

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**

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

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

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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6604 Western Way Billings, MT 59106

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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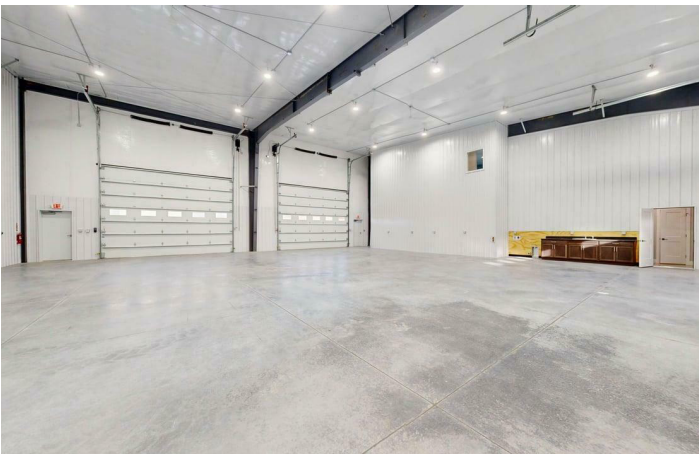
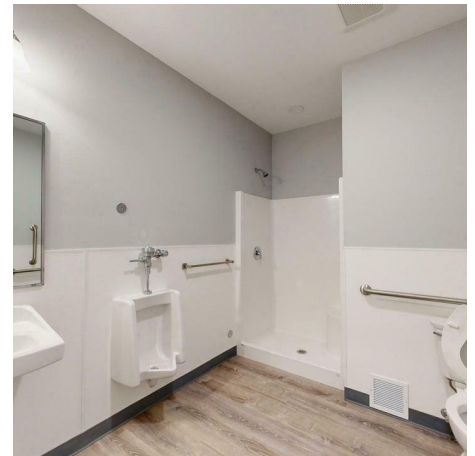
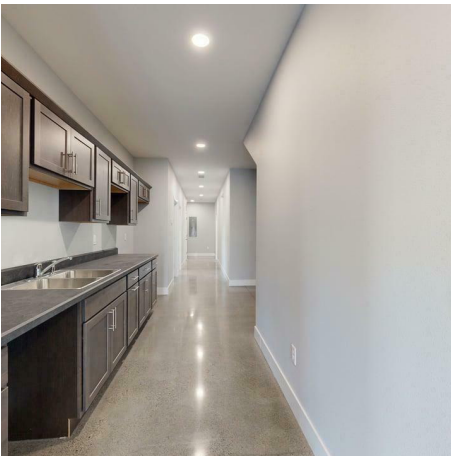
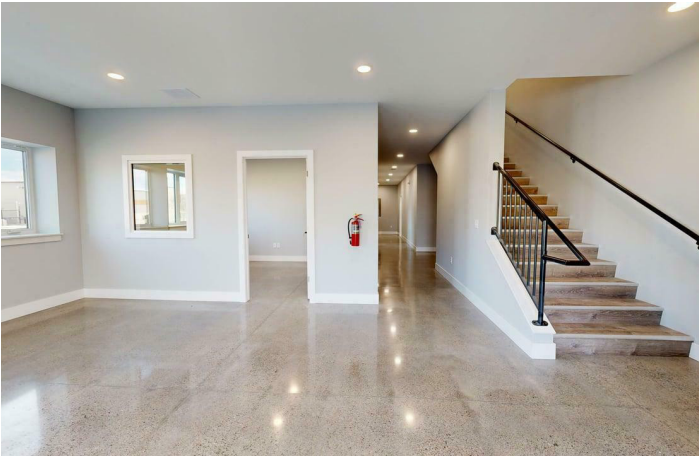


