

LEASE

1270 LOCKWOOD RD, #7

Billings, MT 59101



LEASE RATE

\$1,060/mo

SIZE

1,200 sf

Nathan Matelich, CCIM
(406) 781-6889

Michael Speidel
(406) 601-9695

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



COLDWELL BANKER
COMMERCIAL
CBS

LEASE

1270 LOCKWOOD RD, #7

Billings, MT 59101



Lease Rate

**\$1,060
PER MONTH**

OFFERING SUMMARY

Building Size:	6,000 SF
Available SF:	1,200
Lot Size:	0.99 Acres
Year Built:	1999
Zoning:	I1-Light Industrial

PROPERTY OVERVIEW

- *1,200 SF Shop Space for Lease
- *Office
- *Mezzanine
- *Bathroom
- *3 qty 220 outlets
- *Exhaust fan
- *12 ft door
- *\$8.50 NNN
- *NNN = \$2.10 PSF

LOCATION OVERVIEW

1270 Lockwood Rd is located in a well kept industrial complex just outside of Billings, MT in Lockwood. The small shop space is ideal for any contractors or small business owners that require a 12 ft overhead door, shop space and small office. This is one of the only small shop spaces available for lease in Lockwood and will lease up quickly!

Nathan Matelich, CCIM
(406) 781-6889

Michael Speidel
(406) 601-9695



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

1270 LOCKWOOD RD, #7

Billings, MT 59101



Nathan Matelich, CCIM
(406) 781-6889

Michael Speidel
(406) 601-9695



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

1270 LOCKWOOD RD, #7

Billings, MT 59101



Nathan Matelich, CCIM
(406) 781-6889

Michael Speidel
(406) 601-9695

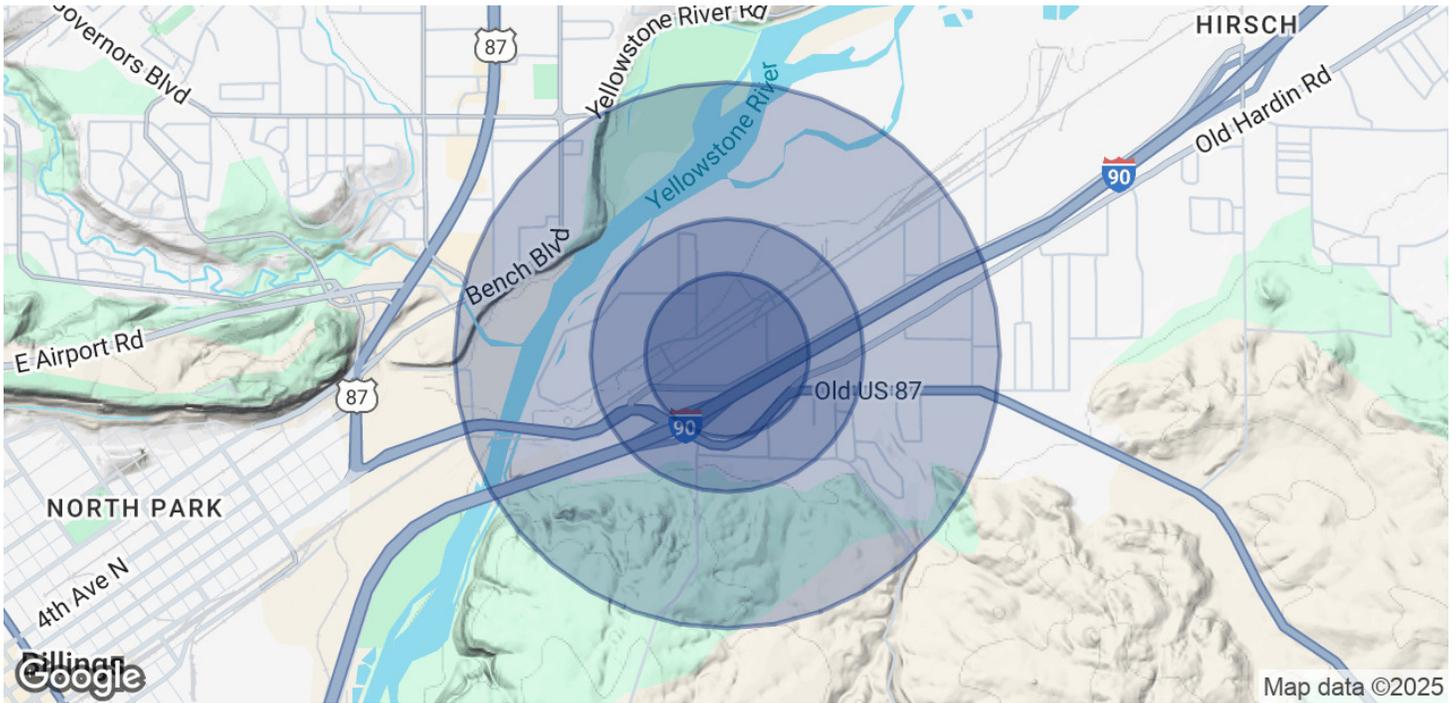


**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

1270 LOCKWOOD RD, #7

Billings, MT 59101



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	146	379	1,429
Average Age	42	41	40
Average Age (Male)	42	42	40
Average Age (Female)	41	41	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	63	161	592
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$66,389	\$67,598	\$70,643
Average House Value	\$310,184	\$307,966	\$299,849

Demographics data derived from AlphaMap

Nathan Matelich, CCIM
(406) 781-6889

Michael Speidel
(406) 601-9695



**COLDWELL BANKER
COMMERCIAL**
CBS