

# LEASE

**1270 LOCKWOOD RD, #8**

Billings, MT 59101



**LEASE RATE** \$1,135/mo

**SIZE** 1,200 sf

**Nathan Matelich, CCIM** **Michael Speidel**  
(406) 781-6889 (406) 601-9695

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Lease Rate

**\$1,135**  
**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
- \*Windows in back wall
- \*Full length mezzanine
- \*14 ft door
- \*Wired for 220 Outlet
- \*\$9.25 NNN
- \*NNN = \$2.10 PSF

NOTE: Adjacent 1,200 SF unit #7, can be leased together with unit #8.

## 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 14 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!

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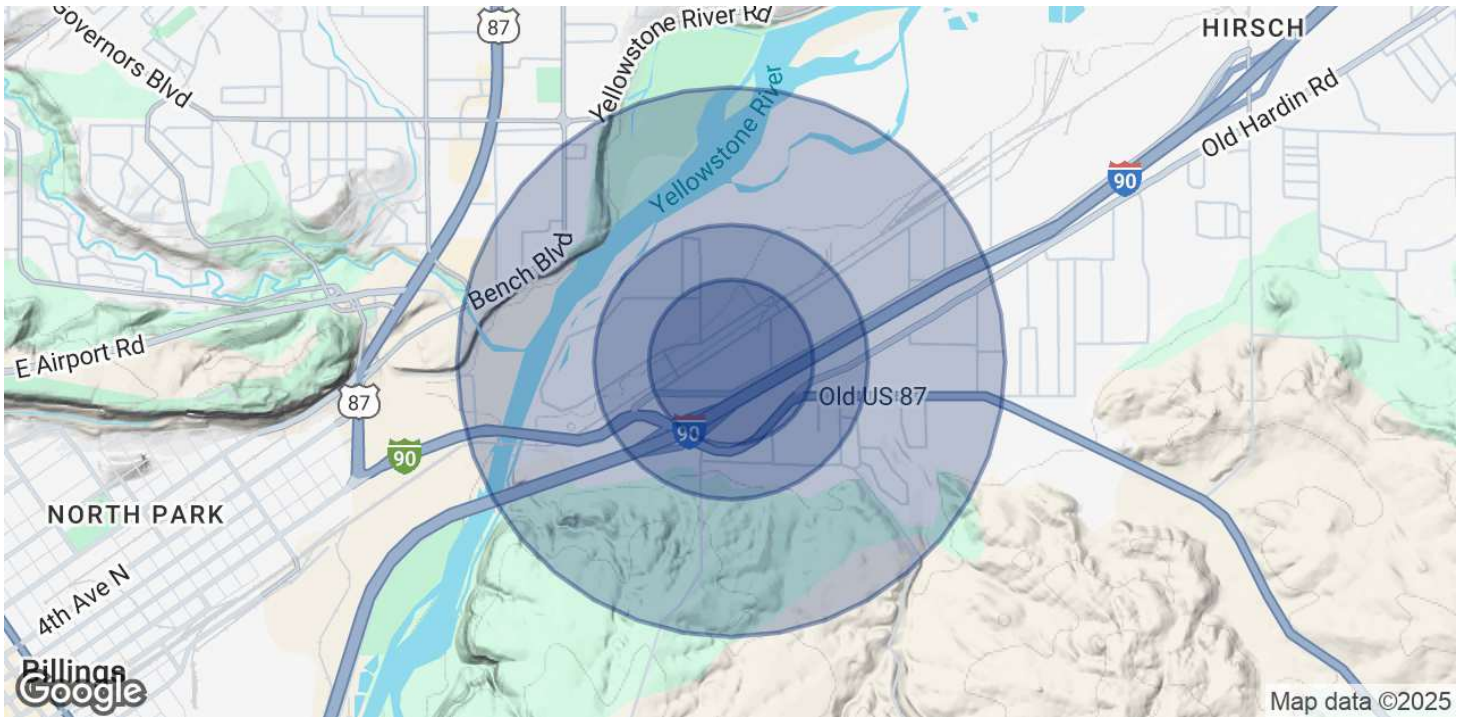
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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	160	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	69	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

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