

LEASE

3212 SOUTHERN SKY LN

Billings, MT 59106



LEASE RATE

\$9,300.00 per month

Nathan Matelich, CCIM

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Lease Rate **\$9,300.00
PER MONTH**

OFFERING SUMMARY

Building Size:	7,200 SF
Lot Size:	1.07 Acres
Number of Units:	1
Year Built:	2024
Base Rent:	\$13.50 NNN
NNN:	\$2 PSF

PROPERTY OVERVIEW

- 7,200 Shop/Warehouse for Lease
- 1.07 Acres with Large Fenced Yard Space
- 4,800 SF New Construction Shop Built in 2025
- 4 qty 14 ft Overhead doors
- Radiant Heat
- Shop Bathroom with Shower
- Shop Sink
- 220 Electrical Outlet
- 2,400 SF of Office (1,200 SF Per Floor)
- 4 Offices
- Conference Room & Reception
- 2 Office Bathrooms (One on Each Floor)
- Main Level Kitchenette/Breakroom
- Upstairs Kitchenette
- Tenant is Responsible for Snow Removal
- NNN Includes Taxes, Insurance & Landscaping/Weed Spraying

OTHER RESOURCES

[Virtual Tour](#)

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PROPERTY OVERVIEW:

3212 Southern Sky Lane is a the rare opportunity to lease a new construction shop/warehouse building with Class A office space that sits on a large 1 acre lot with lots of fenced yard space.

Built in 2025 by KE Construction, no expense was spared boasting high end finishes, 2 kitchenettes, modern single slope roof, 3 bathrooms and shop space built to handle just about anything.

This modern shop/warehouse building is conveniently located on the west end of Billings and just a short distance from the highway making it the ideal location for any business that needs the right balance of office, fenced yard, shop/warehouse and doesn't want the headaches of shared parking/yard space.



