

# LEASE

## 751 SOUTH 18TH STREET WEST

751 South 18th Street West Billings, MT 59102



**LEASE RATE** \$8.50 SF/yr  
**AVAILABLE SF** 30,850 SF

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**Ben Linkenhoker**  
(406) 369-0815

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## LOCATION DESCRIPTION

751 S. 18th St W | Billings, MT

Office + Industrial + Cold Storage Facility

Up 30,800 square feet available

Lease Rate: \$8.50 PSF NNN

CAMs est: \$1.70 PSF / Year

Position your business for efficiency and growth with this versatile commercial property offering a rare combination of professional office buildout, functional warehouse space, and dedicated cold storage — all under one roof.

## OFFERING SUMMARY

Lease Rate: \$8.50 SF/yr (NNN)

Available SF: 30,850 SF

## PROPERTY DESCRIPTION

### Modern Office / Training Space

The front office area features a clean, updated interior ideal for administrative operations, team collaboration, or training use:

- Large open training/classroom configuration
- High ceilings with recessed LED lighting
- Neutral modern finishes
- Flexible cubicle layout for staff
- Conference/training capability with projector setup
- Large break area with kitchenette
- Class A Men's and Women's restrooms
- Professional entry and common areas

This space is move-in ready and adaptable for office, showroom, or workforce training operations.

### Industrial Warehouse Space

The warehouse area provides strong functionality for distribution, light manufacturing, or service-based operations:

- Grade-level overhead door access
- Two loading Docks available to be opened for access
- Wood beam ceiling structure
- ~20' wall height, ~18.5' center beam clearance.
- Concrete flooring
- Secured and organized work zones
- Ample room for pallet storage, equipment staging, or production workflow.

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## Cold Storage Component

A significant value-add feature of the property is the dedicated cold storage area:

- High-capacity racking system
- Weather protected, uninsulated storage environment
- Ideal for food distribution, beverage, medical supply, or specialty storage
- Efficient aisle configuration for inventory management

**Cold storage availability in this size range is limited in the Billings market, making this a strategic acquisition for logistics-driven businesses.**

## Location Advantages

- Situated just off of one of the busiest roads in Montana, along S. 18th St W with convenient access to major Billings commercial corridors
- Central West End location with strong workforce access
- Easy connectivity to I-90 and primary transportation route
- Quick access to all of Billings and the surrounding areas

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### Ideal For:

- Distribution & logistics companies
- Contractors or supply companies
- Food & beverage operators
- Service-based industrial users
- Owner-occupants seeking combined office/warehouse functionality
- Manufacturing, machining, fabricating
- Storage
- Flex space users
- Destination retail businesses.

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**This is a rare opportunity to acquire a flexible, multi-use industrial asset with built-in office and cold storage capacity in one of Billings' established commercial districts.**

