

LEASE

6836 COWGIRL WAY

6836 Cowgirl Way Billings, MT 59106



LEASE RATE

\$7.75 sf/yr

AVAILABLE SF

1,500 - 6,930 sf

Bruce Knudsen

(406) 698-8636

bruce@cbcmontana.com

Erik Caseres

(406) 861-4742

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PROPERTY DESCRIPTION

This brand-new warehouse/shop space offers excellent functionality and prime visibility near 68th Street West and Neibauer Road — ideally situated near the growing "Skycrest" and "The Nines" subdivisions and just minutes from Elder Grove School.

These units are a perfect fit for contractors, service-based businesses, or anyone needing a mix of office and warehouse in one efficient package.

Contact us today to schedule a walkthrough or request more details.

PROPERTY HIGHLIGHTS

- 14' overhead door for easy equipment or inventory access
- GFA heating & LED lighting
- OSB walls and steel ceiling for functionality and durability
- Clean and functional NEW construction
- Communal or Private restroom access

OFFERING SUMMARY

Lease Rate:	\$7.75 - 9.00 SF/yr (NNN)
Estimated NNN:	\$1.25 sf
Available SF:	1,500 - 6,930 SF
Lot Size:	128,871 SF
Building Size:	63,360 SF
Gas/Electric	Paid by Tenant

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AVAILABLE SPACES					
	CURRENT	DEMISABLE	LEASE	NNN	
SUITE	SIZE (SF)	SIZE (SF)	RATE	EXPENSES	FEATURES
Ste 1 & 2	3200	1600	\$7.75 SF/yr	\$1.25 SF/yr	End Unit
Ste 5 & 6	3100	---	\$7.75 SF/yr	\$1.25 SF/yr	Mezzanine
Ste 11 & 12	3760	1880	\$7.75 SF/yr	\$1.25 SF/yr	Demisable to 1550 SF
Ste 14 & 15	6930	1880	\$7.75 SF/yr	\$1.25 SF/yr	Demisable to 1500 SF
Ste 17 & 18	3100	1550	\$7.75 SF/yr	\$1.25 SF/yr	Demisable to 1550 SF
Ste 19 & 20	3100	1550	\$7.75 SF/yr	\$1.25 SF/yr	Demisable to 1550 SF
Office 7	1500	---	\$9.00 SF/yr	\$1.25 SF/yr	Private In-Suite Restroom and Sink
Unit 29	1600	---	\$7.75 SF/yr	\$1.25 SF/yr	14' Overhead Doors & Heating
Unit 31	1600	---	\$7.75 SF/yr	\$1.25 SF/yr	14' Overhead Doors & Heating
Unit 32	1600	---	\$7.75 SF/yr	\$1.25 SF/yr	14' Overhead Doors & Heating
Unit 33	1600	---	\$7.75 SF/yr	\$1.25 SF/yr	14' Overhead Doors & Heating

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STE 1 & 2

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LEASE RATE: \$9.00 SF/YR NNN

Ste 1 & 2	3200 SF
MONTHLY RENT	\$ 2,066.67
MONTHLY EXPENSES	\$ 333.33
TOTAL MONTHLY	\$ 2,400.00



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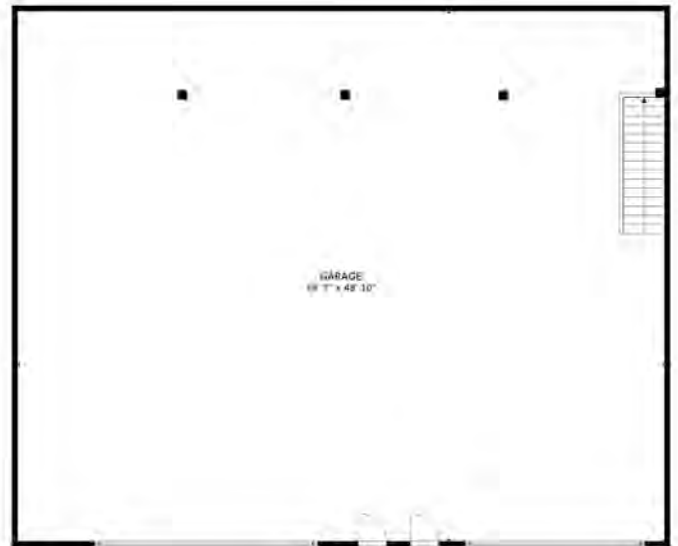
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STE 5 & 6

