

# LEASE

**1627 DICKIE RD**

Billings, MT 59101



**LEASE RATE**

**\$6,830.00 per month**

**Nathan Matelich, CCIM**  
(406) 781-6889

**Michael Speidel**  
(406) 601-9695

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**\$6,830.00  
PER MONTH**

## OFFERING SUMMARY

Building Size:	9,420 SF
Lot Size:	1.51 Acres
Year Built:	1950
Renovated:	1992
Zoning:	Outside City Limits

## PROPERTY OVERVIEW

- PRICE REDUCED!
- For Lease \$6,830/mo + Utilities
- 9,420 SF Industrial Building
- 1.51 Acres of Land
- Small Office Space with Reception/Showroom, Private Office & Break Room
- Shop Space with Fire Suppression System
- Dust Collection System
- 1 qty 10 ft Overhead Garage Door
- 1 qty 12 ft Overhead Garage Door
- 1 Loading Dock
- 2 Bathrooms
- Building was Built in 1950, Renovated in 2025
- New Roof, Siding, Exterior Doors & Gutters in 2025
- Lockwood (City) Water & Septic
- Base Rent = \$6.95 NNN
- NNN = \$1.75 PSF

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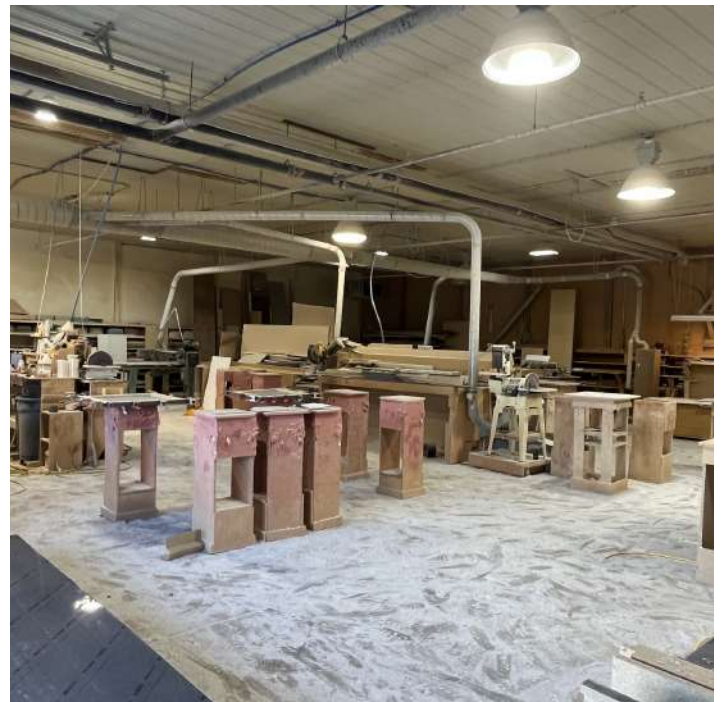
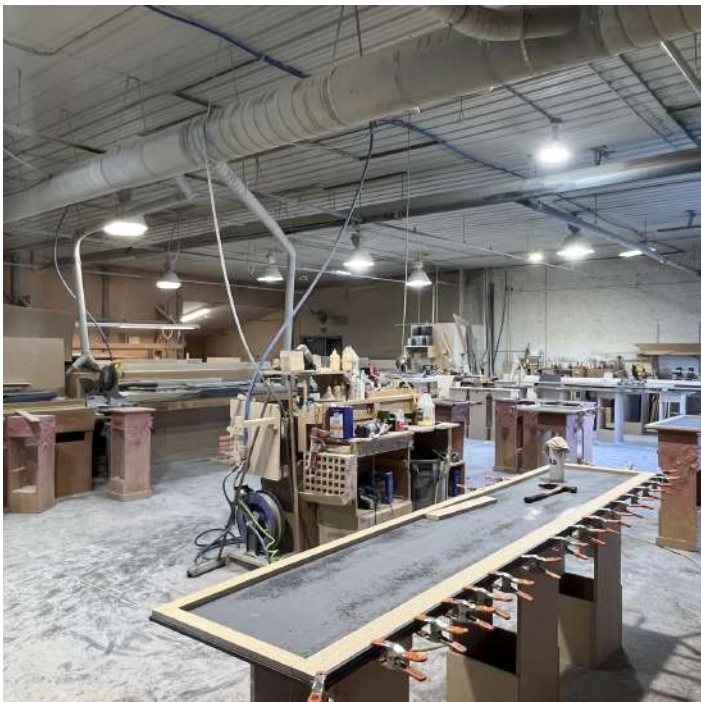
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## LOCATION OVERVIEW:

