

LEASE

1233 WEIL ST

1233 Weil St Billings, MT 59101



LEASE RATE \$14.00 SF/yr

AVAILABLE SF 7,752 SF



CLICK TO VIEW VIRTUAL TOUR

David Mitchell, SIOR/CCIM

(801) 860-4299

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Lease Rate

\$14.00 SF/YR

OFFERING SUMMARY

Building Size:	7,752 SF
Available SF:	7,752 SF
Lot Size:	21,752 SF
Zoning:	CX

LOCATION OVERVIEW

- 7,752sf Flex Space
- \$14.00/SF Modified Gross
- \$9,044.00/mo + Utilities
- 5 private offices, a breakroom, and 2 private restrooms
- 14ft Overhead Doors
- 19ft sidewalls & 21ft ceiling height (at peak)

This is a turnkey flex opportunity offering modern construction, efficient design, and strong functional appeal in a well-located Billings industrial corridor.

Zoned: CX - Heavy Commercial

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BEST USES INCLUDE:

- Construction, electrical, plumbing, or HVAC contractors
- Trades and service-based businesses
- Light industrial or fabrication users
- Equipment sales, service, or storage
- Logistics, warehousing, or distribution support
- Owner-user businesses requiring office and shop integration

PROPERTY DESCRIPTION

FOR LEASE | Newly Constructed Flex Space

Now available for lease, this newly constructed flex property offers an ideal blend of high-quality office space and functional shop/warehouse area, designed to support a wide range of owner-operator and service-based businesses.

The building features approximately 2,600 SF of modern office space and approximately 5,100 SF of shop space, providing an efficient layout that supports both administrative and operational needs. The office component includes a welcoming reception/waiting area, five private offices, a breakroom, and two private restrooms, with one restroom conveniently located within the shop area.

The shop area is designed for productivity and flexibility, offering four overhead doors for easy access and workflow, along with a large mezzanine that provides substantial additional storage without sacrificing floor space. Polished concrete floors run throughout both the office and shop, complemented by modern, high-end finishes that create a clean, professional environment suitable for customer-facing operations.

Situated on approximately 0.5 acres, the property provides ample on-site parking and easy circulation for vehicles and deliveries—an increasingly hard-to-find combination in the Billings market.