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Ste 5 & 6	3100 SF
MONTHLY RENT	\$ 2,002.08
MONTHLY EXPENSES	\$ 322.92
TOTAL MONTHLY	\$ 2,325.00



FLOOR PLAN

GROSS INTERNAL AREA
EXCLUDED AREA: PERMITS, MEPP, etc.
TOTAL: 3,100 SF
(Does not include wall area, columns, etc.)

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STE 11 & 12

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	AS PICTURED	MIN SIZE
STE 11 & 12	3760 SF	1880 SF
MONTHLY RENT	\$ 2,428.33	\$ 1,214.17
MONTHLY EXPENSES	\$ 391.67	\$ 195.83
TOTAL MONTHLY	\$ 2,820.00	\$ 1,410.00



FLOOR PLAN

ENCLOSURE AREA: PARADEY PARK PLAZA
TOTAL: 0 sq ft
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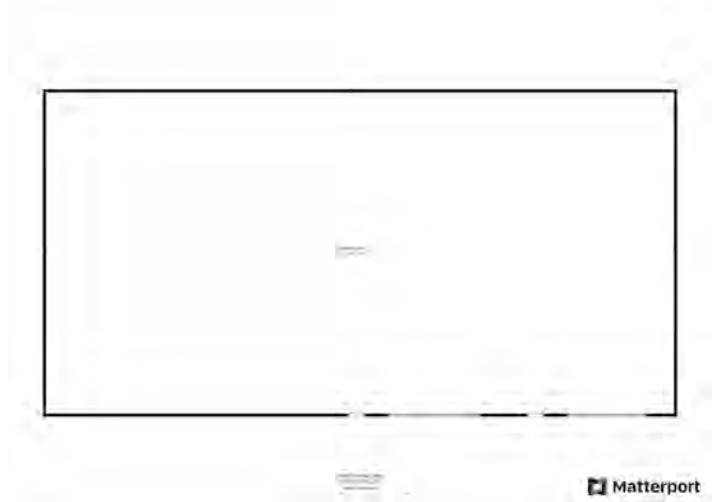
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STE 14 & 15

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	AS PICTURED	MIN SIZE
STE 14 & 15	6930 SF	1880 SF
MONTHLY RENT	\$ 4,475.63	\$ 1,214.17
MONTHLY EXPENSES	\$ 721.88	\$ 195.83
TOTAL MONTHLY	\$ 5,197.50	\$ 1,410.00



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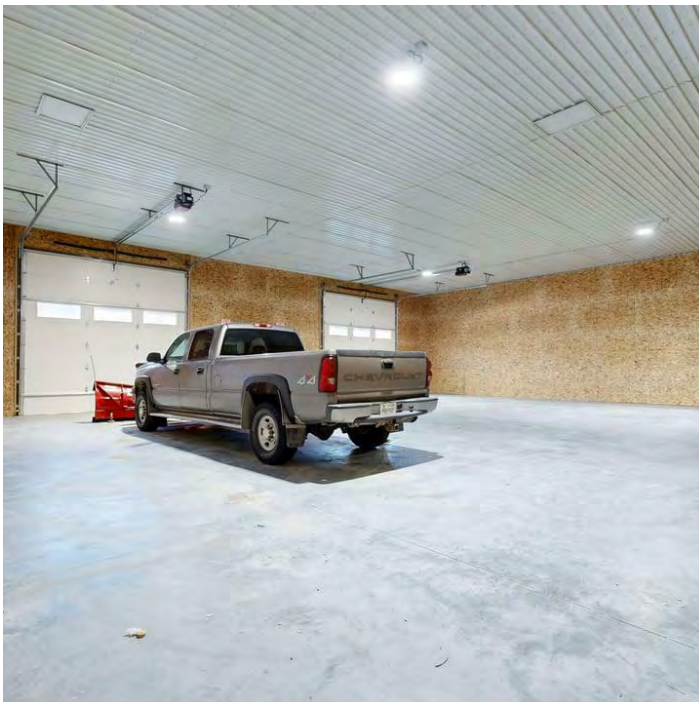
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STE 17 & 18