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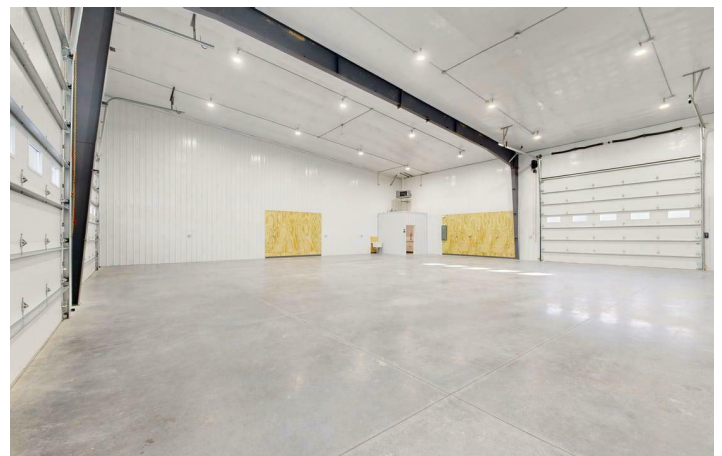
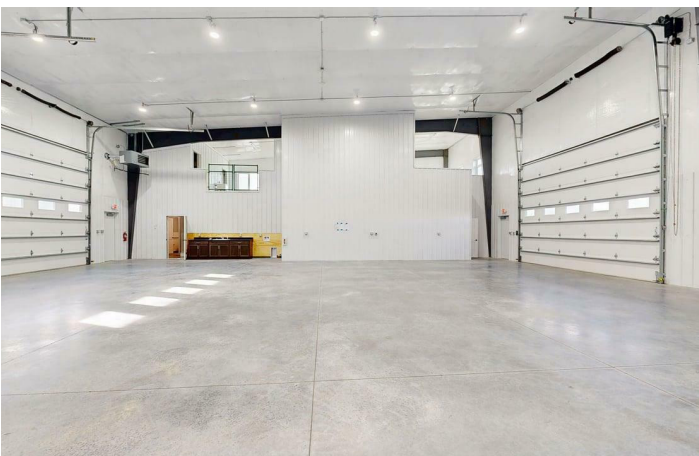
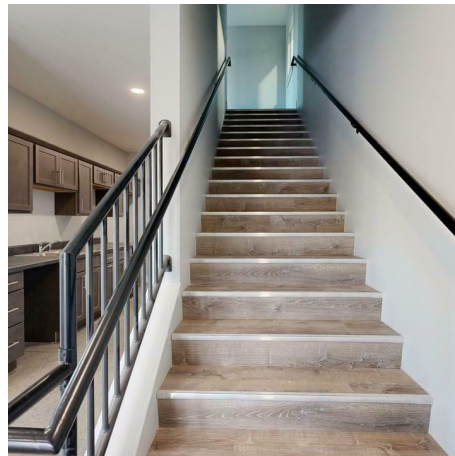
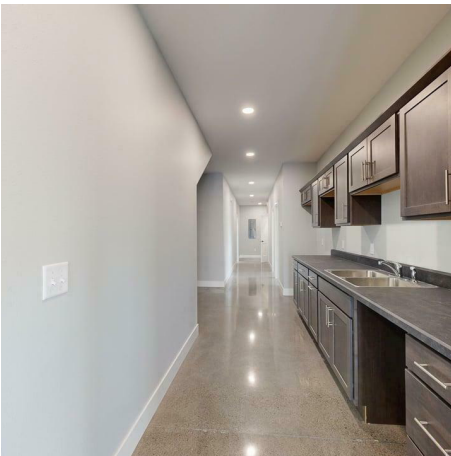
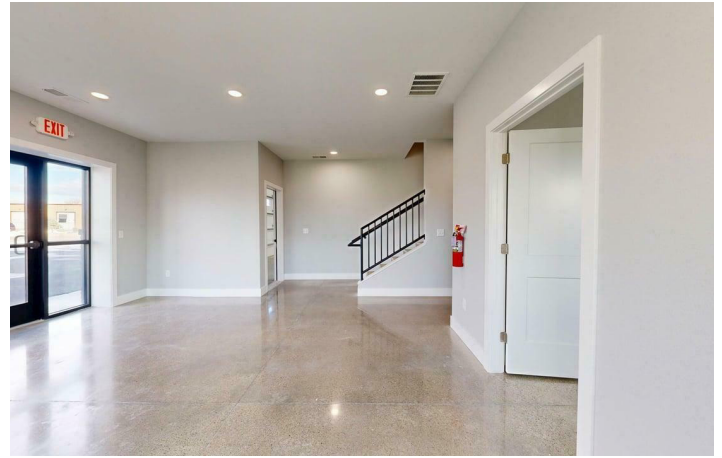
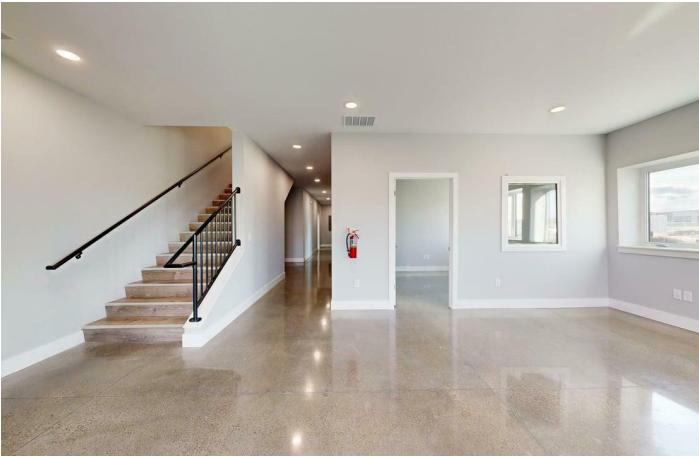


