

LEASE

818 CERISE RD

818 Cerise Rd Billings , MT 59101



LEASE RATE

\$10.00 SF/yr

BUILDING SIZE

8,660 SF



CLICK TO VIEW VIDEO

Erik Caseres

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Bruce Knudsen

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COMMERCIAL**
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PROPERTY DESCRIPTION

Total Building Size: 8,660 SF
Available Bays:

Bay 1: 1,900 SF

Bay 2: 2,760 SF (includes small office and restroom)

Bay 3: 4,000 SF (includes Hotsy pressure washing station with wash connections, ventilation, and floor drain)

Lot Size: 1.004 acres

Zoning: Light Industrial

Water: Lockwood Water Association

LOCATION DESCRIPTION

For Lease — 818 Cerise Rd, Billings, MT 59101
Lease Rate: \$10.00/SF NNN

Prime industrial flex space available in the highly sought-after Lockwood area, just across the Yellowstone River from downtown Billings. This versatile building offers flexible leasing options — lease a single bay or combine multiple bays to suit your operational needs.

Situated between downtown Billings and Interstate 90, this property offers excellent access while benefiting from a location outside city limits. The area features a mix of light industrial, heavy commercial, and manufacturing uses, making it ideal for a range of businesses.

360° VIRTUAL TOUR

PROPERTY HIGHLIGHTS

- Flexible bay configurations to meet your business needs
- Extensive utility infrastructure throughout (air and water lines)
- Fenced yard with automatic/keypad gate for security and controlled access
- High-end shop areas designed for maintenance and industrial activities
- Bay 2 Exclusive Features:
 - Small office space and restroom
- Bay 3 Exclusive Features:
 - Dedicated Hotsy pressure washing station with advanced wash capabilities

OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	8,660 SF

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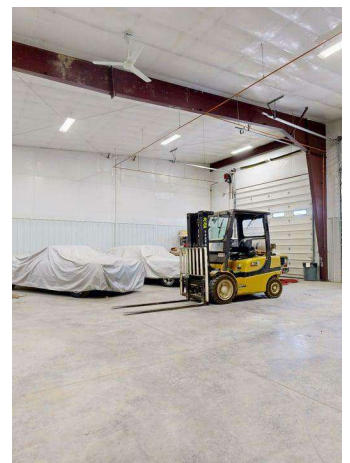
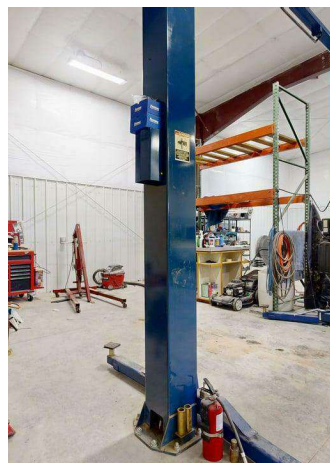


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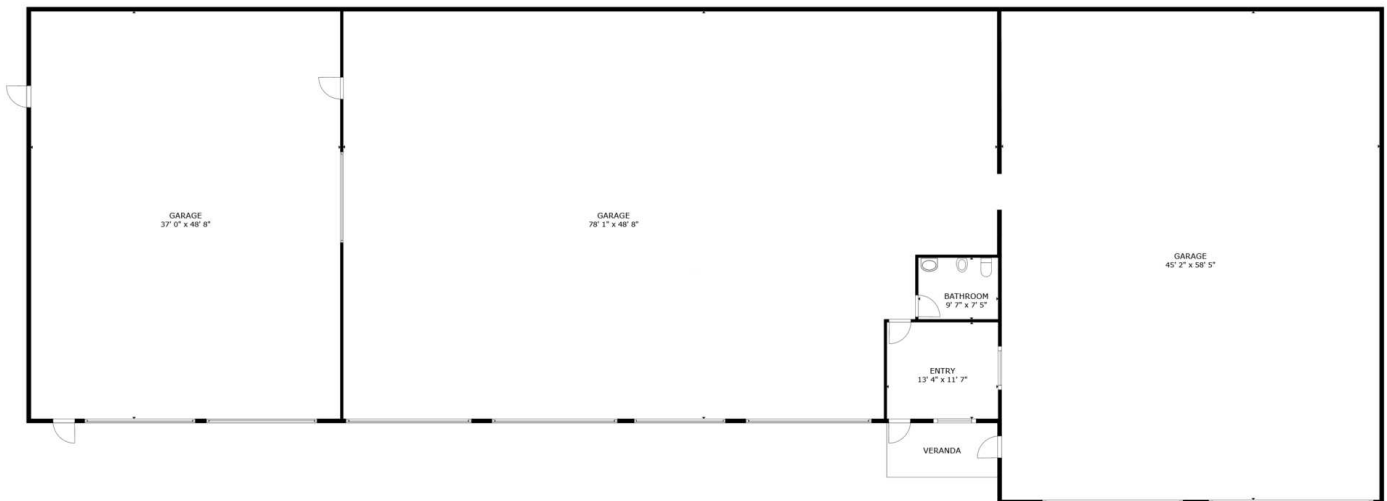


