

# LEASE

**1125 MAGGIE LANE**

Billings, MT 59101



**LEASE RATE**

**\$10.00 SF/yr**

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

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## OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Units Available	1
Building Size:	13,682 SF
Available SF:	3,400 SF
Lot Size:	28,052 SF
Year Built:	1979
Zoning:	CX-Heavy Commercial

## PROPERTY OVERVIEW

Base Rent \$2,833.33 Per Month. Nets Per Month \$300.75  
Includes Fenced Yard Space  
14' Overhead door  
Restroom  
Off Street Parking  
Easy access to the Interstate

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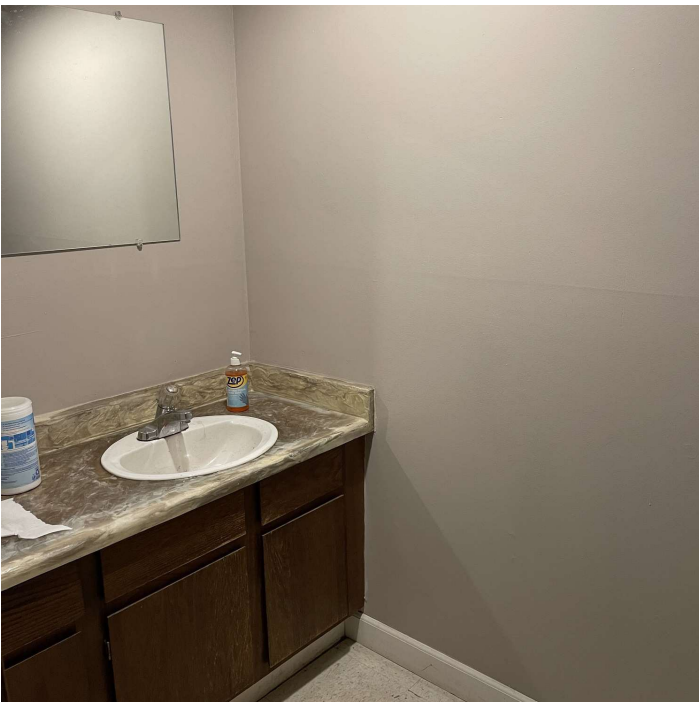
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# PHOTOS

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,841	98,029	151,817
Average Age	36.1	37.1	37.6
Average Age (Male)	32.4	35.6	35.9
Average Age (Female)	40	38.9	39.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	784	42,665	64,538
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$47,038	\$54,327	\$59,889
Average House Value	\$125,426	\$173,531	\$191,571

2020 American Community Survey (ACS)

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# BROKER BIO

1125 MAGGIE LANE

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**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

## RECOGNITION

2024 Halter Case Award Recipient  
Top 2% Producer, Platinum Circle of Distinction

## 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 Acres  
66 ACRE LAND DEVELOPMENT

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