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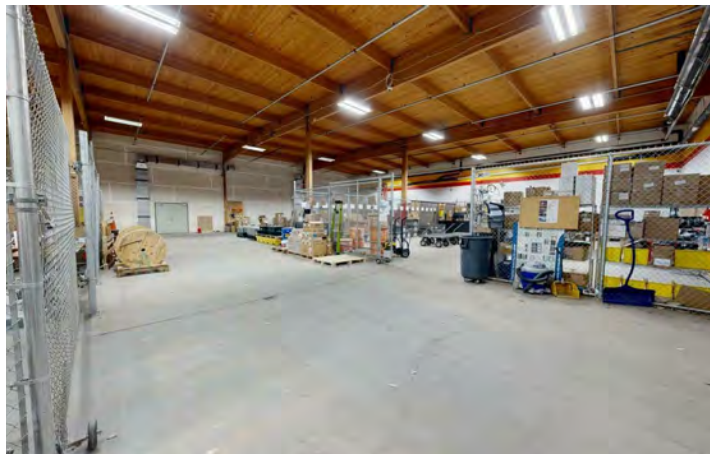
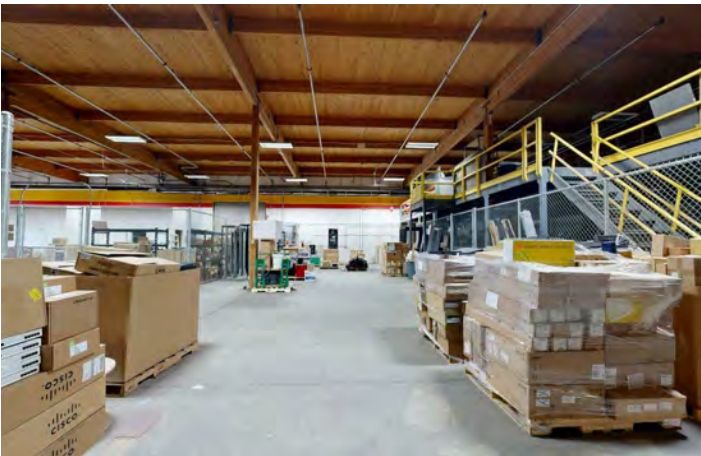
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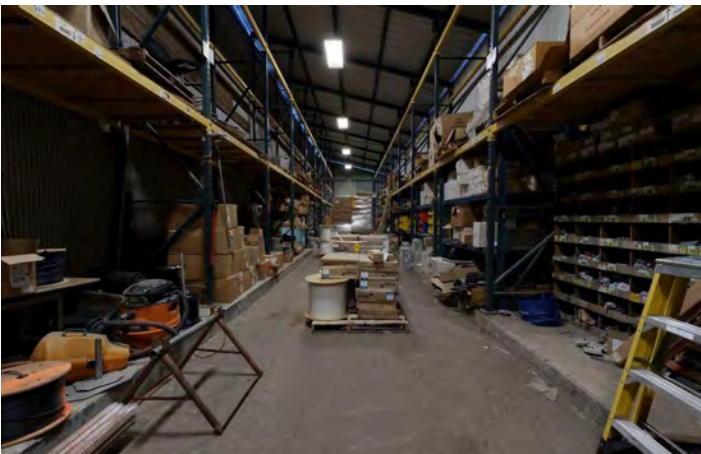
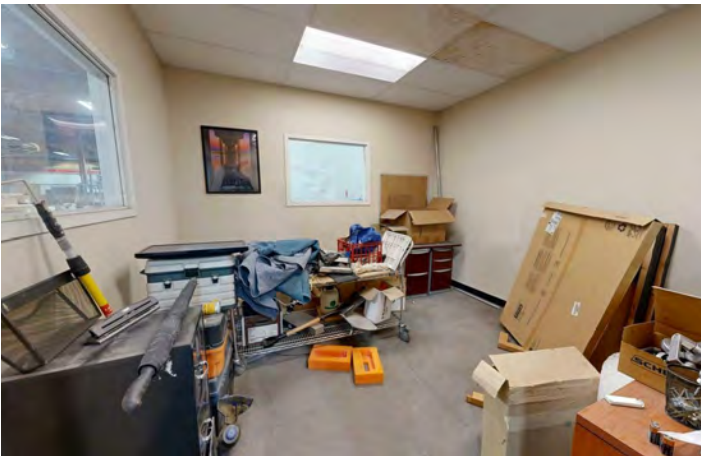
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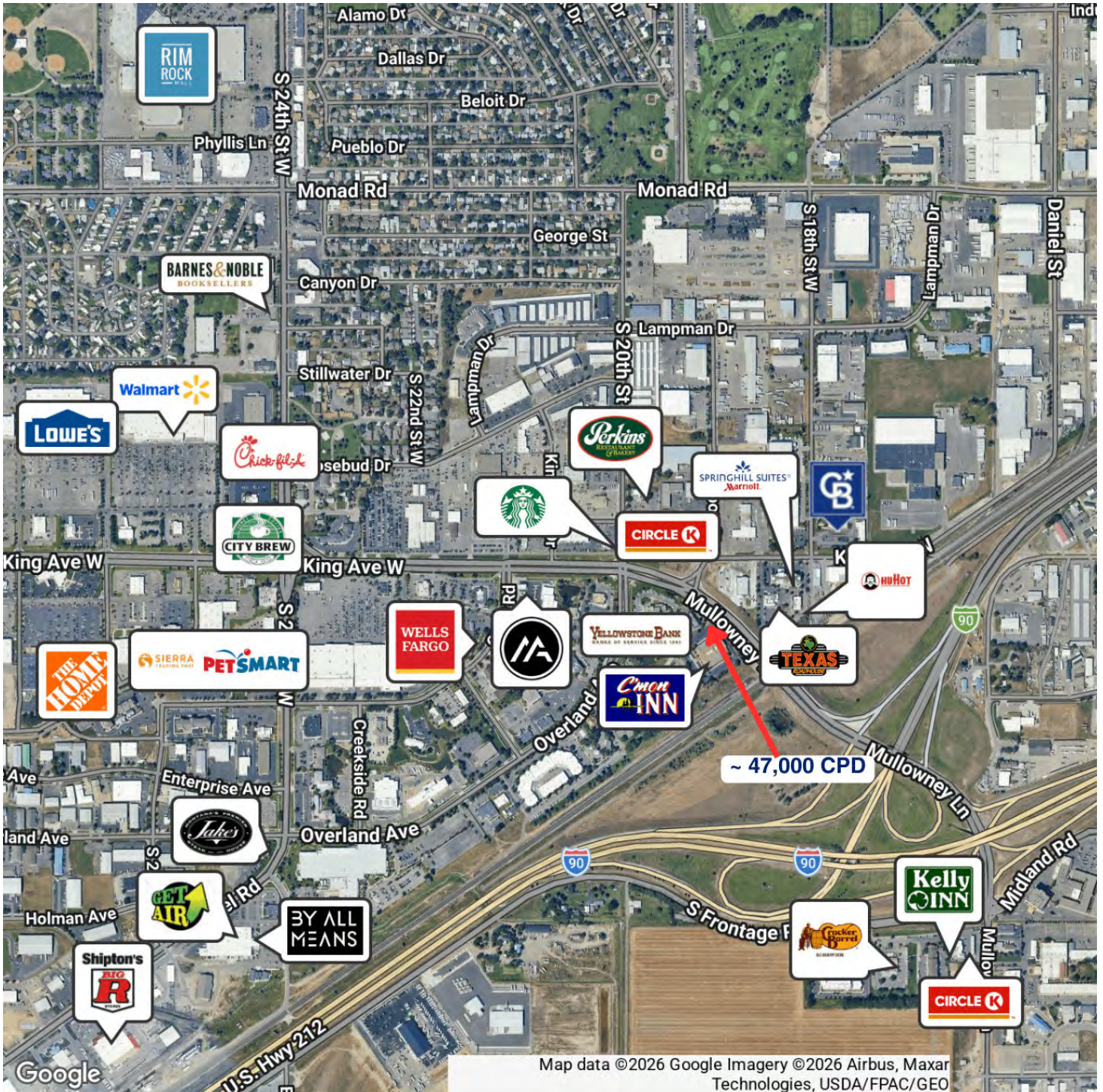


