

LEASE

3485 A J WAY, UNIT 105

3485 A J Way, Unit 105 Billings, MT 59106



LEASE RATE \$10.00 SF/yr
AVAILABLE SF 1,320 SF

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PROPERTY DESCRIPTION

Constructed in 2022, this 1320 sq ft shop space is perfectly located for easy access to west end, heights and downtown. This space features a 14' overhead door, 3-phase power, fully paved parking and surrounding area with easy semi/large truck access, maintained grassy areas and close proximity to the new national guard project. Great space for uses such as: Manufacturing, woodworking, personal storage, indoor sports training, engineering and product design, warehousing, mechanics, baking production, and a multitude of other commercial or personal applications.

OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NN)
Available SF:	1,320 SF
Total:	\$12.18/SF or \$1,340/MO

PROPERTY HIGHLIGHTS

- 1320square feet with bathroom
- 14'x14' OH door
- 3-phase power
- Industrial exhaust fan
- Zoned I1-Light Industrial
- 3 years old and only 1 tenant who used for storage
- Great access to property
- Great proximity to most of Billings
- \$10/sf/yr NNN
- CAMS: \$2.18/sf/yr
- Available 11/1/2025

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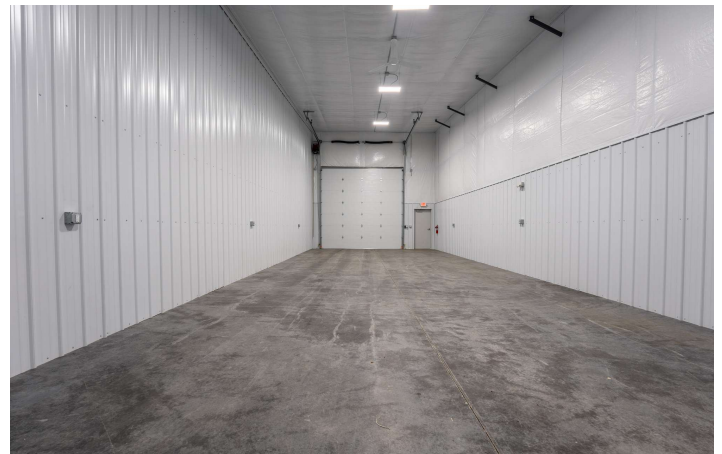
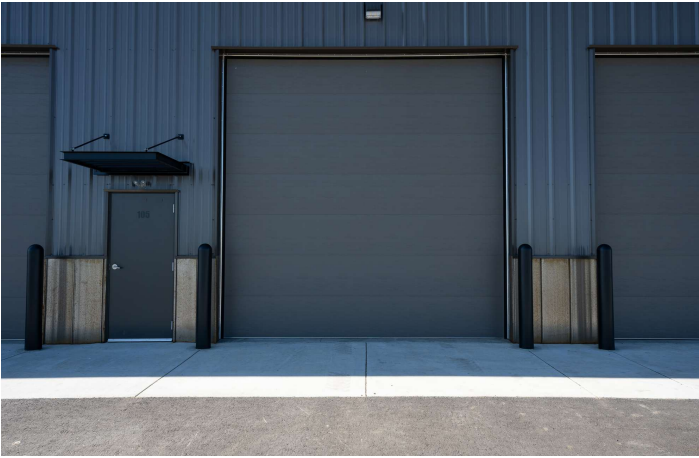