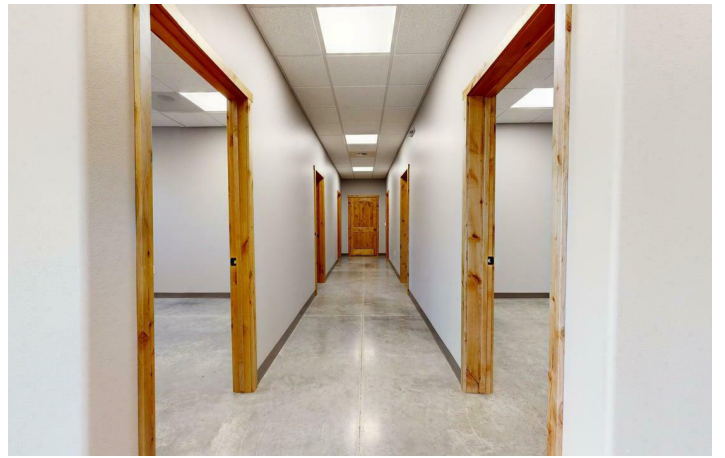
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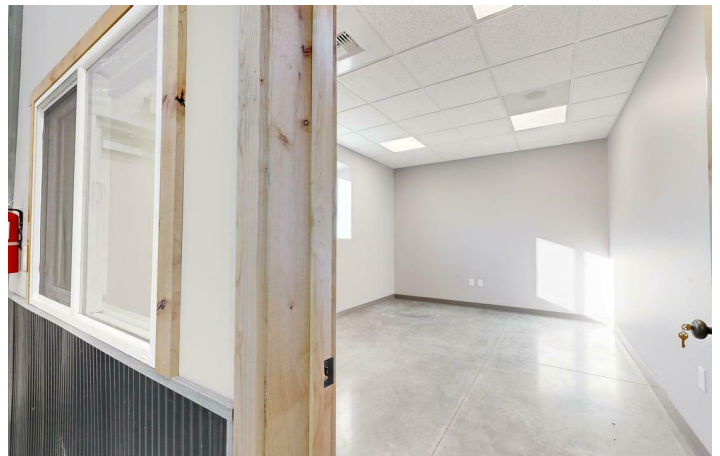
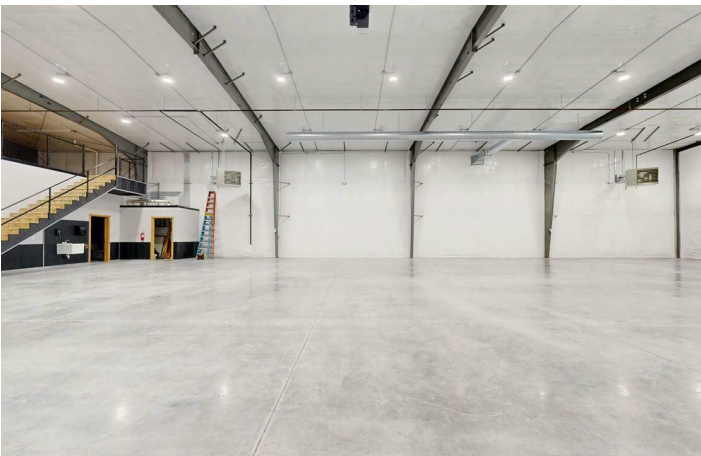
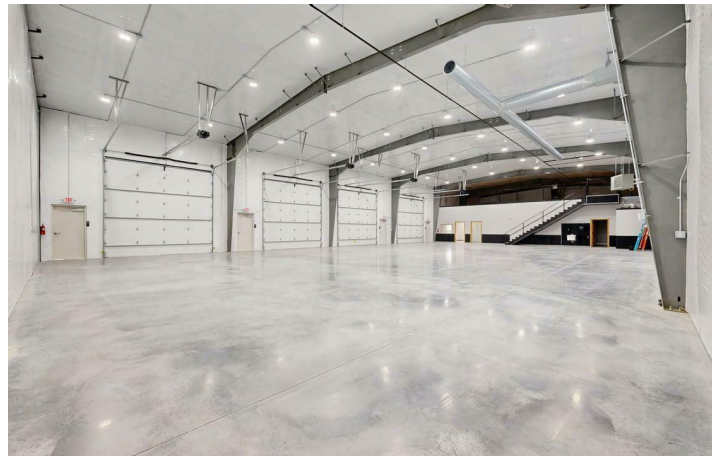
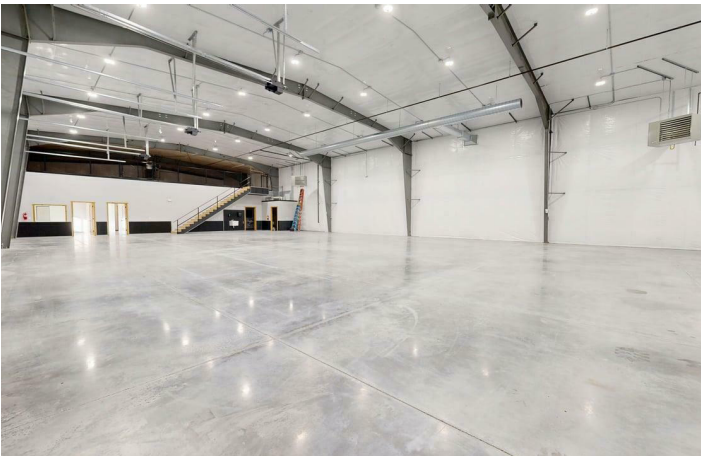
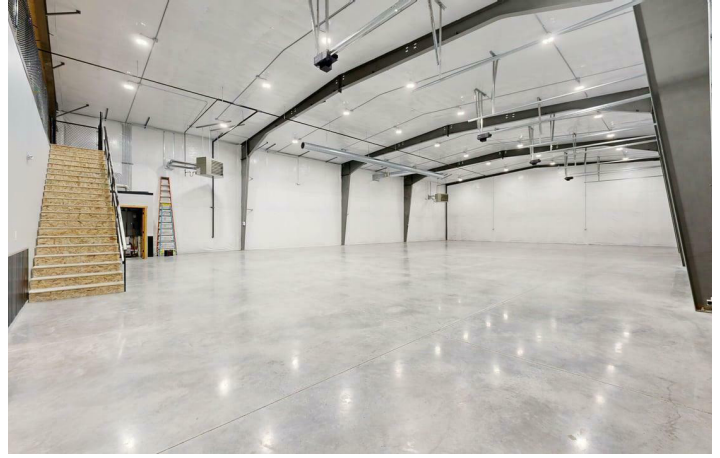
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FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 2,178 sq.ft.
EXCLUDED AREAS : GARAGE 5,103 sq.ft.
TOTAL : 2,178 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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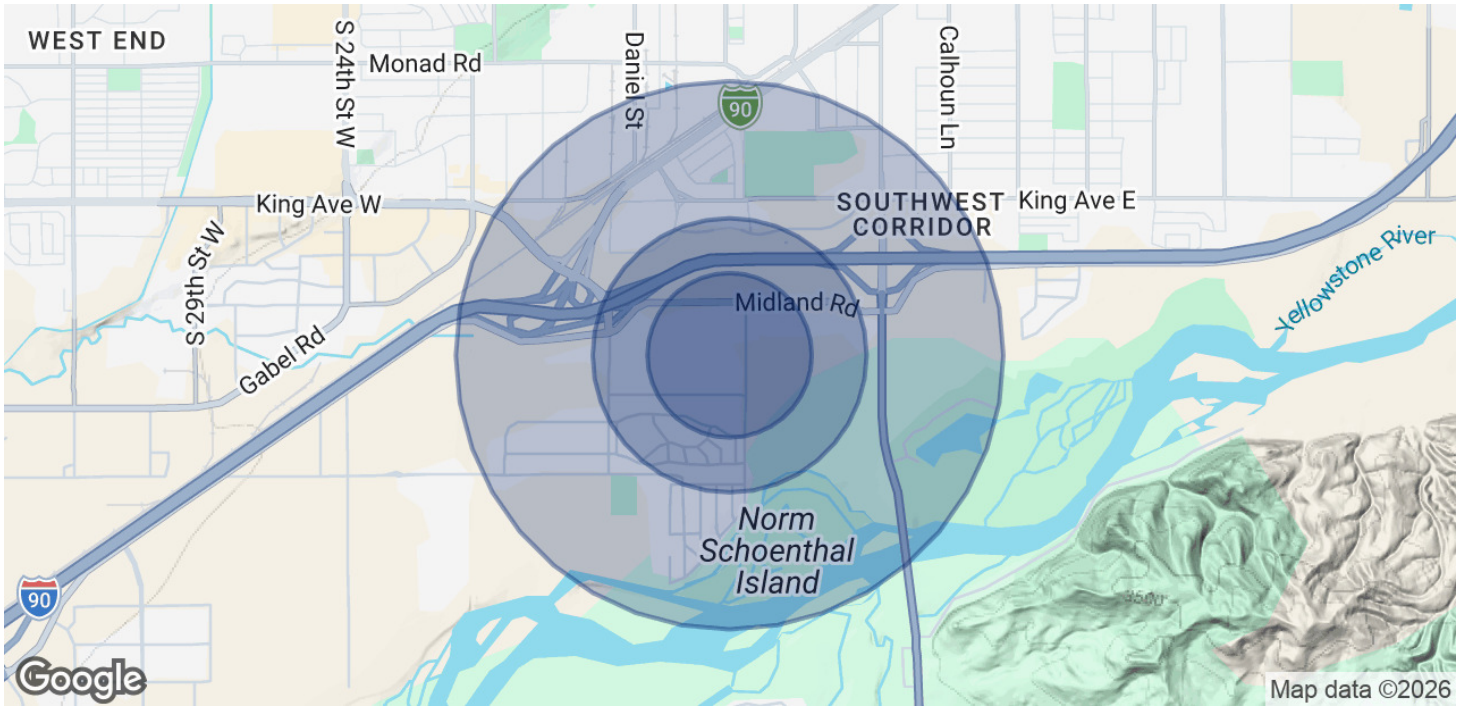
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	80	755	3,348
Average Age	37	37	37
Average Age (Male)	36	36	37
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	33	311	1,408
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$85,434	\$85,351	\$82,906
Average House Value	\$367,267	\$366,948	\$375,401

