

# LEASE

**560 CHARLES STREET**

Billings, MT 59101



**LEASE RATE**

**\$1,420.00 per month**

**George Warmer, CCIM**  
(406) 855-8946

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# LEASE

## 560 CHARLES STREET

Billings, MT 59101



### PROPERTY DESCRIPTION

Shop space for lease in South Billings  
Located near King Ave W & Laurel Road  
Unit 105 Available

### PROPERTY HIGHLIGHTS

- 14 x14' Overhead Plus Man Door
- Restroom
- 200 Amp 220 (3-Phase)
- Shop Fan
- Exterior Lighting
- Blown gas forced air
- Sign Mount Available
- 3 parking spaces, 2 directly in front of their unit and 1 in designated area

### OFFERING SUMMARY

Lease Rate:	\$1,420.00 per month (Gross)
Number of Units:	1
Available SF:	1,323 SF
Lot Size:	1.914 Acres
Zoned	I1-Light Industrial

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,664	25,198	46,779
Total Population	6,254	56,837	106,895
Average HH Income	\$51,982	\$53,636	\$55,608

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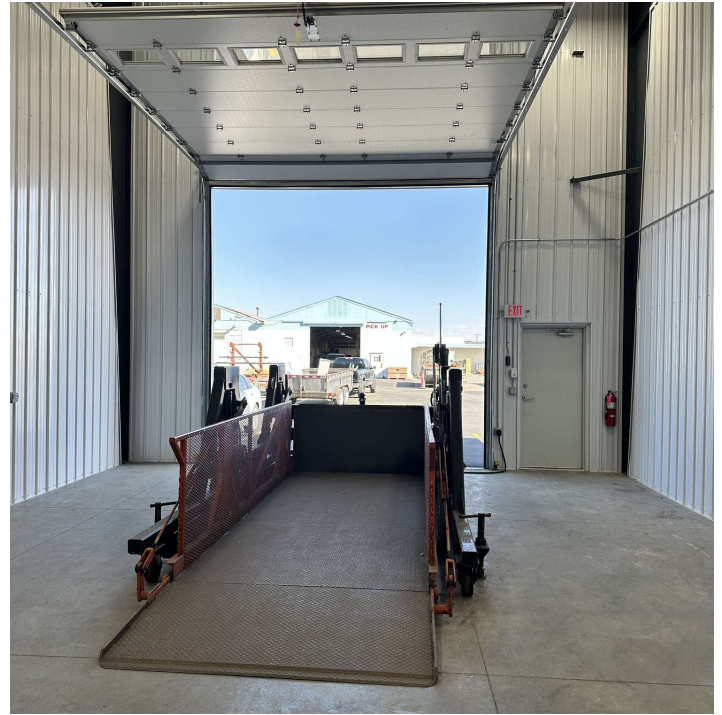
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# PHOTOS