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	AS PICTURED	MIN SIZE
STE 17 & 18	3100 SF	1550 SF
MONTHLY RENT	\$ 2,002.08	\$ 1,001.04
MONTHLY EXPENSES	\$ 322.92	\$ 161.46
TOTAL MONTHLY	\$ 2,325.00	\$ 1,162.50



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STE 19 & 20

6836 Cowgirl Way Billings, MT 59106

	AS PICTURED	MIN SIZE
STE 19 & 20	3100 SF	1550 SF
MONTHLY RENT	\$ 2,002.08	\$ 1,001.04
MONTHLY EXPENSES	\$ 322.92	\$ 161.46
TOTAL MONTHLY	\$ 2,325.00	\$ 1,162.50



FLOOR PLAN

EXCLUDES INTERNAL AREA
EXCLUDED AREAS: STAIRS, ELEVATOR
TOTAL: 0 SQ FT
SEE BLUE PRINTS AND COMMENTS: ACTUAL MEASUREMENTS

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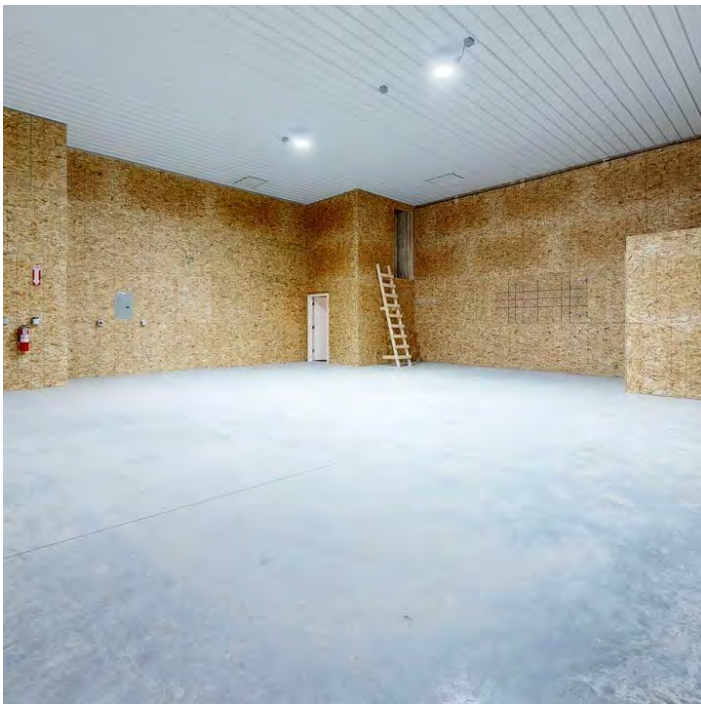
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UNIT 7 (OFFICE)