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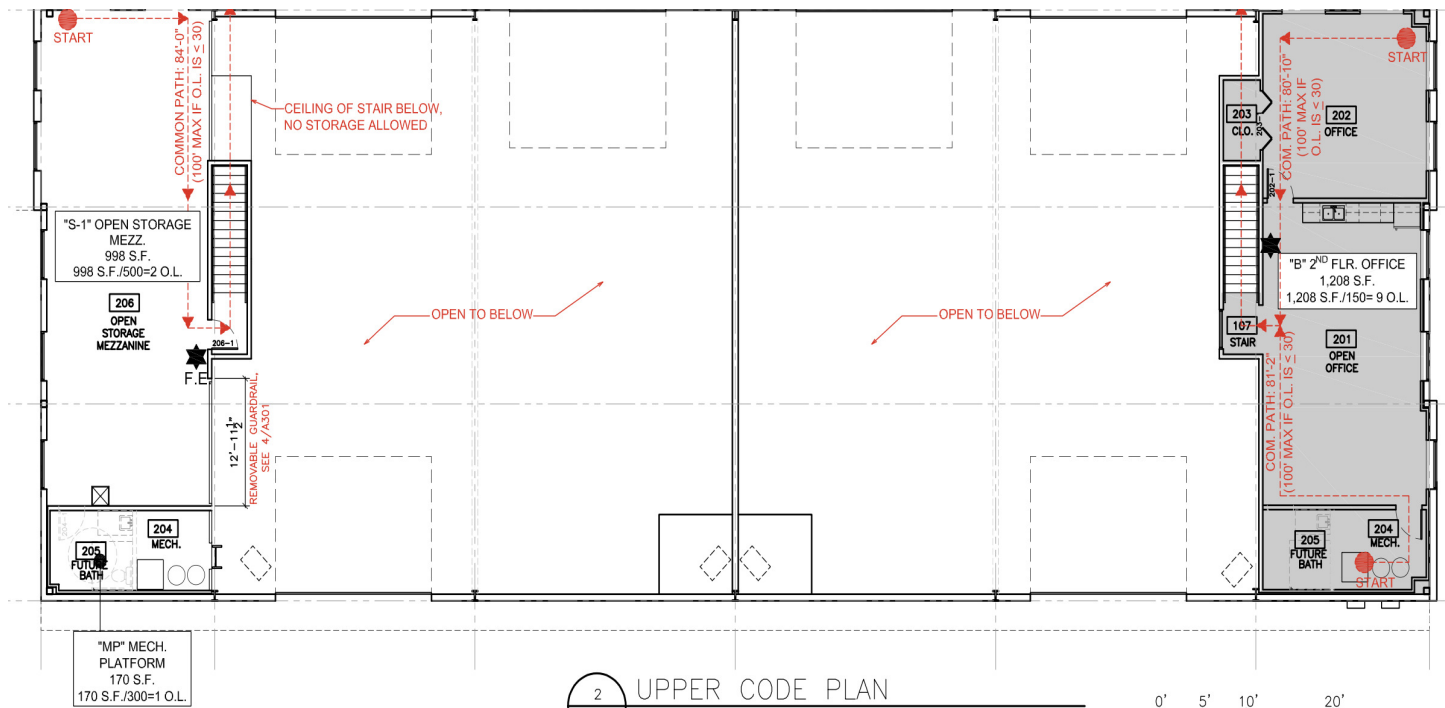
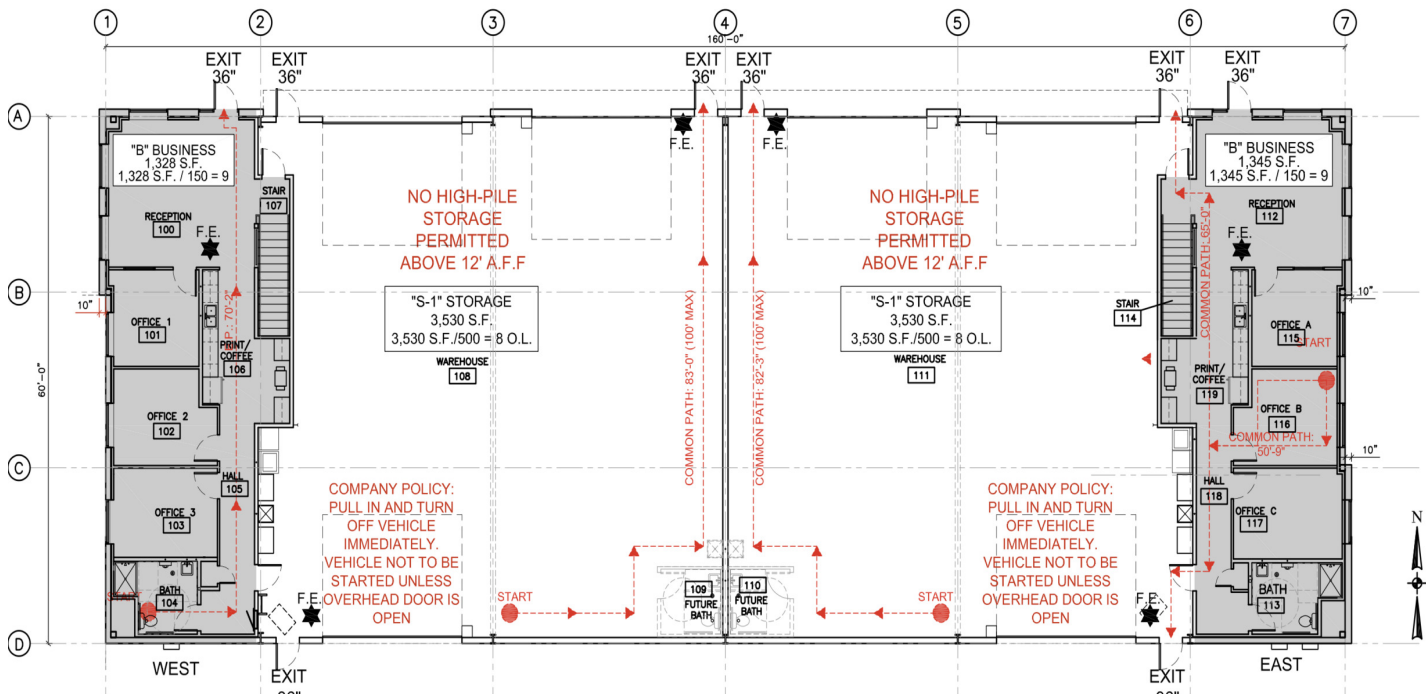


