

LEASE

6604 WESTERN WAY

Billings, MT 59106



LEASE RATE

\$5,812.00 - \$7,371.00 per month

Nathan Matelich, CCIM

(406) 781-6889

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Lease Rate

**\$5,812.00 -
\$7,371.00
PER MONTH**

PROPERTY OVERVIEW

- * New Construction Spaces for Lease
- * 2 Units Available with Fenced Yard Space:
- * 4,810 SF Shop = \$5,812/mo + Utilities
- * 6,100 SF Shop = \$7,371/mo + Utilities
- * Washer/Dryer Hook Ups & Shop Sink
- * Shops Enjoy Drive Through Access for Vehicles
- * Fenced Yard Space
- * Tenant Pays Gas, Electric & Water

OFFERING SUMMARY

| | |
|----------------|---------------------|
| Building Size: | 10,910 SF |
| Available SF: | 4,810 - 6,100 SF |
| Year Built: | 2025 |
| Zoning: | Outside City Limits |
| Price Per SF: | \$12.50 |
| NNN Per SF: | \$2.00 |

OTHER RESOURCES

[Unit 2 Virtual Tour](#)

[Unit 1 Virtual Tour](#)

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LEASE INFORMATION

| | | | |
|--------------|-----------|-------------|-----------------------------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 10,910 SF | Lease Rate: | \$5,812.00 - \$7,371.00 per month |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|---------------|-----------|-----------|------------|-------------------|--|
| 4,810 SF Unit | Available | 4,810 SF | NNN | \$5,812 per month | Reception 3 Offices Bathroom Kitchenette Mezzanine |
| 6,100 SF Unit | Available | 6,100 SF | NNN | \$7,371 per month | Reception 4 Offices Conference Room Bathroom Kitchenette |

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LISTING OVERVIEW

6604 Western Way is located in Billings premier industrial warehouse subdivision located at 68th St & Kings Ave W.

4,810 SF & 6,100 SF units are perfectly set up for businesses that need a generous amount of office space to go with their shop and fenced yard.

All shops include a shop heater in the warehouse space and HVAC in the offices.

Tenants will benefit from the shared fenced yard space where they will receive a pro rata share to store vehicles and trailers. With a shower, shop sink and washer/dryer hook ups, you are ready for just about anything!



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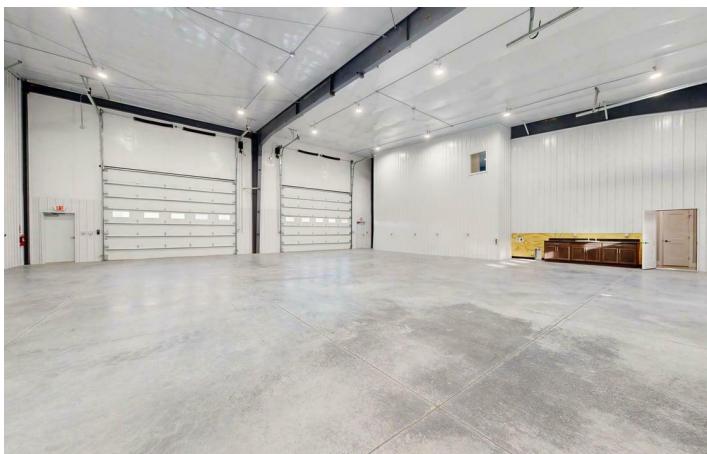
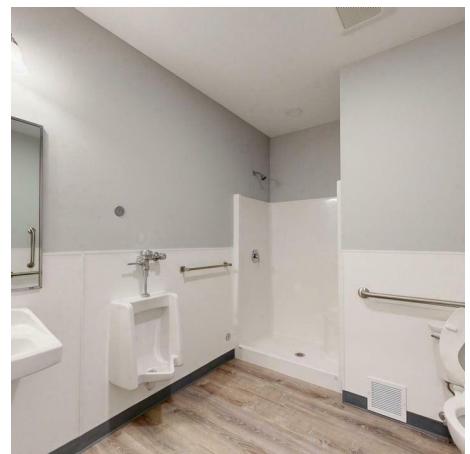
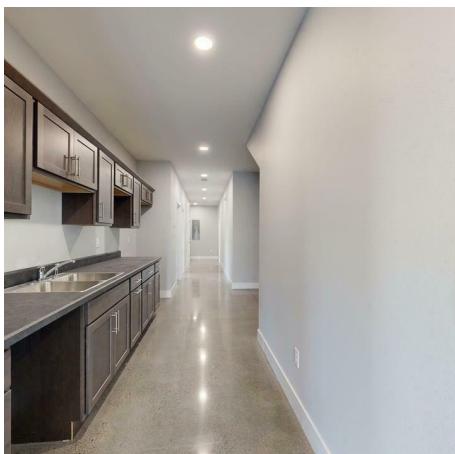