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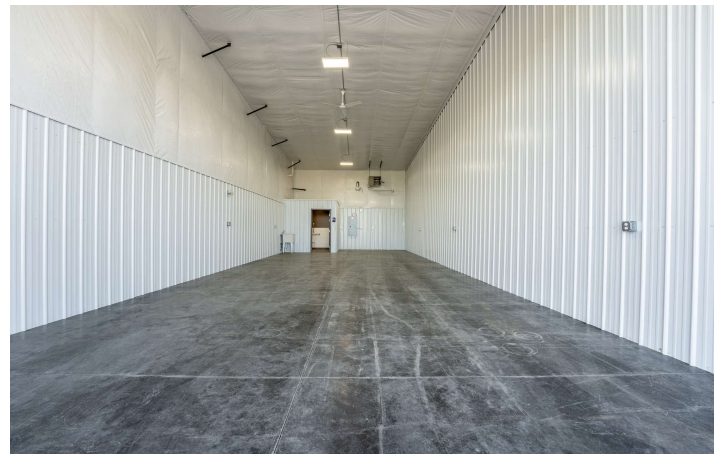
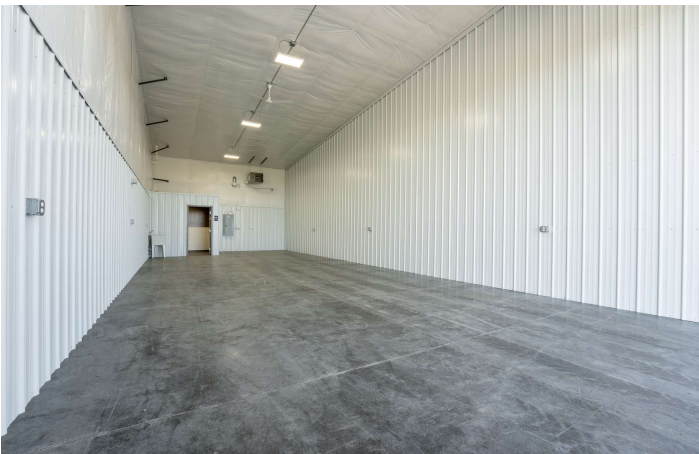
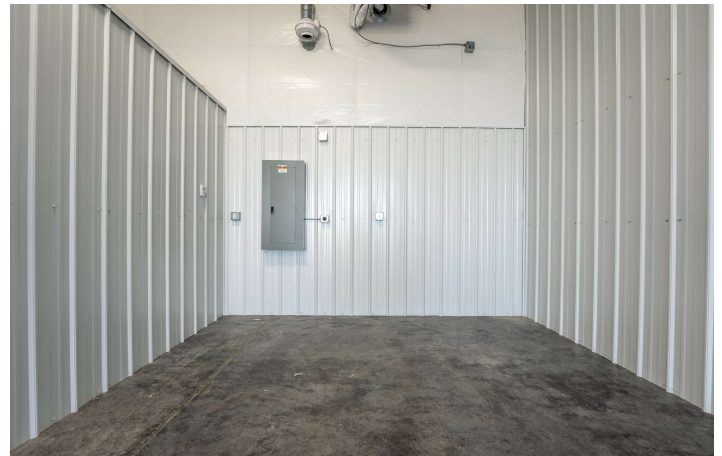
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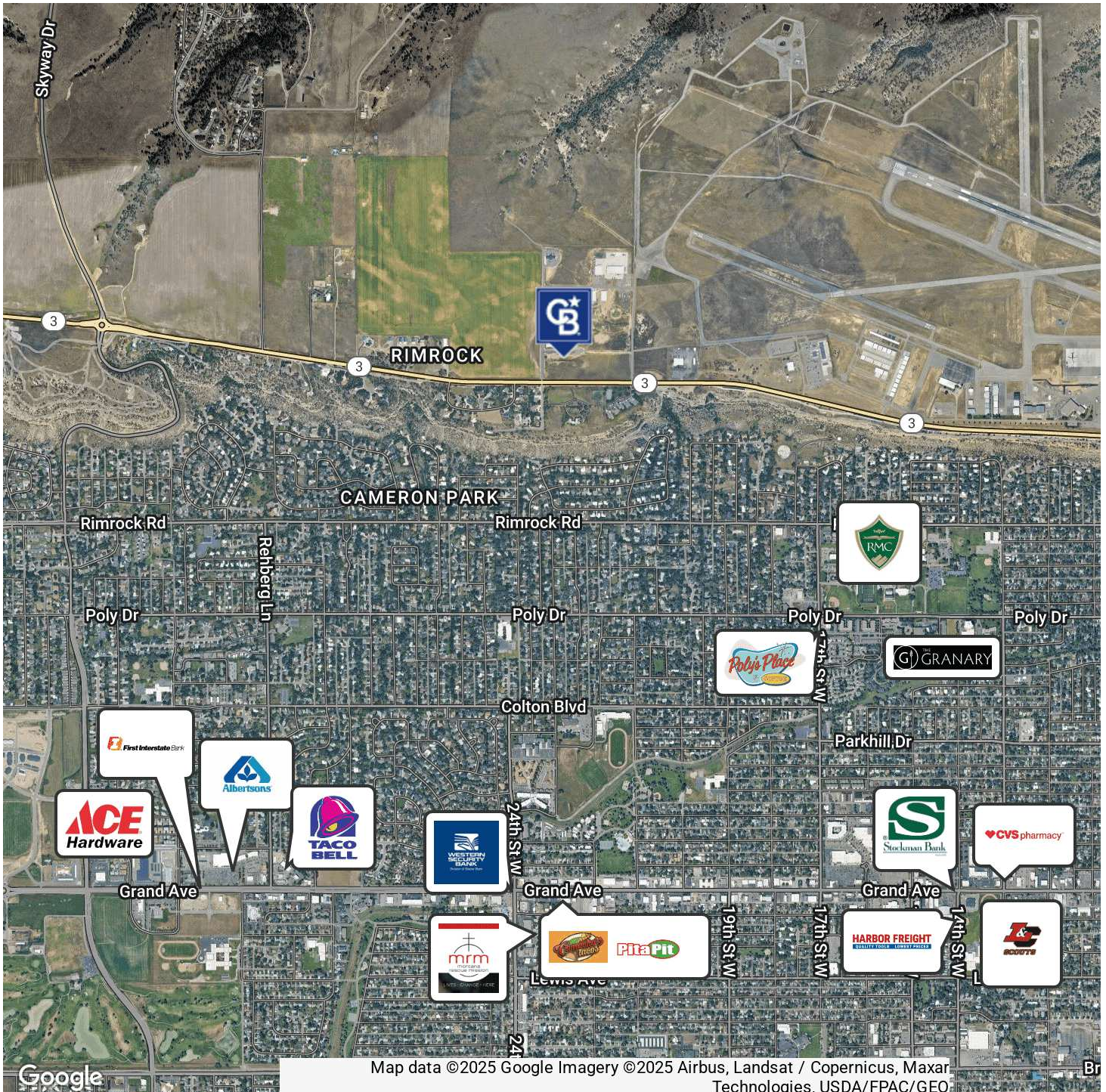


