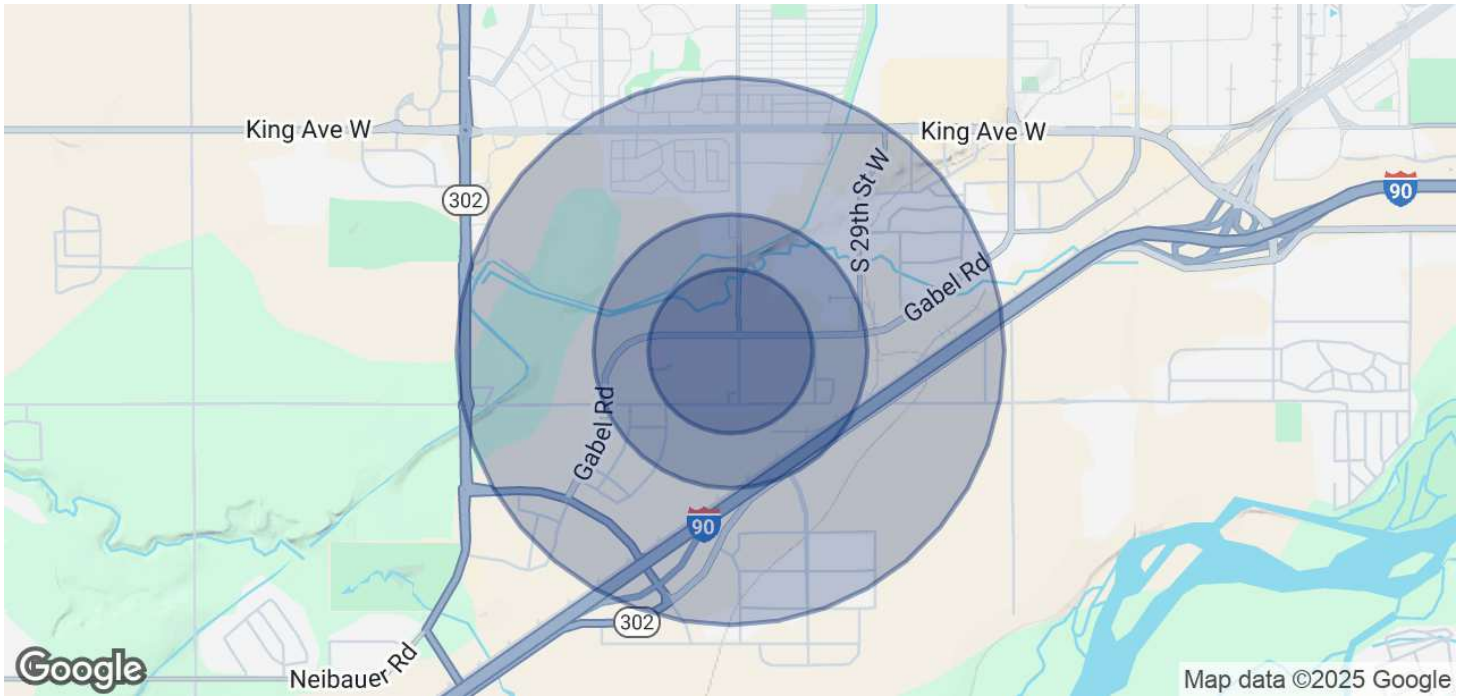


**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

NEW CONSTRUCTION SHOP/WAREHOUSE

1450 South 32nd Street West Billings, MT 59102



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

Nathan Matelich, CCIM
(406) 781-6889



**COLDWELL BANKER
COMMERCIAL**
CBS