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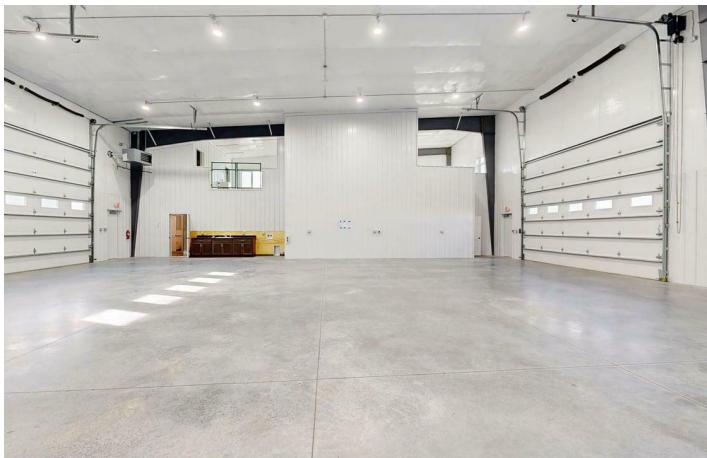
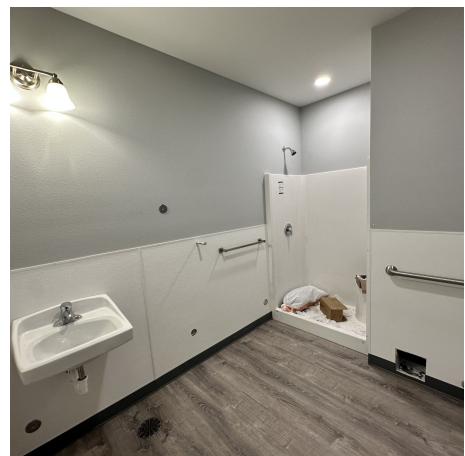
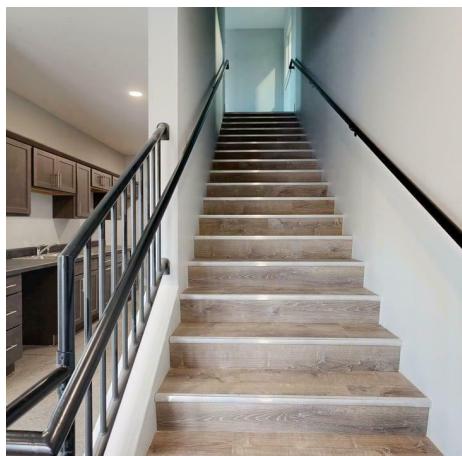


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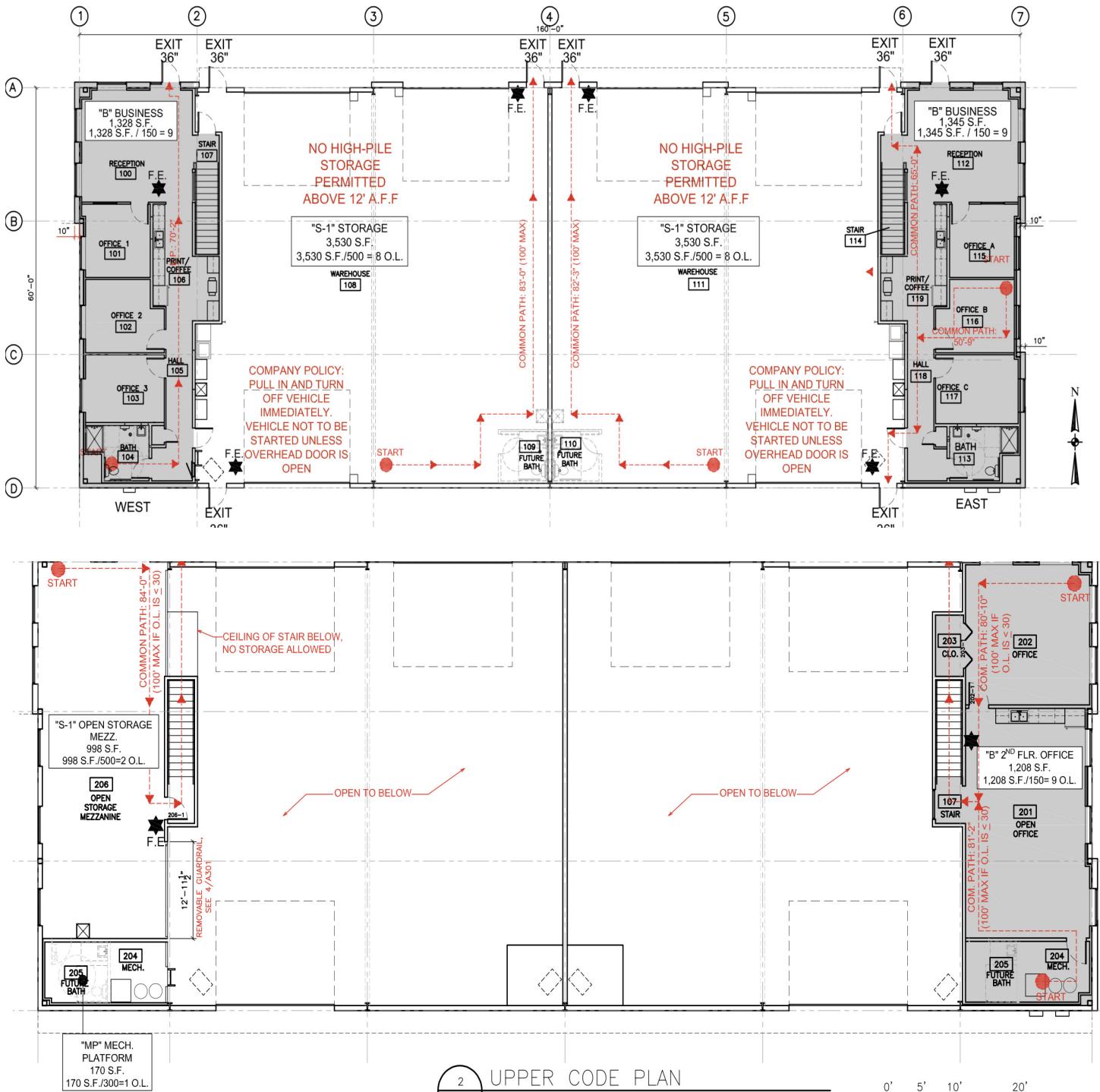