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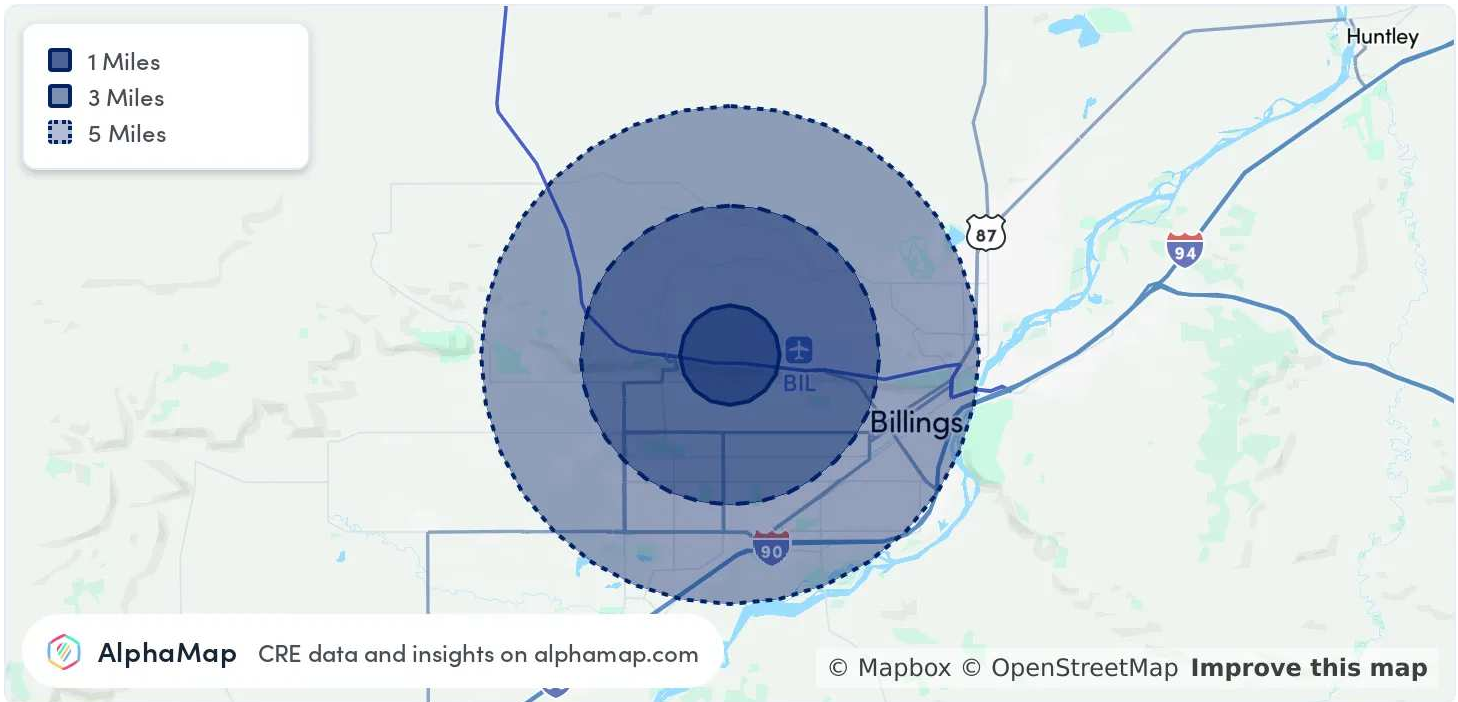
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,360	48,643	114,371
Average Age	43	42	41
Average Age (Male)	42	41	40
Average Age (Female)	45	44	42