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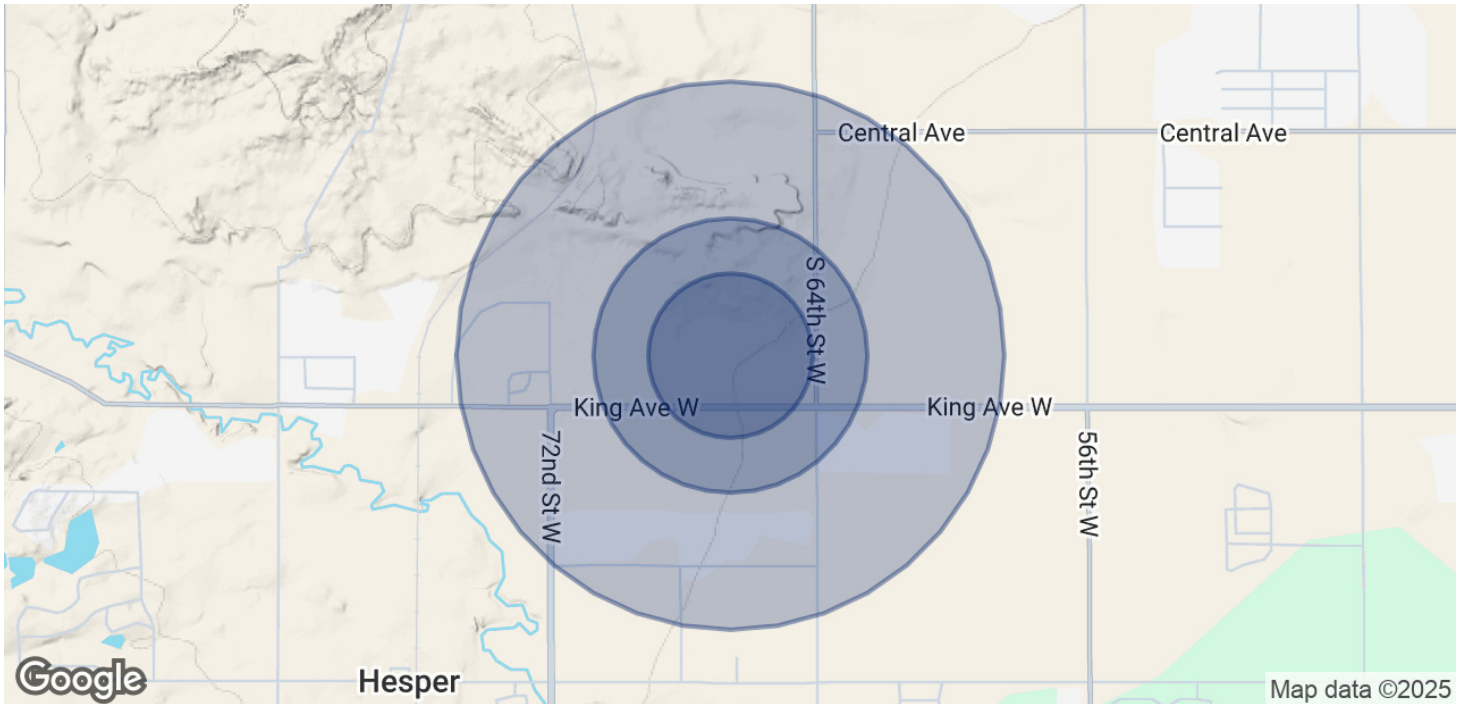


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POPULATION

	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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