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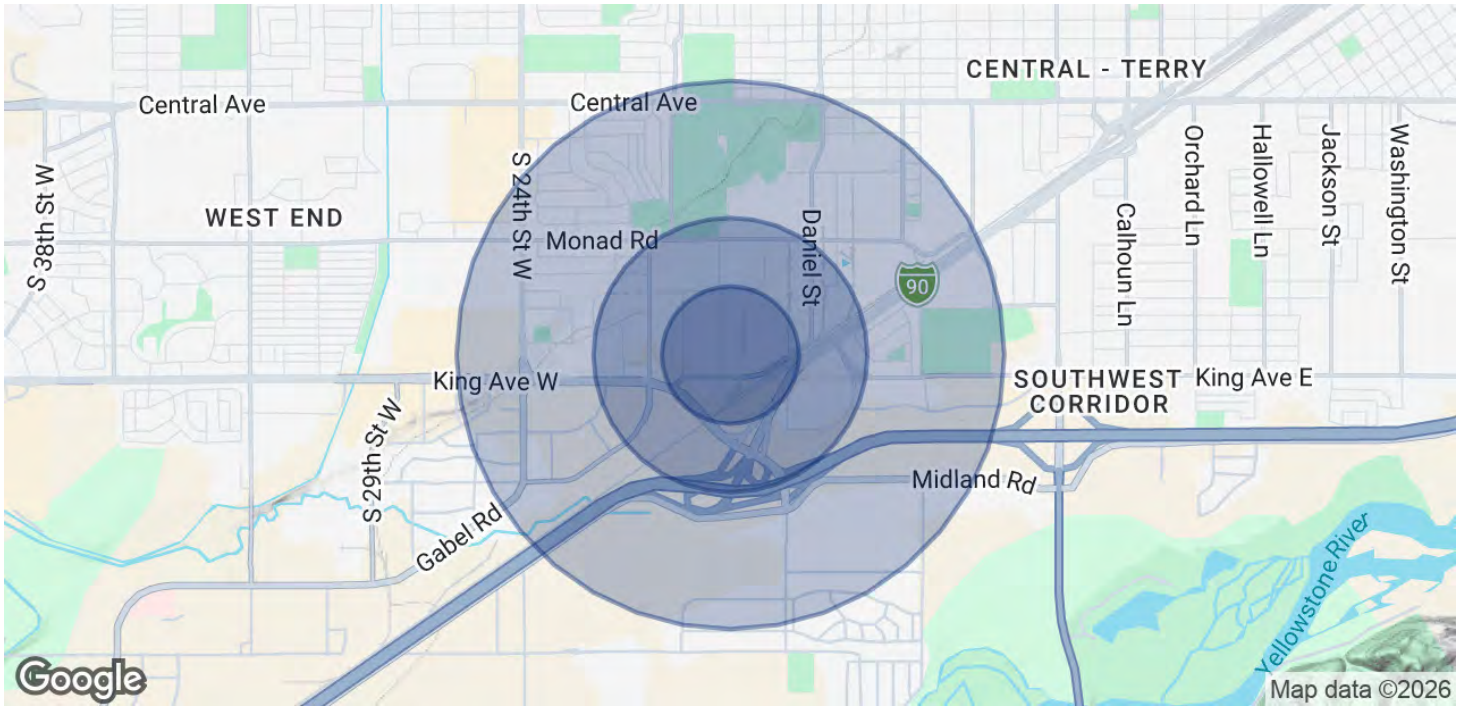
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<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	168	605	4,292
Average Age	38.6	37.7	35.4
Average Age (Male)	30.6	31.3	35.9
Average Age (Female)	53.6	50.4	39.5