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,707	20,851	48,543
Persons per HH	2.6	2.3	2.4
Average HH Income	\$131,176	\$104,843	\$96,747
Average House Value	\$502,866	\$419,294	\$402,580
Per Capita Income	\$50,452	\$45,583	\$40,311

Map and demographics data derived from AlphaMap

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BEN LINKENHOKER

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PROFESSIONAL BACKGROUND

Ben's entrepreneurial spirit is matched only by his commitment to people. He is known for his genuine interest in helping others, a quality that fuels his professional pursuits and is a central part of his career. In his personal life, Ben prioritizes his beautiful wife and two sweet daughters, balancing his love for the outdoors, sports, and family.

Professionally, Ben is a commercial real estate agent, mechanical engineer, versatile entrepreneur, and real estate investor with a diverse background spanning engineering, manufacturing, and business management. Growing up in Hamilton, Montana, Ben developed a passion for hands-on problem-solving and the outdoors, which has shaped both his professional journey and personal life.

While earning his Mechanical Engineering degree from MSU, Ben began his career working for a CNC machine shop, honing his skills in precision manufacturing. Following graduation, he transitioned into the downstream oil industry before moving back to the Gallatin Valley, where he designed high-tech scientific instrumentation. Ben's experience also extends to commercial fishing in Alaska and agriculture as a potato farmer and

In 2018, Ben and his wife Sarah co-founded Unbeaten Path Designs, an E-commerce and CNC machining business, where he applied his technical expertise to create high-quality products while developing a keen understanding of online retail. After a decade of personal real estate investing, Ben discovered his true passion for real estate and chose to outsource his business's manufacturing processes to focus on this new venture. As a commercial real estate agent, Ben is dedicated to helping clients navigate the complexities of the commercial real estate market, leveraging his broad skill set to advise and support those looking to invest, lease, sell, or buy properties.

He is passionate about helping others navigate their own journeys to success while fostering meaningful relationships along the way.

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