

LEASE

6765 TRADE CENTER AVENUE

6765 Trade Center Avenue Billings, MT 59101



LEASE RATE \$8.50 SF/yr
AVAILABLE SF 12,500 SF

 [CLICK TO VIEW VIDEO](#)

George Warmer, SIOR, CCIM
(406) 855-8946

Todd Sherman
(406) 570-8961

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PROPERTY HIGHLIGHTS

- Lease Rate: \$8.50 PSF NNN
- Building Size: 12,500 SF
- Site Size: 2.89 acres
- Multiple drive-through bays
- Six private offices + break room
- Radiant heat in shop area
- Excellent condition
- Convenient access to I-90 and major Billings arterials

OFFERING SUMMARY

Lease Rate:	\$8.50 SF/yr (NNN)
Available SF:	12,500 SF
Building Size:	12,500 SF

360° VIRTUAL TOUR

LOCATION DESCRIPTION

Excellent opportunity to lease a high-quality industrial property in one of Billings' most accessible commercial corridors. 6765 Trade Center Drive features a ±12,500 SF building situated on a 2.89-acre tract, offering ample building functionality with additional yard and circulation area.

The property includes multiple drive-through bays, allowing efficient vehicle and equipment movement, along with a well-designed office buildout featuring six private offices and a dedicated break room. The shop area is equipped with radiant heat, providing consistent comfort and energy efficiency throughout the year. The building is in excellent condition and well-suited for immediate occupancy.

Located just minutes from Interstate 90, the site provides easy access to all parts of Billings, making it an ideal location for service, light manufacturing, or distribution users serving the greater market.