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FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 278 sq.ft.
EXCLUDED AREAS : GARAGE 1,800 sq.ft. GARAGE 3,567 sq.ft. GARAGE 2,636 sq.ft.
VERANDA 86 sq.ft.
TOTAL : 278 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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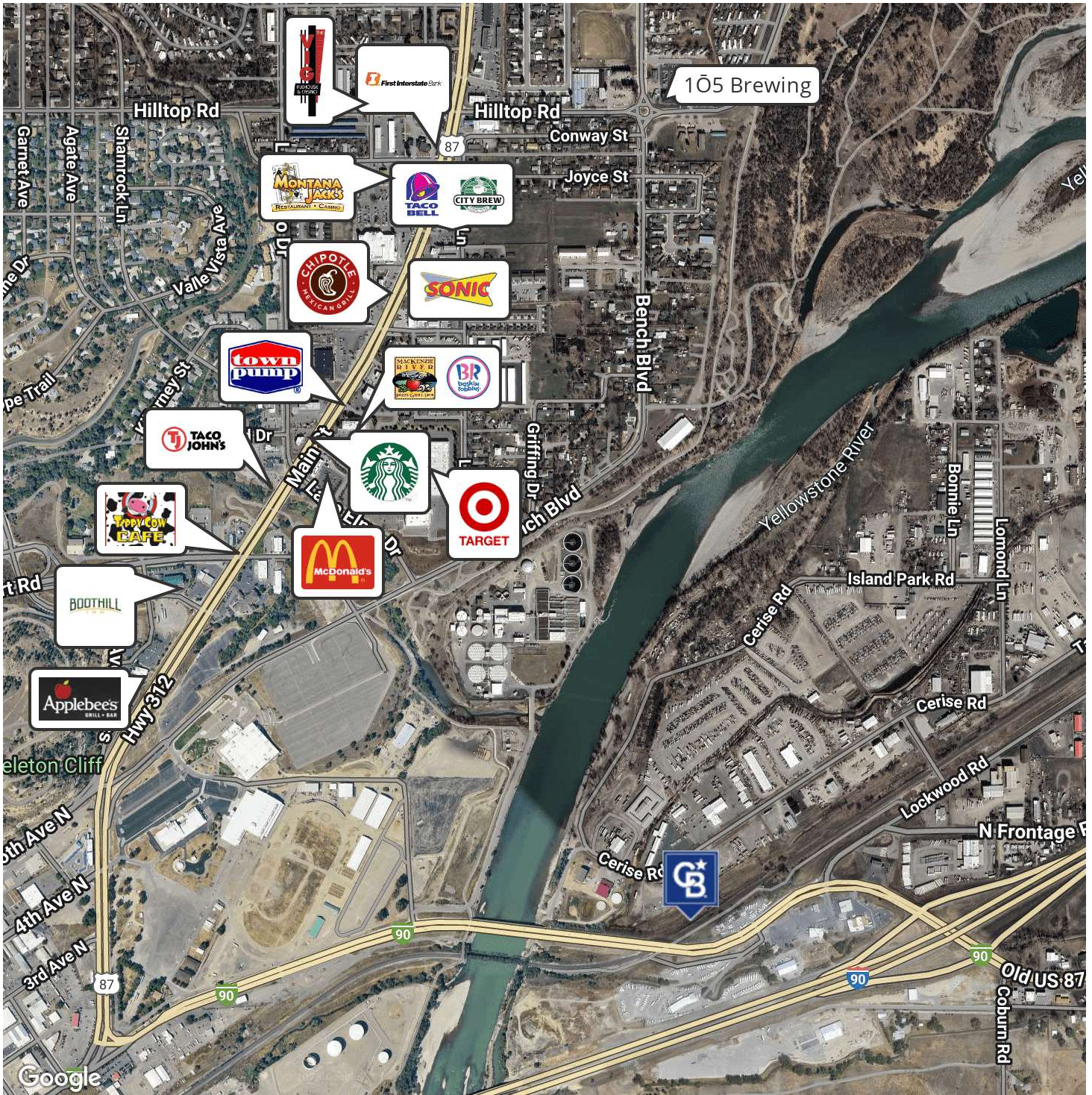