6836 Cowgirl Way Billings, MT 59106

Office 7	1500 SF
MONTHLY RENT	\$ 1,125.00
MONTHLY EXPENSES	\$ 156.25
TOTAL MONTHLY	\$ 1,281.25



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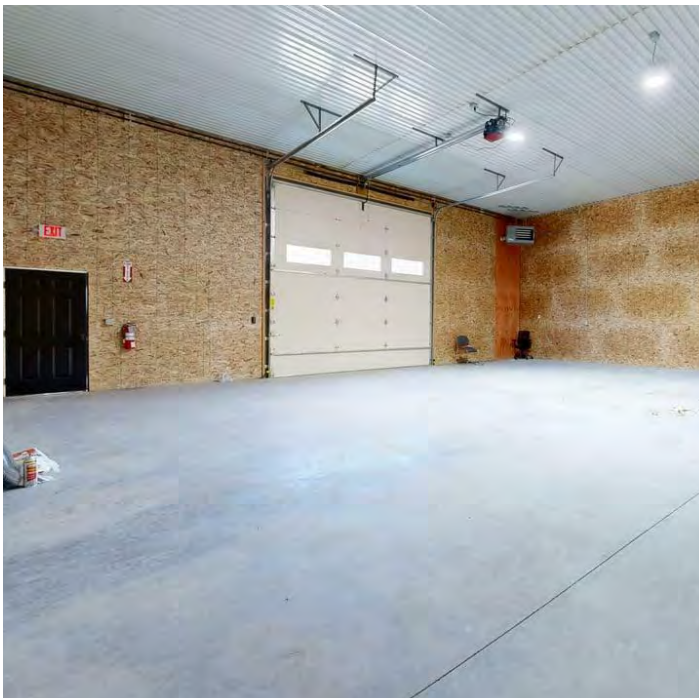
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UNIT 29

6836 Cowgirl Way Billings, MT 59106

Unit 29	1600 SF
MONTHLY RENT	\$ 1,033.33
MONTHLY EXPENSES	\$ 166.67
TOTAL MONTHLY	\$ 1,200.00



FLOOR PLAN

GROSS INTERNAL AREA
EXCLUDED AREAS - GARAGE 1,600 SF
TOTAL: 1,600 SF

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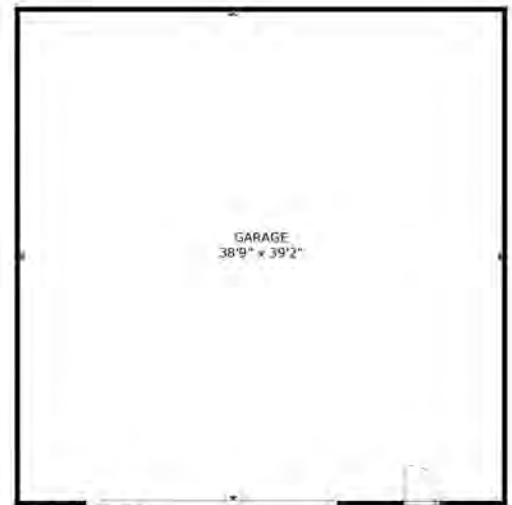
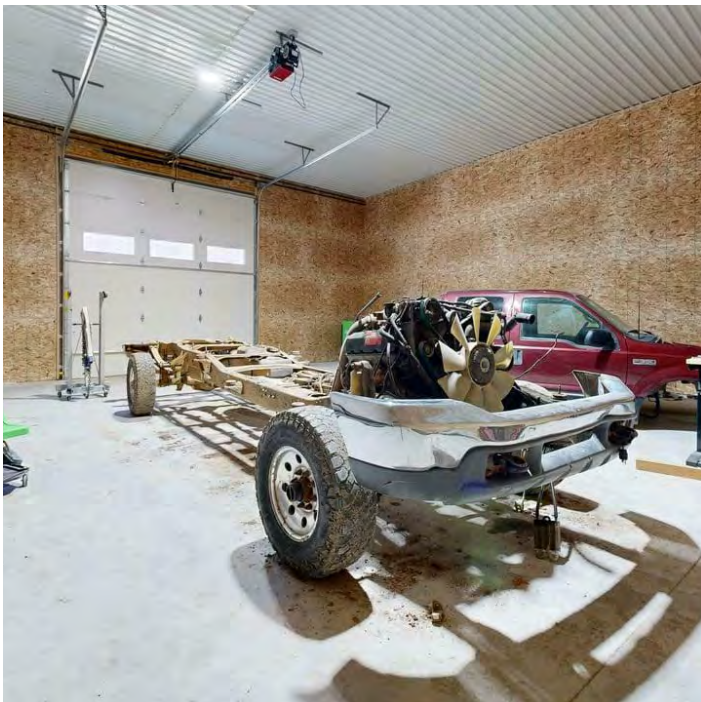
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UNIT 31

