

# LEASE

**6605 WAGON TRAIL**

Billings, MT 59106



**LEASE RATE**

**\$6,482.00 per month**

**Nathan Matelich, SIOR, CCIM**

(406) 781-6889

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## OFFERING SUMMARY

Building Size:	10,910 SF
Available SF:	5,815 SF
Lot Size:	46,478 SF
Year Built:	2024
Zoning:	Outside City Limits
Base Rent:	\$11.38 NNN
NNN:	\$2.00 sf

## PROPERTY OVERVIEW

New Construction Shop/Warehouse — Available for Lease

5,815 SF total | 4,810 SF shop + 1,005 SF mezzanine storage  
Three 14' overhead doors with drive-through vehicle access  
3 offices · Reception · Kitchenette · Copy room · 2 bathrooms  
2 bathrooms | 1 in shop and 1 in office  
Washer/dryer hook-ups · Shop sink · Fenced yard  
\$11.38 PSF NNN | NNN estimated at \$2.00 PSF

## LOCATION OVERVIEW

6605 Wagon Trail is located in Billings premier industrial warehouse subdivision located at 64th St & Kings Ave W. Units are perfectly set up for businesses that need a generous amount of office space to go with their shop and fenced yard. All shops include a shop heater in the warehouse space and HVAC in the offices. All tenants will benefit from the shared fenced yard space where they will receive a pro rata share to store vehicles and trailers. With a shower, shop sink and washer/dryer hook ups, you are ready for just about anything!

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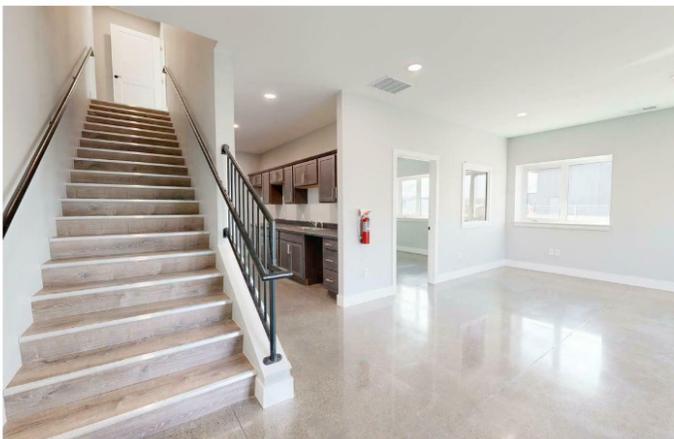
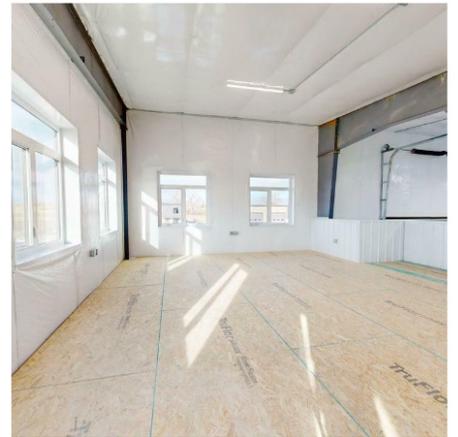
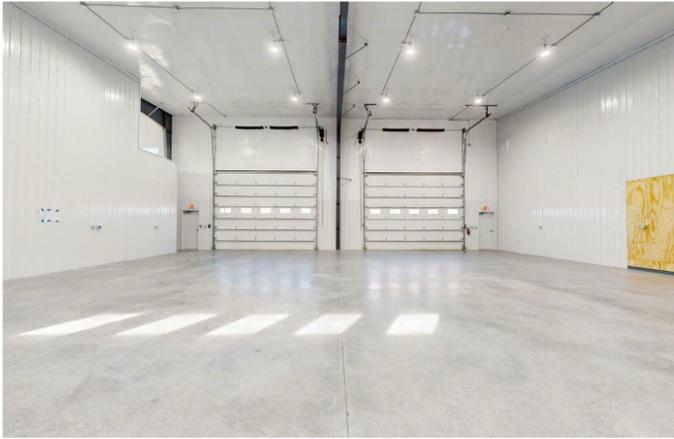


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*Note: Photos are of a similar unit with the same floor plan. Your unit features LVP and carpet flooring — same great space, different finish.*