1627 Dickie Rd is a 9,420 SF industrial building that recently received a brand new exterior in 2025.

This shop space has been home to BevCo, a countertop manufacturing company, for over 40 years and is ideal for any manufacturing or assembly company that needs a dock, overhead doors, dust collection system and/or fire suppression system.

Lease a building that has the curb appeal of a new construction building at the price of an older model.



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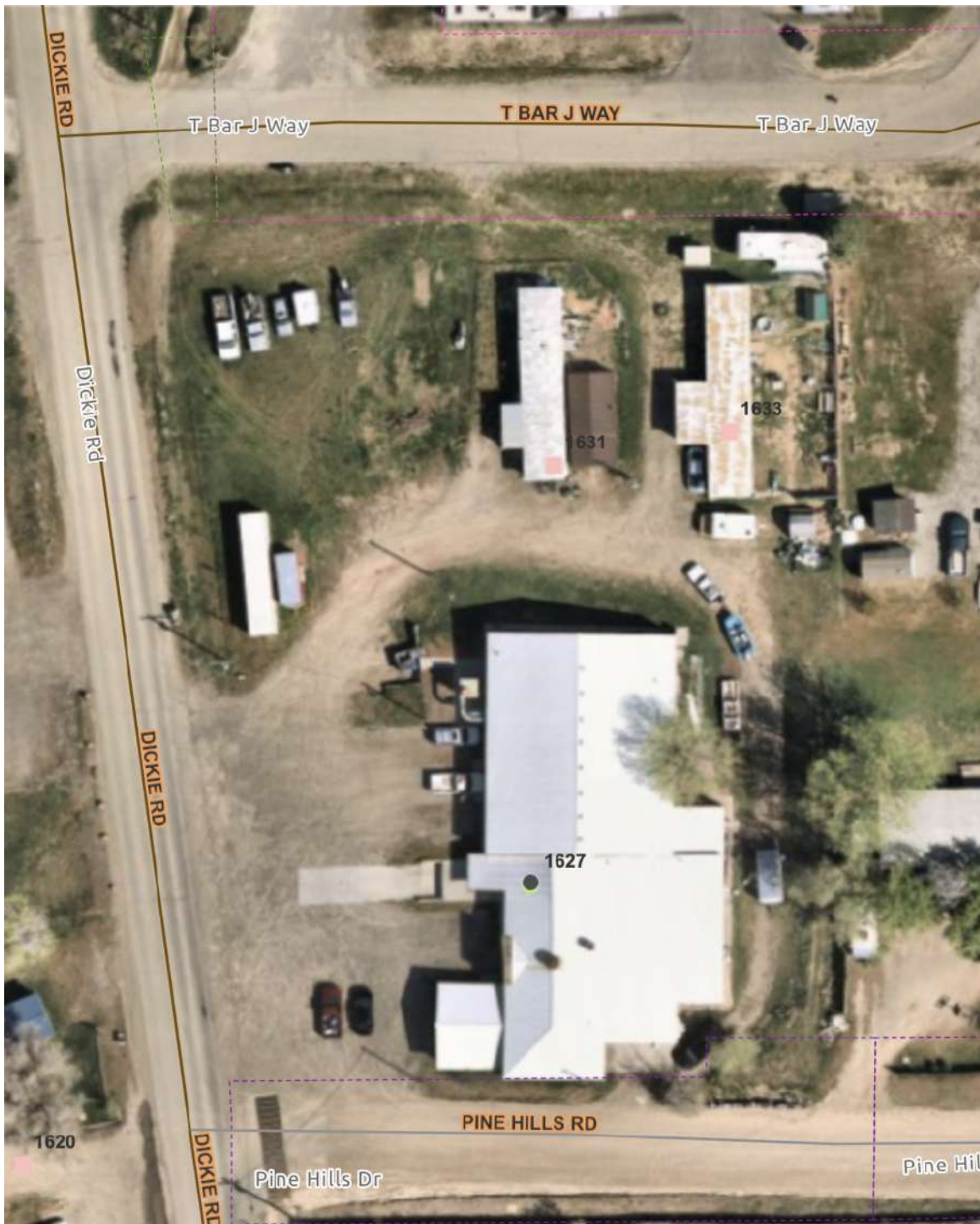


