

LEASE

6891 GRAND AVENUE

6891 Grand Avenue Billings, MT 59106



LEASE RATE

\$9.50 SF/yr

Ben Linkenhoker

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PROPERTY DESCRIPTION

\$9.5/sf/yr + NNN

NNN's: \$3.01/sf/yr and includes gas, electricity, and water (for bathroom use only)

For entire space, all in with utilities: only \$4,086/mo

LOCATION DESCRIPTION

This great shop space is on Grand Avenue, just south of Copper Ridge. It is 3,920 square foot shop space with three 14' overhead doors, three 3' wide man doors, car lift (negotiable), bathroom, small office, 13'10" interior wall height, and exterior parking/access. Additional bare land/yard available to be leased. Contact for yard/parking details. The space is currently shared by two tenants at approximately 2,900sf and 1,000sf and new tenant can take either 2,900sf or entire space.

Quick access around entire west end via 45mph to 60mph road system west of Shiloh. This property is great for a variety of uses such as moving and storage, trucking, logistics, woodworking, landscaping, construction companies or personal shop space.

PROPERTY HIGHLIGHTS

- Available October 2025
- 3,900sf or 2,900sf
- 3x 14' wide OH doors (two @ 12'6" tall and one @ 14' tall).
Two are direct drive through
- Large gravel parking/driving area
- Drive through access from Grand to 70th
- Plumbed in stainless steel air lines

OFFERING SUMMARY

Lease Rate:	\$9.50 SF/yr (NN)
Number of Units:	1
Available SF:	2,900 or 3,900 SF

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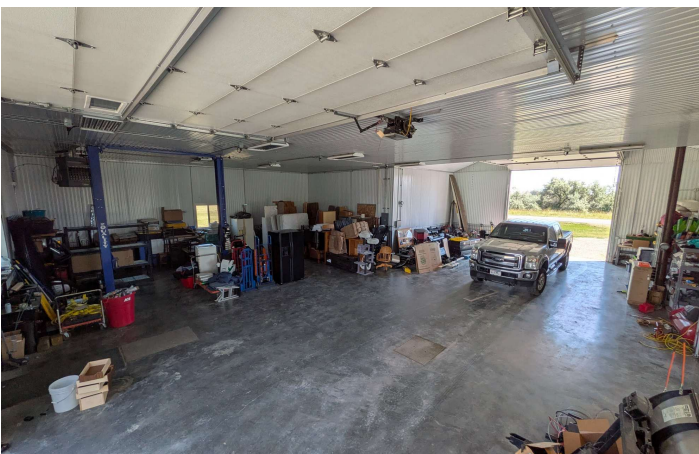
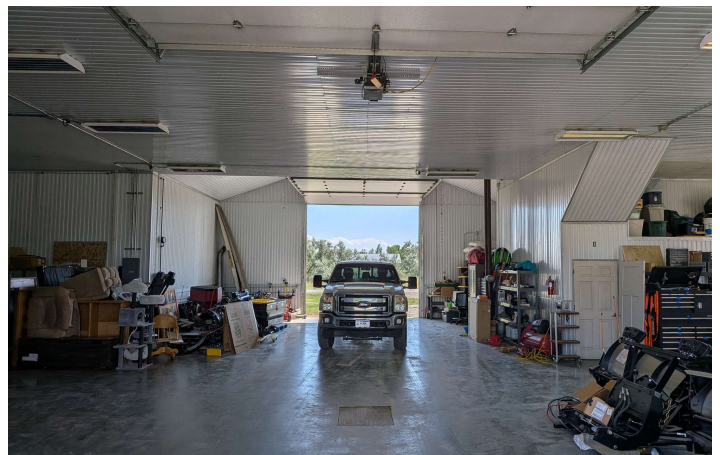


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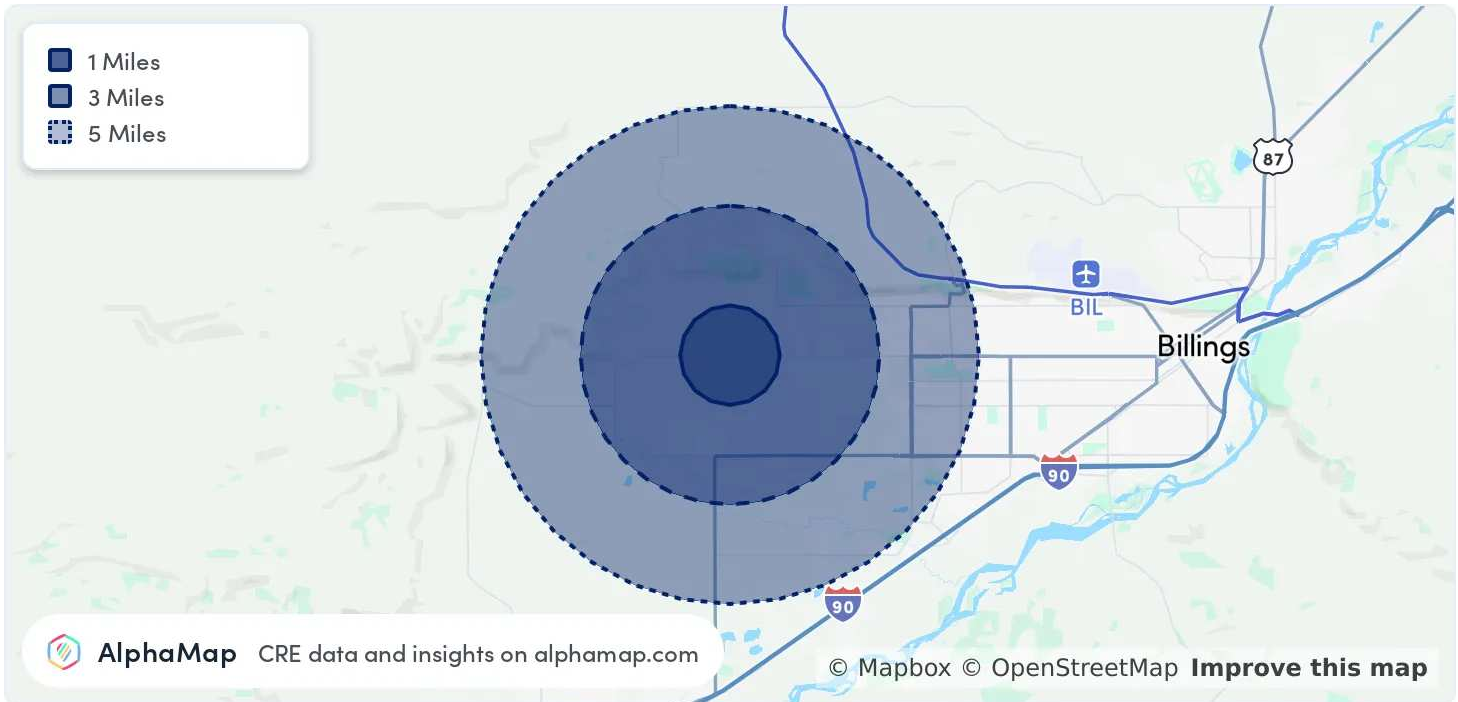


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	546	12,185	41,828
Average Age	37	40	43
Average Age (Male)	37	40	41
Average Age (Female)	37	40	44

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	190	4,537	17,143
Persons per HH	2.9	2.7	2.4
Average HH Income	\$124,436	\$153,041	\$126,852
Average House Value	\$575,163	\$633,606	\$525,695
Per Capita Income	\$42,908	\$56,681	\$52,855

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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