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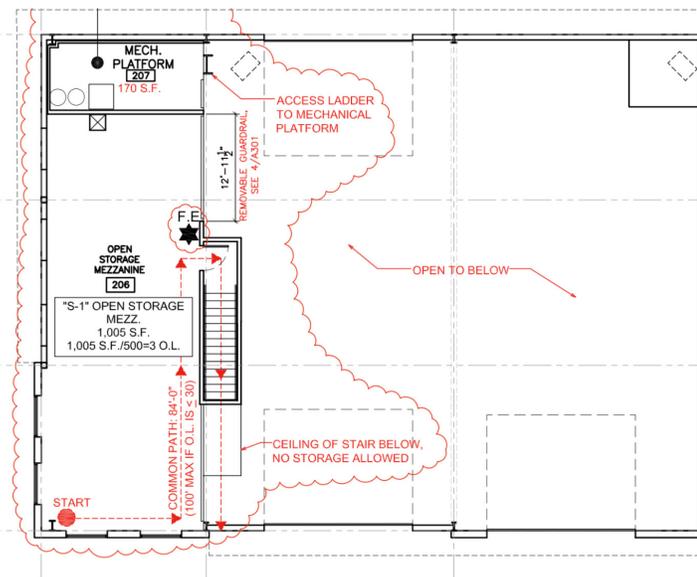
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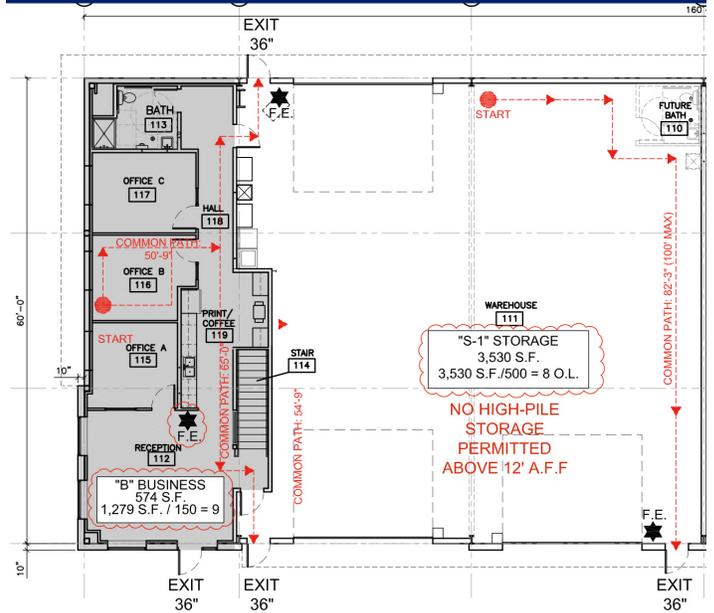
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## Upper Mezzanine Area



## Main Floor



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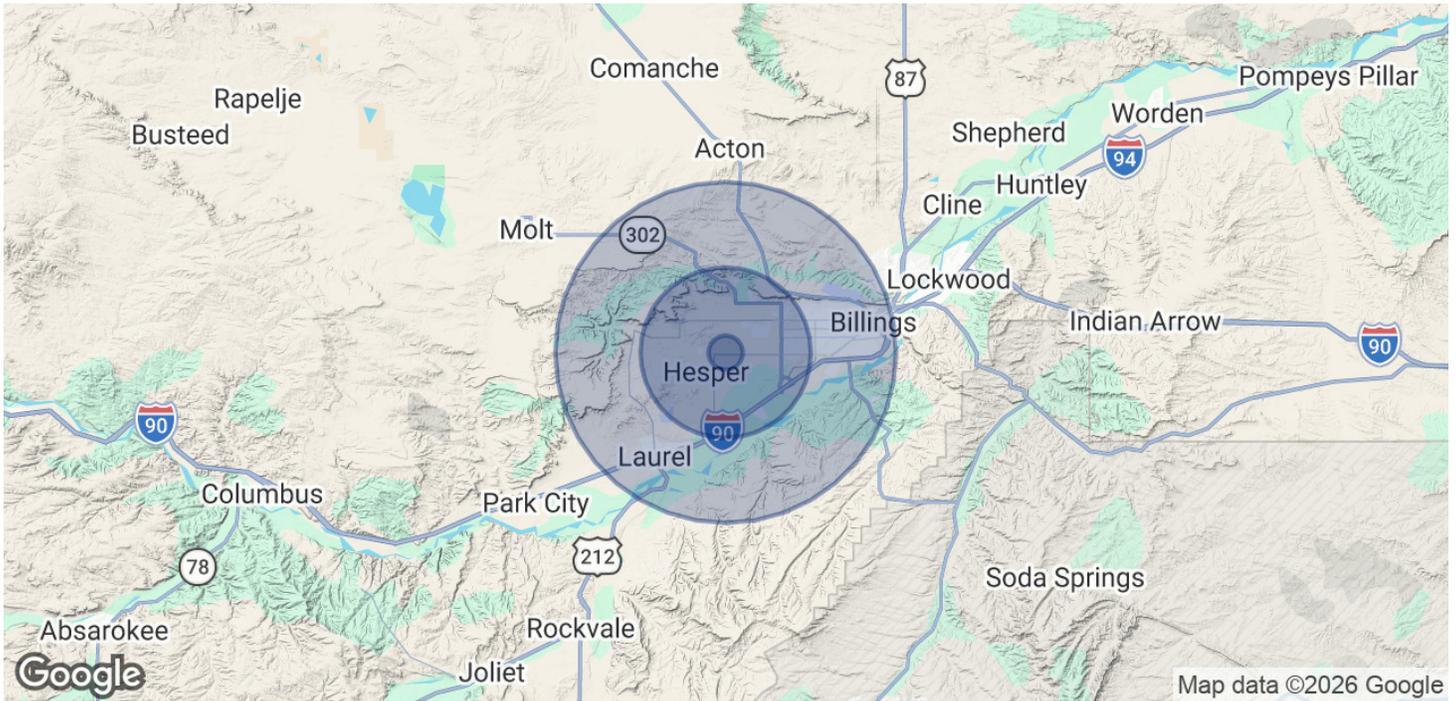


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### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	628	37,348	115,287
Average Age	34.8	41.8	39.9
Average Age (Male)	36.1	41	39.2
Average Age (Female)	31.5	43.2	40.9

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	248	15,672	49,026
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$105,071	\$129,935	\$105,985
Average House Value	\$844,748	\$437,663	\$369,567

2023 American Community Survey (ACS)

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