6836 Cowgirl Way Billings, MT 59106

Unit 31	1600 SF
MONTHLY RENT	\$ 1,033.33
MONTHLY EXPENSES	\$ 166.67
TOTAL MONTHLY	\$ 1,200.00



FLOOR PLAN

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UNIT 32

6836 Cowgirl Way Billings, MT 59106

Unit 32	1600 SF
MONTHLY RENT	\$ 1,033.33
MONTHLY EXPENSES	\$ 166.67
TOTAL MONTHLY	\$ 1,200.00



FLOOR PLAN

GROSS INTERNAL AREA
EXCLUDED AREA: STAIRS 1,518.00 SF
TOTAL: 0.00 SF
DATE: 03/08/2023 10:00 AM (REVISED): 03/08/2023 10:00 AM

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UNIT 33

6836 Cowgirl Way Billings, MT 59106

Unit 33	1600 SF
MONTHLY RENT	\$ 1,033.33
MONTHLY EXPENSES	\$ 166.67
TOTAL MONTHLY	\$ 1,200.00



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FLOOR PLAN 117 SQ. FT.
EXCLUDED AREAS: GARAGE 1,446 SQ. FT.
TOTAL - 1,563 SQ. FT.

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BRUCE KNUDSEN

Commercial Sales Broker

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Direct: (406) 698-8636 | Cell: (406) 698-8636

PROFESSIONAL BACKGROUND

Bruce is a highly accomplished professional with a solid educational background. His career began at KPMG, where he worked as an auditor from March 1987 to September 1991, gaining valuable financial analysis skills. Bruce then transitioned to independent consulting, specializing in troubled debt workouts, expert witness work, and related consulting services until October 1993.

With an entrepreneurial spirit, Bruce embarked on various business ventures. From October 1993 to September 2003, he owned and operated a successful delivery company. Following that, he established his own tax preparation and accounting services firm, running it from September 2003 to May 2015.

In May 2015, Bruce took on a new challenge as Vice President and CEO of Bridger Steel Inc., leading the company until February 2022. Continuing his entrepreneurial journey, he has been the proprietor of SMART Steel in Lafayette, LA, since November 2021.

Bruce's career is a testament to his financial expertise, leadership, and ability to thrive in diverse business ventures. Alongside his professional achievements, he remains engaged in his community, having served as a past member of the Billings Catholic School Board.

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ERIK CASERES

Comm Sales Associate

erik@cbcmontana.com

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PROFESSIONAL BACKGROUND

Strategic Deals. Smart Investments. Transforming CRE & Business Acquisitions.

Erik Caseres worked as a professional in the petroleum industry for 18 years before transitioning into Commercial Real Estate full time. He served in top-level leadership positions within Phillips 66, an organization that consistently ranks within the Fortune 500's top 50 performers. Erik received a Bachelor of Applied Science Degree in Energy Management from Bismarck State College. Throughout his career, Erik became acutely aware of the reality that people are an organization's most important asset. He, therefore, proceeded to adopt a servant-leadership mindset, which consistently produced higher performing teams. Erik's proven track record of managing successful groups resulted in him being hand-selected to administer leadership training to front-line supervisors across multiple states and business units within his former organization.

While still working in the petroleum industry, Erik began to venture into real estate investing. He and his wife, Elyse, purchased their first home at the age of twenty-two. They performed a live-in flip and several years later, traded the home for a house that could better accommodate their growing family. The equity generated from these first homes eventually allowed the couple to purchase a vacation rental which was located just outside of Joshua Tree National Park. The success of this asset prompted the purchase of additional vacation rental properties in tourist markets in Southern Utah and Eastern Montana. Today, Erik's portfolio includes a combination of single-family vacation rental homes as well as long-term rental units in both the single family and multi-family classes. Erik proves to be a huge asset to his clients because he understands the challenges and opportunities of owning and investing in real estate.

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