Demographics data derived from AlphaMap

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DAVID MITCHELL, SIOR/CCIM

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MT #RRE-RBS-LIC-24708

PROFESSIONAL BACKGROUND

Expert in site selection for Fortune 500 Companies. Clients include Wells Fargo, Edward Jones, Govt Departments, Starbucks, McDonald's, AT&T, AutoZone, Planet Fitness, Opportunity Bank of Montana, Subway, and REITs. David's client research contain Montana tours, detailed traffic studies, onsite drone footage, gap analysis, retail absence, and psychographics coupled with trending demographics.

Beyond an MBA and B.S. in Psychology, he holds designations of SIOR and CCIM, and member of ICSC. He speaks Spanish fluently, and an Eagle Scout.

Serves on the Board of Directors (Billings Chamber of Commerce), Board of Adjustments (City of Billings, MT), Board of Directors (Riverstone Health Foundation), Co-Chair for Billings NextGEN from 2018-2020. Member of the 40 under 40 in Billings in 2018, recipient of "Big of the Year" in 2019 from Big Brothers Big Sisters of Yellowstone County, and 2020 Emerging NextGEN Leader Award from the Billings Chamber of Commerce. Top producer for Coldwell Banker Commercial in MT from 2018 to 2025.

EDUCATION

MBA, Emporia State University
B.S., University of Utah

MEMBERSHIPS

SIOR, CCIM, ICSC, EBT Graduate
Top Coldwell Banker Commercial Broker for MT (2018 - 2025)
Emerging NextGEN Leader Recipient 2020, Billings Chamber of Commerce
40 under 40, Billings Gazette 2018
Board of Directors, Billings Chamber of Commerce
Board of Directors, Riverstone Health Foundation
Board of Adjustments, City of Billings, MT

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