

# LEASE

**9026 KAUTZMAN RD**

Billings, MT 59101



**LEASE RATE**

**\$5,500.00 per month**

**Nathan Matelich, CCIM**  
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## OFFERING SUMMARY

Building Size:	5,634 SF
Lot Size:	1.5 Acres
Year Built:	2011
Zoning:	Outside City Limits

## PROPERTY OVERVIEW

- \*5,634 SF Shop Space for Lease + Carport + Covered Storage
- \*5,184 SF Shop + 450 SF Office
- \*1,500 SF Carport
- \*2,400 SF Outdoor Covered Storage
- \*Well & Septic
- \*3 qty 14 ft Overhead Doors
- \*Floor Drains
- \*Radiant Floor Heat

## LOCATION OVERVIEW

9026 Kautzman is a newer shop space for lease with plenty of storage/covered parking and a large yard space. With radiant floor heating, stained concrete floors in the office and plenty of storage space, this shop says pride of ownership. Previously this shop was used for car/truck repair, but could be used for just about anything with 16 ft ceilings and free span construction.

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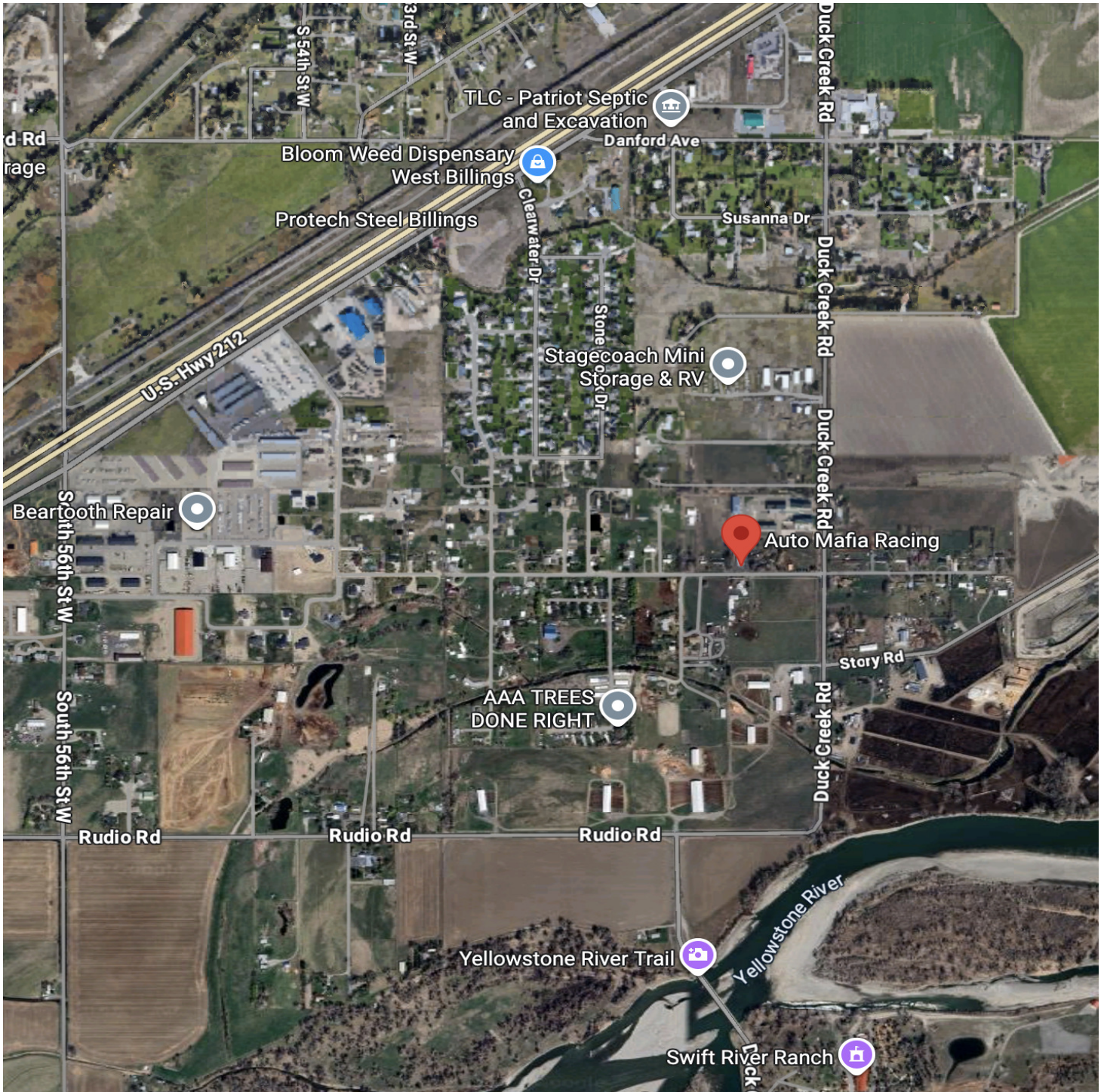
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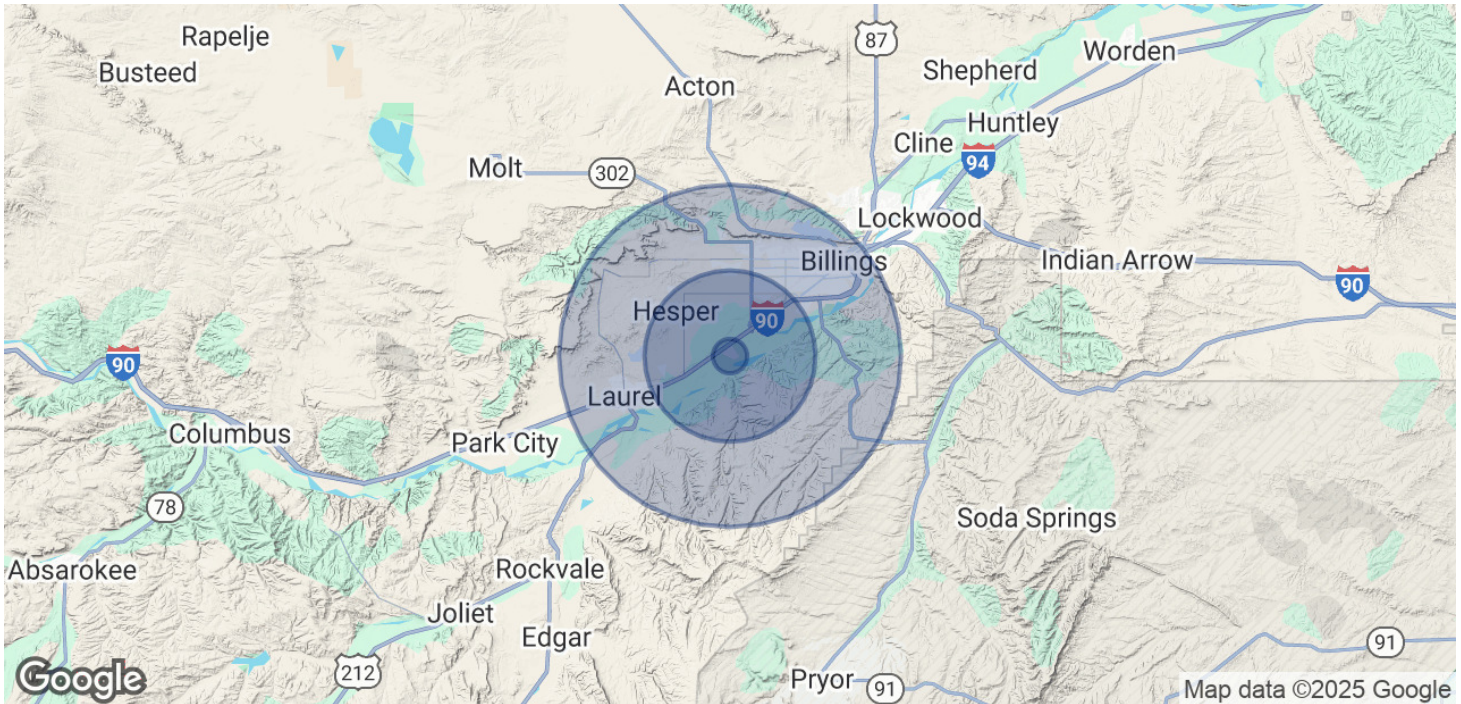
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	152	10,761	94,704
Average Age	38.9	36.7	38.9
Average Age (Male)	40	35.4	37.2
Average Age (Female)	37.4	36.7	40.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	56	5,003	41,117
# of Persons per HH	2.7	2.2	2.3
Average HH Income	\$77,939	\$56,003	\$65,019
Average House Value	\$261,800	\$187,932	\$214,150

2020 American Community Survey (ACS)

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