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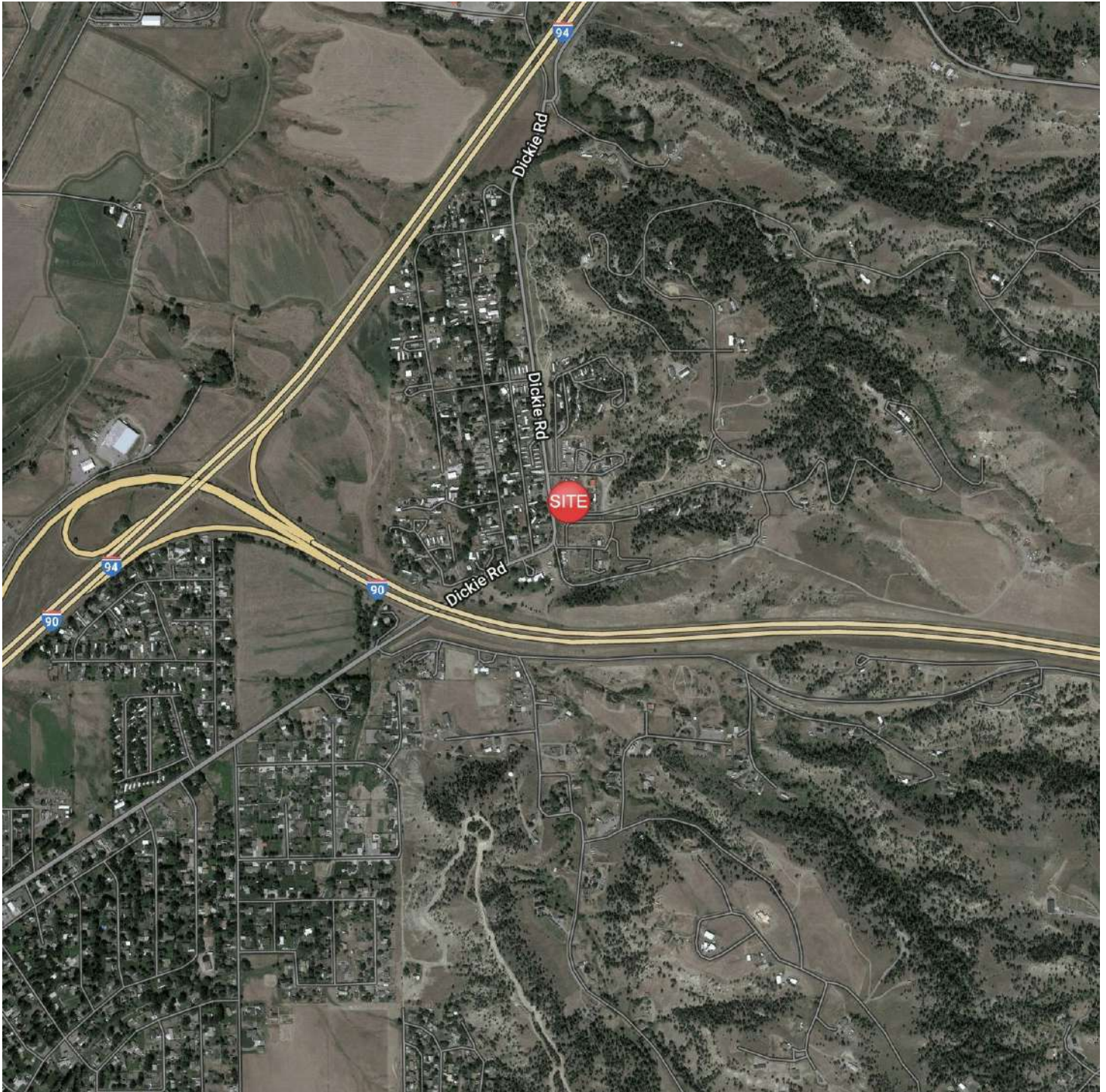
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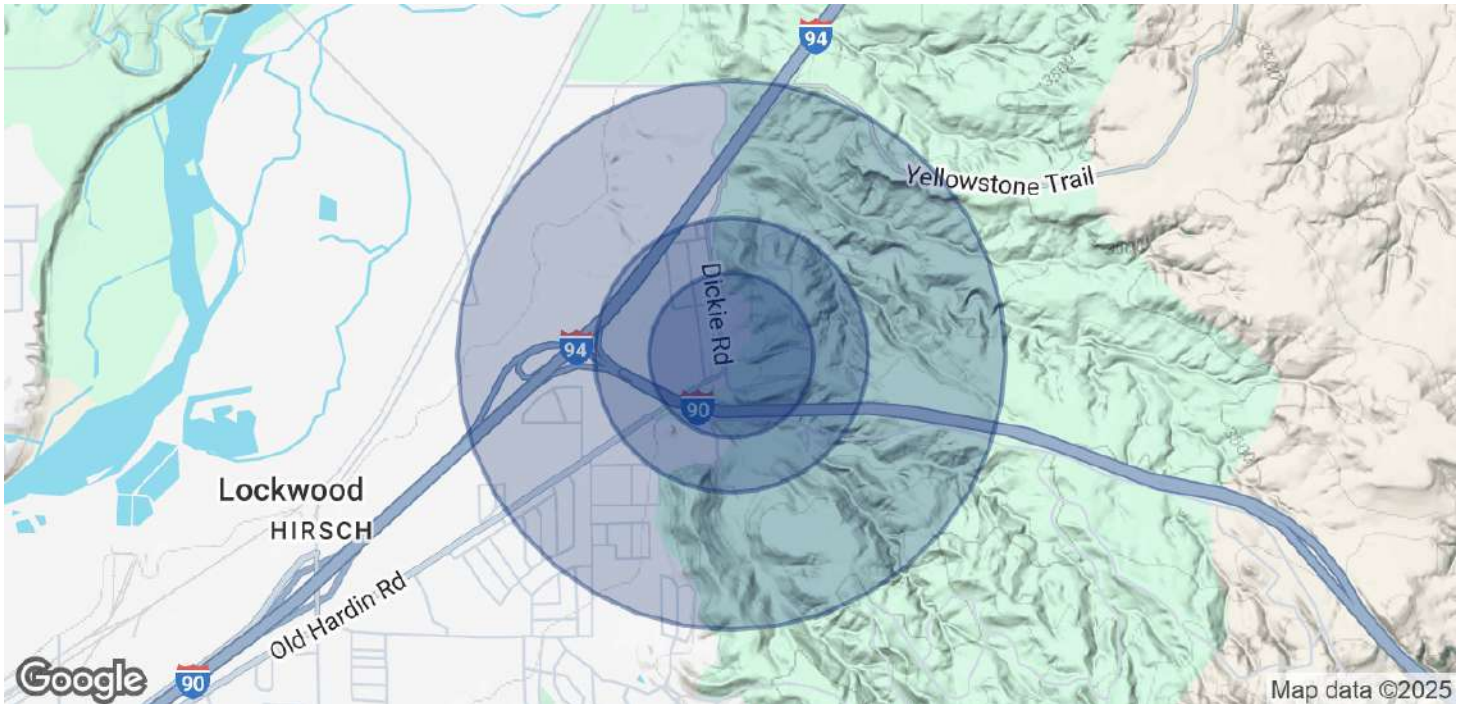
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	197	630	1,877
Average Age	39	39	39
Average Age (Male)	40	39	39
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	77	243	718
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$116,027	\$114,484	\$113,442
Average House Value	\$359,832	\$364,553	\$369,483

Demographics data derived from AlphaMap

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