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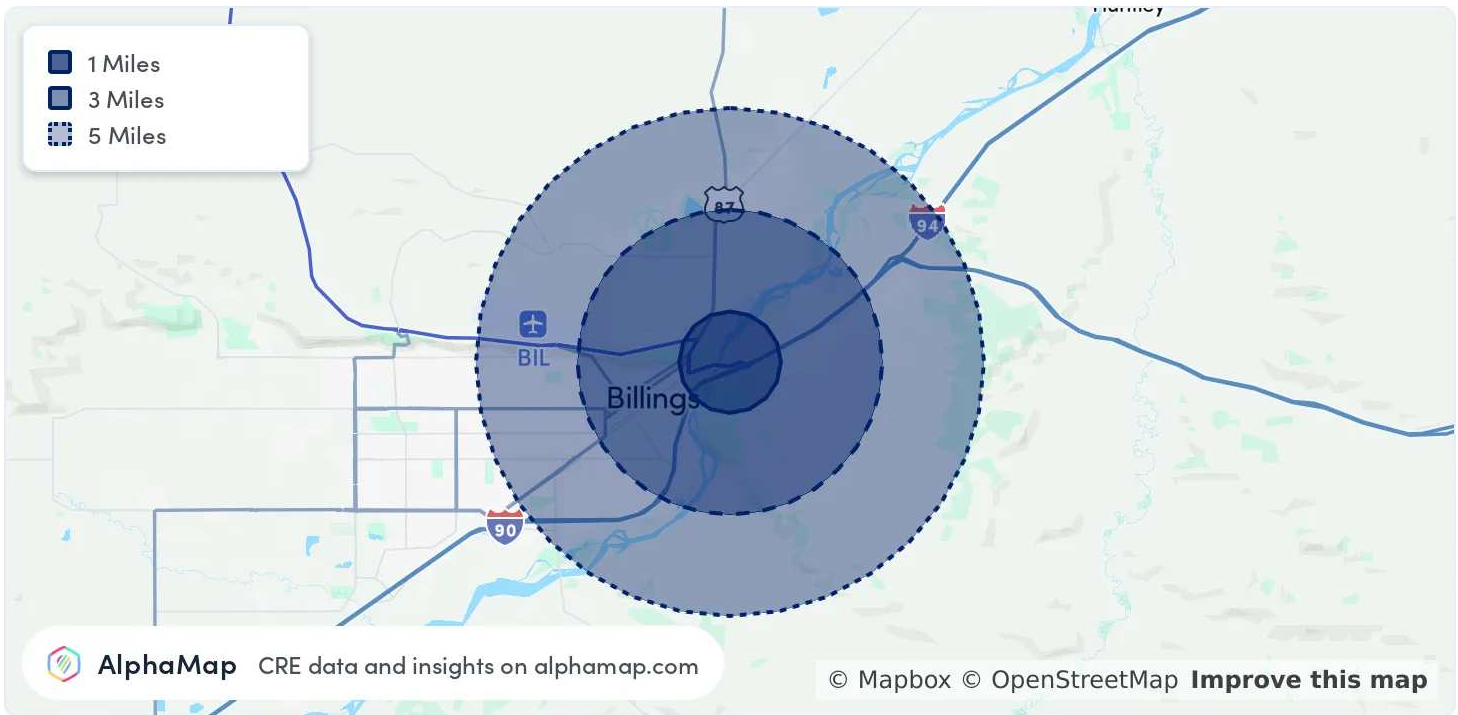


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,240	42,010	89,278
Average Age	39	39	39
Average Age (Male)	39	38	38
Average Age (Female)	40	40	40

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	525	17,520	37,115
Persons per HH	2.4	2.4	2.4
Average HH Income	\$72,376	\$78,587	\$85,569
Average House Value	\$287,452	\$346,135	\$361,266
Per Capita Income	\$30,156	\$32,744	\$35,653

Map and demographics data derived from AlphaMap

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ERIK CASERES

Comm Sales Associate

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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.

Erik made the decision in 2023 to exit the petroleum industry to join Coldwell Banker Commercial CBS. As a former high-ranking member of an organization in the manufacturing industry, coupled with his experience in real estate investing, Erik brings a unique perspective to the Coldwell Banker Commercial team. At CBC, Erik specializes in industrial, manufacturing, business and multifamily transactions including buying, selling, and leasing of commercial real estate.

Erik is a devoted husband and father to six children. Together, the family enjoys visiting National Parks (where their vacation rentals are strategically located) to hike and spend quality time together. Erik and Elyse also homeschool their school-age children and spend a good deal of time shuttling the kids to ballet, rock climbing and the many other after-school classes that the kids are actively involved in.

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BRUCE KNUDSEN

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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.

MEMBERSHIPS

Montana Association of Realtors

National Association of Realtors

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