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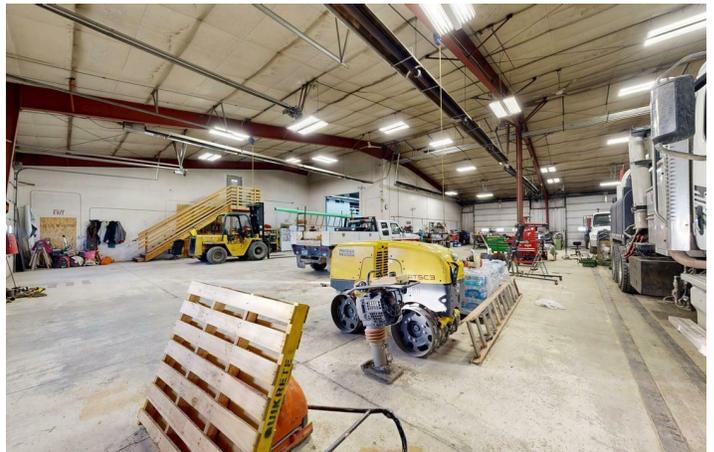
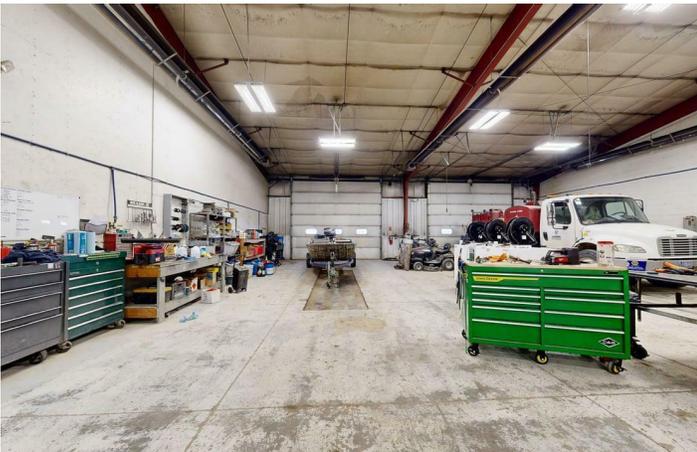
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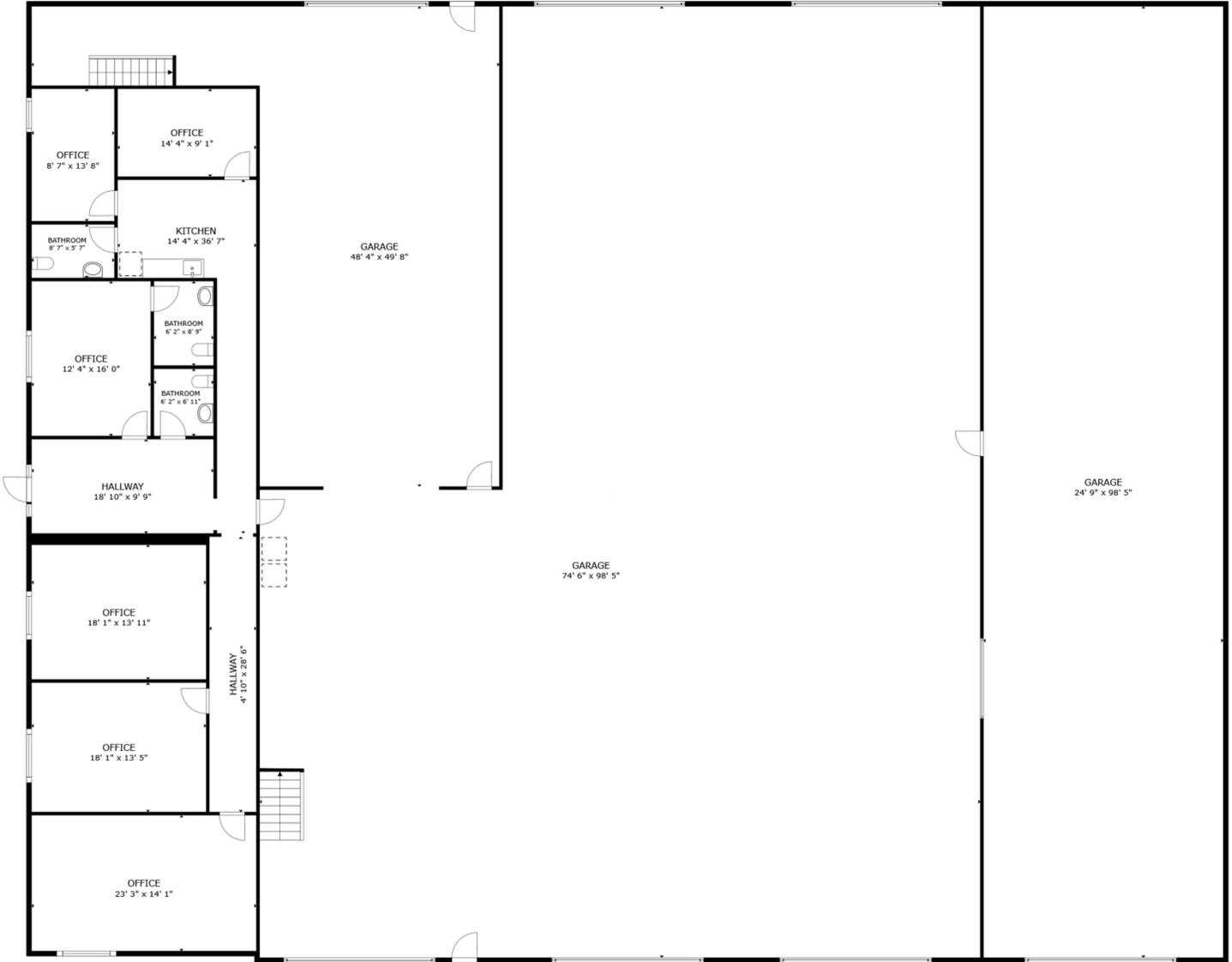
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FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 2,166 sq.ft.
EXCLUDED AREAS : GARAGE 1,424 sq.ft. GARAGE 6,073 sq.ft. GARAGE 2,437 sq.ft.
TOTAL : 2,166 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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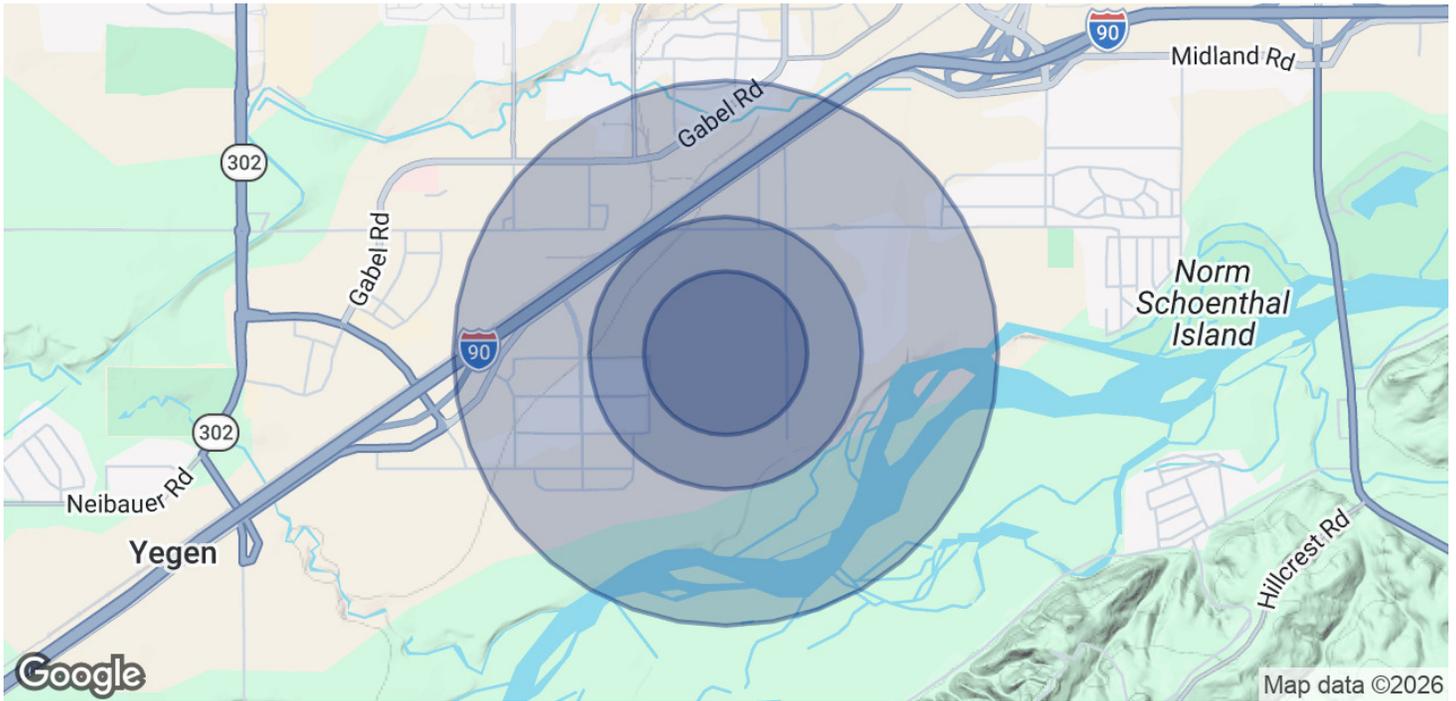