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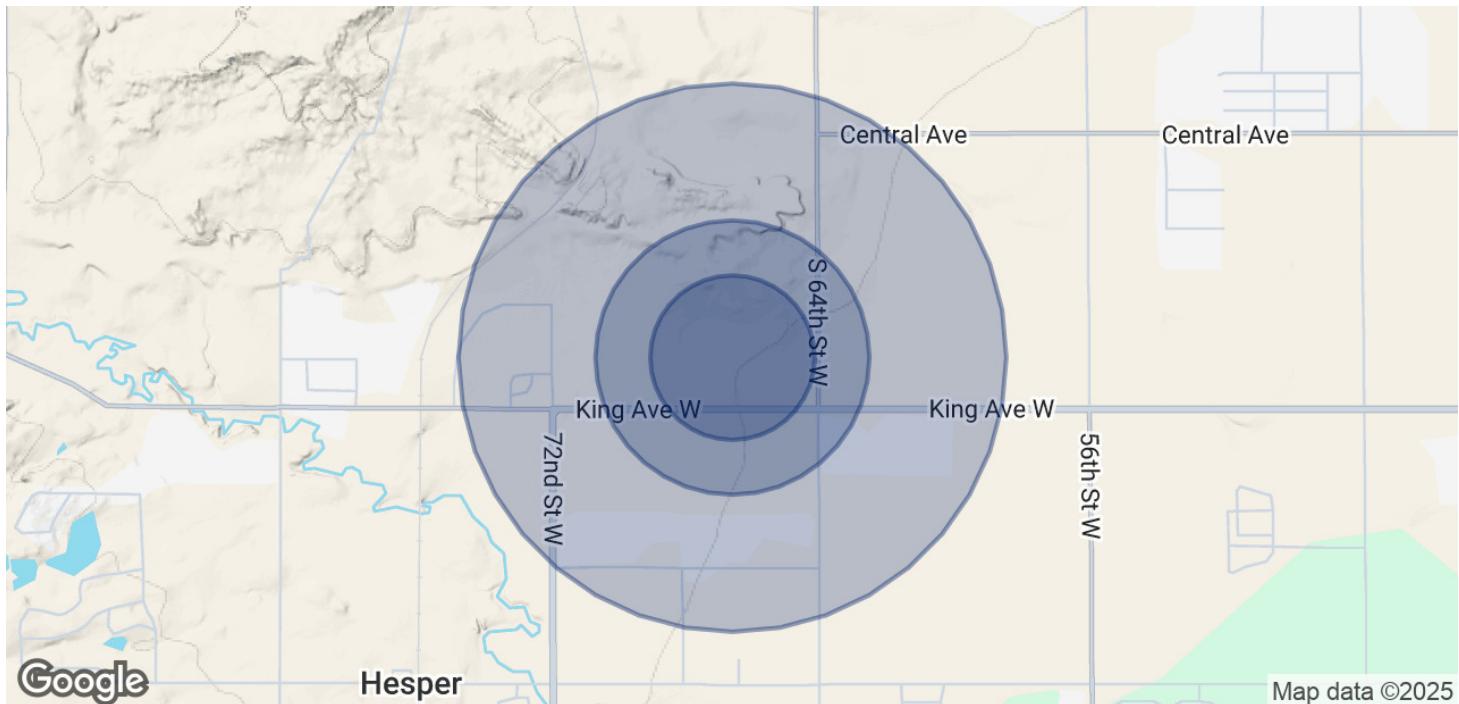


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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 35 | 102 | 578 |
| Average Age | 38 | 38 | 38 |
| Average Age (Male) | 38 | 38 | 38 |
| Average Age (Female) | 38 | 38 | 38 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 12 | 36 | 213 |
| # of Persons per HH | 2.9 | 2.8 | 2.7 |
| Average HH Income | \$133,386 | \$131,688 | \$127,628 |
| Average House Value | \$618,551 | \$620,818 | \$626,236 |

Demographics data derived from AlphaMap

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