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# MAP

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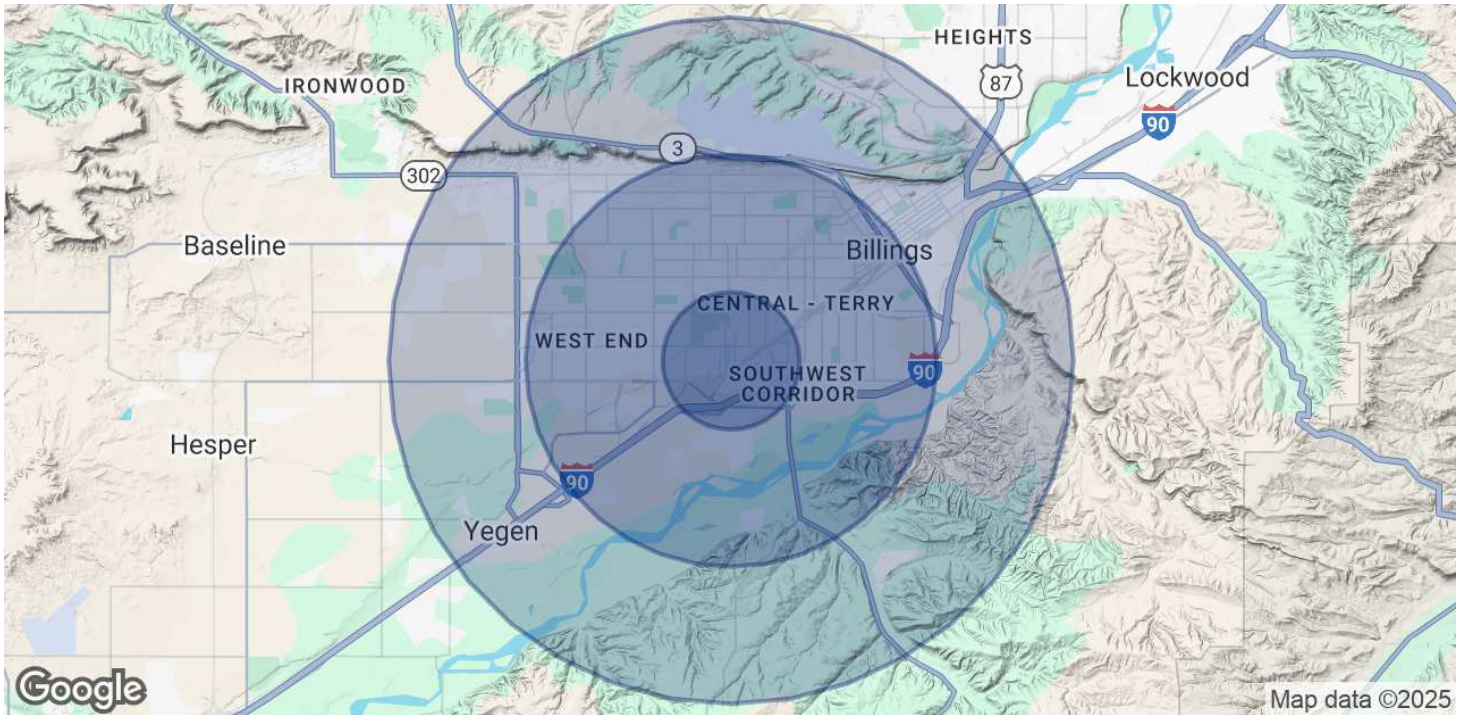
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# DEMOGRAPHICS

560 CHARLES STREET

Billings, MT 59101



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,254	56,837	106,895
Average Age	36.5	36.1	37.8
Average Age (Male)	35.1	34.4	36.1
Average Age (Female)	38.3	39.1	39.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,664	25,198	46,779
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$51,982	\$53,636	\$55,608
Average House Value	\$155,269	\$167,255	\$179,533

2020 American Community Survey (ACS)

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# BROKER BIO

560 CHARLES STREET

Billings, MT 59101



## GEORGE WARMER, CCIM

### Principal Broker

george@cbcmontana.com

Direct: (406) 855-8946 | Cell: (406) 855-8946



MT #FRE-RBS-LIC-14174

### PROFESSIONAL BACKGROUND

George Warmer is a Broker/Owner of Coldwell Banker Commercial CBS, specializing in sales, leasing, and development of commercial properties in Montana. George is a CCIM Designee and has worked in the commercial real estate business since 2005. During that time, he has brokered millions of dollars in leasing and sales transactions.

### EDUCATION

In 1987 George graduated with a Bachelor of Arts degree from USC and a MBA from the University of Denver in 1995. George's background in banking and management of personally owned businesses gave George a unique insight into the needs of his commercial clients. As a CCIM designee, George offers his clients the valuable analytical tools necessary to make sound commercial real estate decisions.

### MEMBERSHIPS

Board Member: Big Sky Economic Development Association

Board Member: City of Billings Board of Adjustments

Board Member: Coldwell Banker Commercial Advisory Board

Member: CCIM

Active Member of West End Rotary

### 2024 Transactions of Note



2675 KING AVE W  
RETAIL  
FORMER BANK



2075 OVERLAND  
OFFICE  
10,000 SF OFFICE BUILDING



707 N 31ST  
MULTI-FAMILY  
12-PLEX



206 PLAINVIEW  
INDUSTRIAL  
80,000 SF WAREHOUSE



6807 DANFORD  
LAND  
66 ACRE LAND DEVELOPMENT

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