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	61	229	1,661
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$80,998	\$80,949	\$75,723
Average House Value	\$309,624	\$296,118	\$265,521

2023 American Community Survey (ACS)

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## **BEN LINKENHOKER**

**Comm Sales Associate**

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### **PROFESSIONAL BACKGROUND**

Ben's entrepreneurial spirit is matched only by his commitment to people. He is known for his genuine interest in helping others, a quality that fuels his professional pursuits and is a central part of his career. In his personal life, Ben prioritizes his beautiful wife and two sweet daughters, balancing his love for the outdoors, sports, and family.

Professionally, Ben is a commercial real estate agent, mechanical engineer, versatile entrepreneur, and real estate investor with a diverse background spanning engineering, manufacturing, and business management. Growing up in Hamilton, Montana, Ben developed a passion for hands-on problem-solving and the outdoors, which has shaped both his professional journey and personal life.

While earning his Mechanical Engineering degree from MSU, Ben began his career working for a CNC machine shop, honing his skills in precision manufacturing. Following graduation, he transitioned into the downstream oil industry before moving back to the Gallatin Valley, where he designed high-tech scientific instrumentation. Ben's experience also extends to commercial fishing in Alaska and agriculture as a potato farmer and

In 2018, Ben and his wife Sarah co-founded Unbeaten Path Designs, an E-commerce and CNC machining business, where he applied his technical expertise to create high-quality products while developing a keen understanding of online retail. After a decade of personal real estate investing, Ben discovered his true passion for real estate and chose to outsource his business's manufacturing processes to focus on this new venture. As a commercial real estate agent, Ben is dedicated to helping clients navigate the complexities of the commercial real estate market, leveraging his broad skill set to advise and support those looking to invest, lease, sell, or buy properties.

He is passionate about helping others navigate their own journeys to success while fostering meaningful relationships along the way.

#### **CBS**

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