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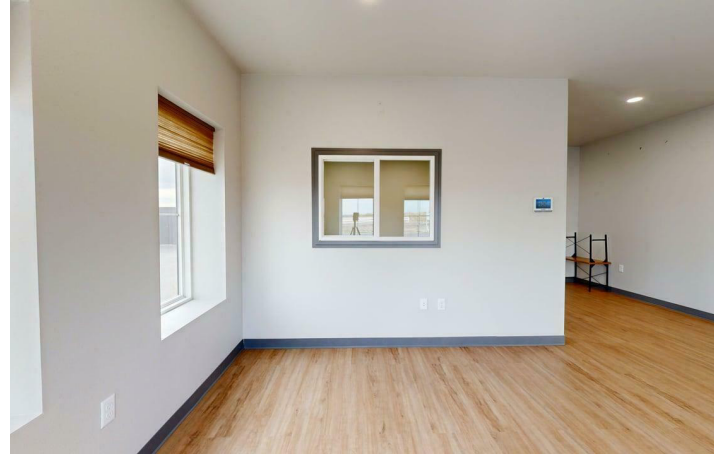
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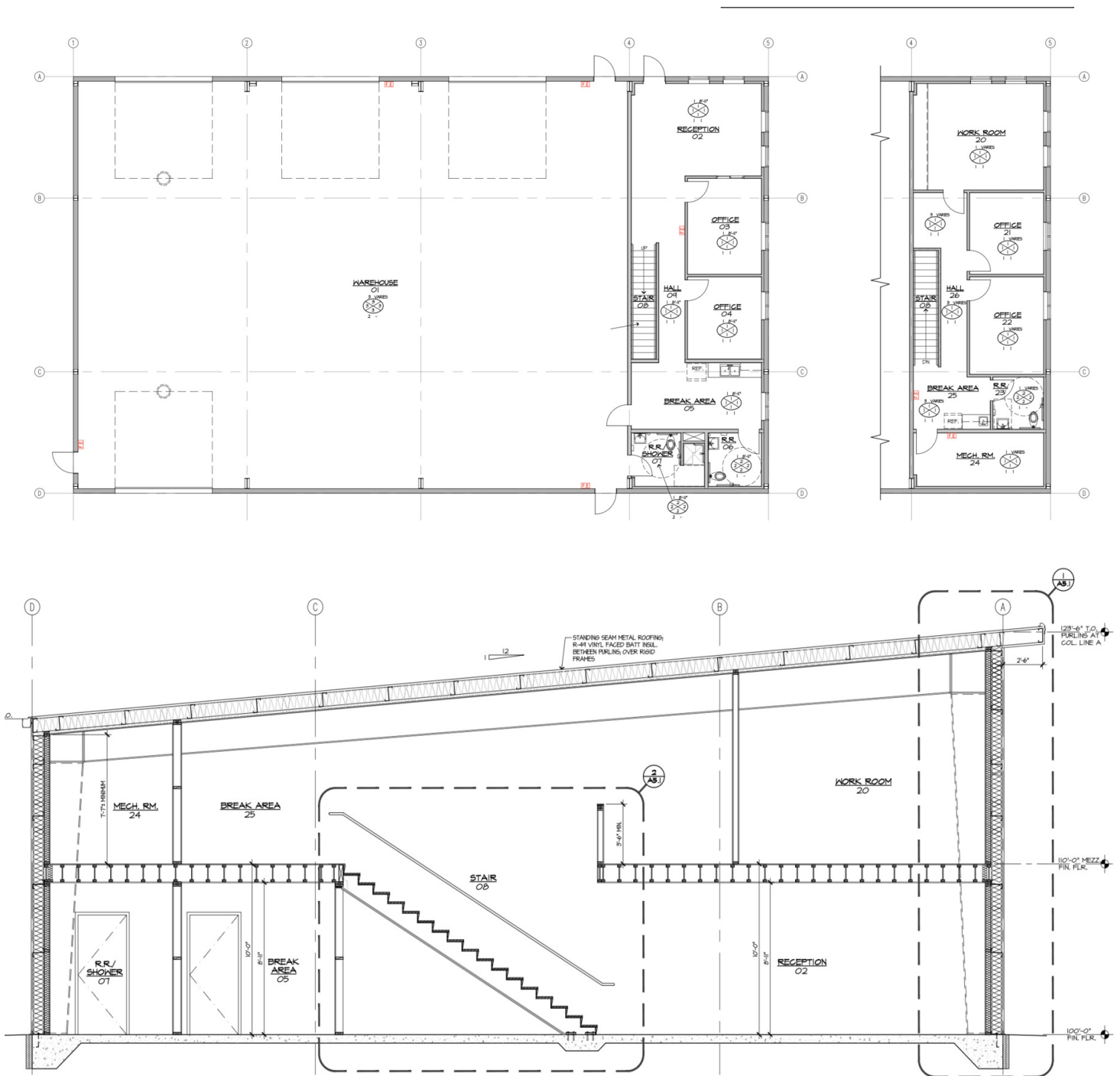
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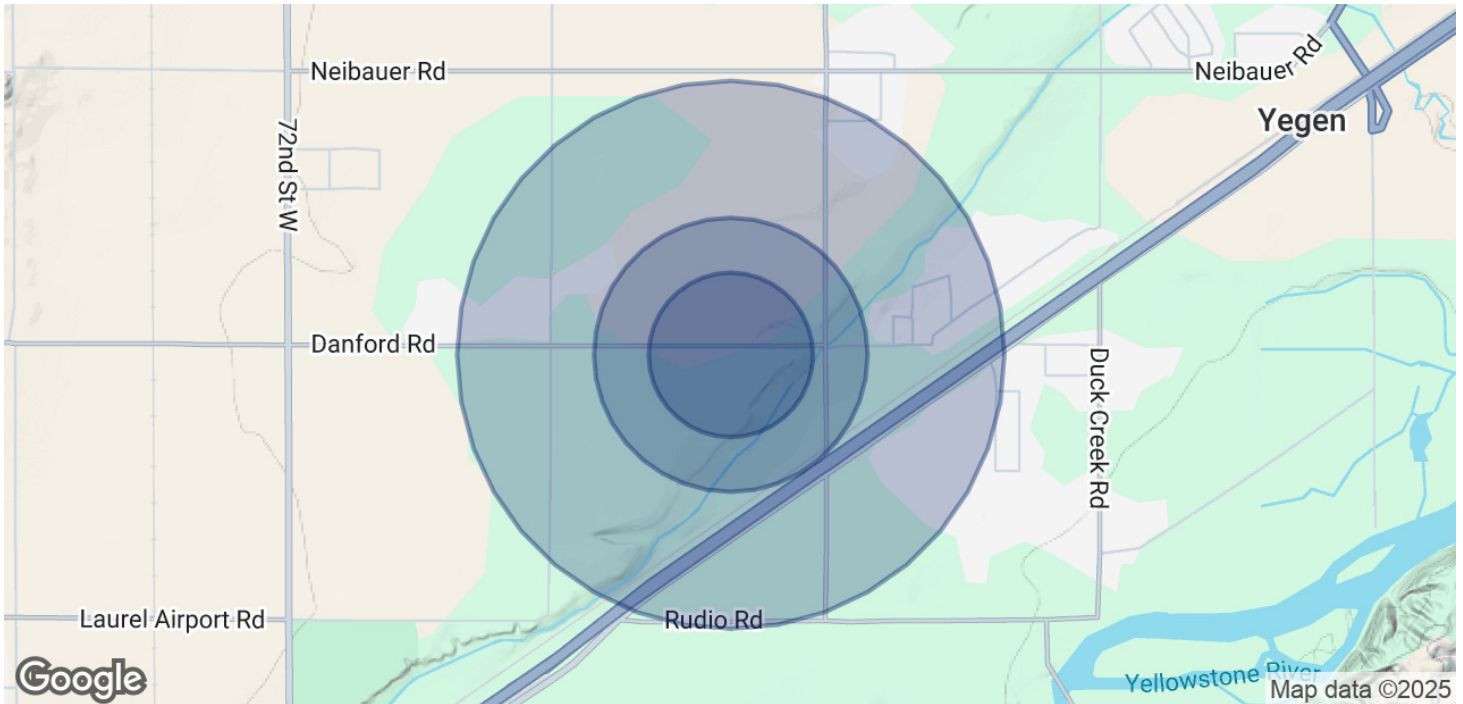


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	24	87	677
Average Age	42	41	41
Average Age (Male)	42	42	41
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	9	31	277
# of Persons per HH	2.7	2.8	2.4
Average HH Income	\$127,375	\$127,375	\$108,836
Average House Value	\$580,532	\$580,532	\$562,294

Demographics data derived from AlphaMap

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