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	16	81	683
Average Age	40	40	41
Average Age (Male)	40	40	40
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	8	39	322
# of Persons per HH	2	2.1	2.1
Average HH Income	\$81,516	\$81,785	\$80,826
Average House Value	\$526,819	\$515,869	\$484,635

Demographics data derived from AlphaMap

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GEORGE WARMER, CCIM

Principal Broker

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MT #FRE-RBS-LIC-14174

PROFESSIONAL BACKGROUND

George Warmer is a Broker/Owner of Coldwell Banker Commercial CBS, specializing in sales, leasing, and development of commercial properties in Montana. George is a CCIM Designee and has worked in the commercial real estate business since 2005. During that time, he has brokered millions of dollars in leasing and sales transactions.

EDUCATION

In 1987 George graduated with a Bachelor of Arts degree from USC and a MBA from the University of Denver in 1995. George's background in banking and management of personally owned businesses gave George a unique insight into the needs of his commercial clients. As a CCIM designee, George offers his clients the valuable analytical tools necessary to make sound commercial real estate decisions.

MEMBERSHIPS

Board Member: Big Sky Economic Development Association
Board Member: City of Billings Board of Adjustments
Board Member: Coldwell Banker Commercial Advisory Board
Member: CCIM
Active Member of West End Rotary

RECOGNITION

2024 Halter Case Award Recipient
Top 2% Producer, Platinum Circle of Distinction

2024 Transactions of Note



2675 KING AVE W
RETAIL
FORMER BANK



2075 OVERLAND
OFFICE
10,000 SF OFFICE BUILDING



707 N 31ST
MULTI-FAMILY
12-PLEX



206 PLAINVIEW
INDUSTRIAL
80,000 SF WAREHOUSE



6807 DANFORD
LAND
+/- 66 Acres
66 ACRE LAND DEVELOPMENT

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TODD SHERMAN

Commercial Realtor

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Direct: **(406) 570-8961** | Cell: **(406) 570-8961**

MT #54530

PROFESSIONAL BACKGROUND

Todd Sherman is a Licensed Commercial Realtor in Billings, Montana for Coldwell Banker Commercial. Todd has spent his career in the real estate industry throughout Montana helping his clients acquire and sell Businesses, Casinos, Convenience stores, Industrial properties, Land, Mobile-Home parks, Multi-Family, and Retail properties. He also works with Landlords and Tenants to negotiate leases in Industrial, Office, Restaurant, and Retail. His accomplishments include Rookie of the Year, Top Associate Producer of the Year, and Bronze Distinction of Excellence Top 10% of Coldwell Banker Commercial Internationally the last 3 years in a row. Todd graduated from University Of Oregon with a Bachelor of Science in Business Communications.

EDUCATION

University of Oregon

BS in Business Communications

MEMBERSHIPS

Todd has been an active member of various trade and civic organizations, including The Big Sky Economic Development Corporation, Chamber of Commerce, Homebuilders Association, Association of Realtors, Downtown Rotary Club, Western States Petroleum Association, Montana Tavern Association, and East Billings Industrial Revitalization Board. He is also the Vice President on the Board of Directors for the nonprofit organization Sustainable Montana. Todd is passionate about what he does, and his enthusiasm for commercial real estate becomes evident very quickly.

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