

LEASE

1435 CENTRAL AVE

1435 Central Ave Billings, MT 59102



LEASE RATE \$8.00 SF/yr NNN

BUILDING SIZE 7,920 SF

Michael Speidel
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360° VIRTUAL TOUR

PROPERTY HIGHLIGHTS

- Newly remodeled retail, office and restroom spaces
- Motion sensor LED lighting in Shop/Warehouse Area
- Over 16,000 Cars per day on Central Avenue
- 1 Dock with 12 Ft Overhead Door
- \$8.00 sf/yr NNN
- NNN = \$1.46
- Total Lease Rate: \$9.46 sf/yr NNN
- Total Monthly Rent: \$6,243.60

LOCATION DESCRIPTION

For Lease: Prime Shop/Warehouse in Billings, MT – Nearly 8,000 SF

Positioned on one of the busiest corridors in Billings, this versatile commercial property offers nearly 8,000 square feet of flexible space suited for a wide range of industrial uses. Whether you're in retail, manufacturing, distribution, or service, this building delivers the visibility, access, and utility to support your operations. Featuring high ceilings, wide-open floor space, and ample power, it's ready for machinery, inventory, or showroom customization. With a prominent location offering excellent traffic counts and close proximity to major routes, this property places your business in the heart of the action. Zoned CMU1 for light industrial and retail uses, it's a rare opportunity to secure space in a high-demand area. Ideal for businesses ready to grow, expand, or establish a commanding local presence.

OFFERING SUMMARY

Lease Rate:	\$8.00 SF/yr (NNN)
Available SF:	7,920 SF
Lot Size:	17,432 SF

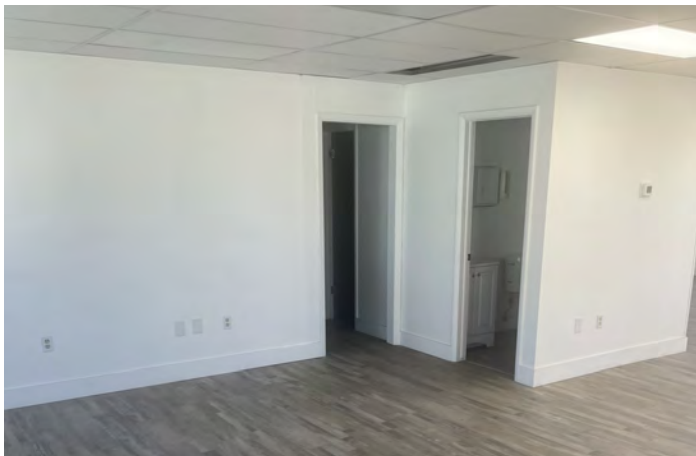
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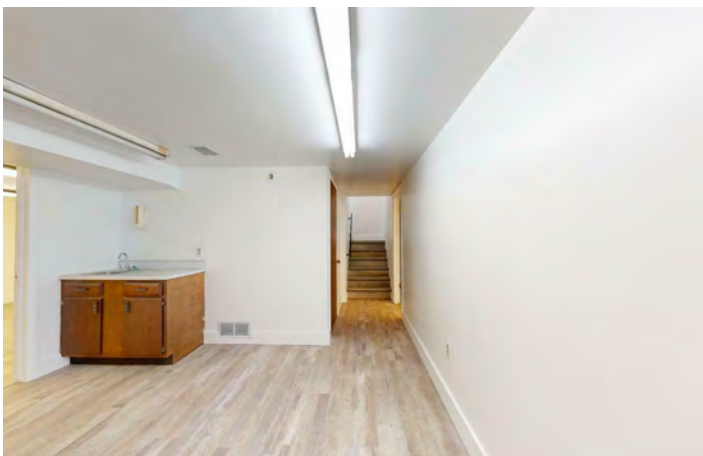
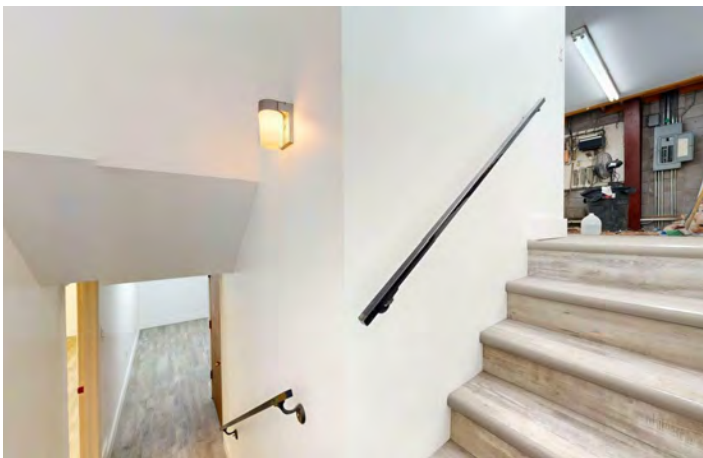
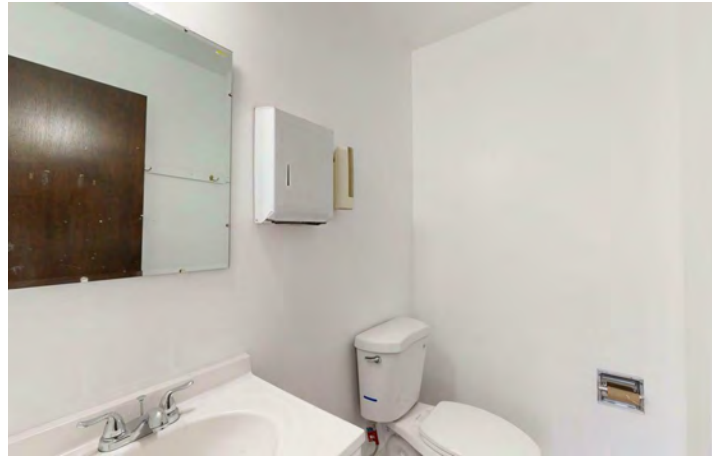


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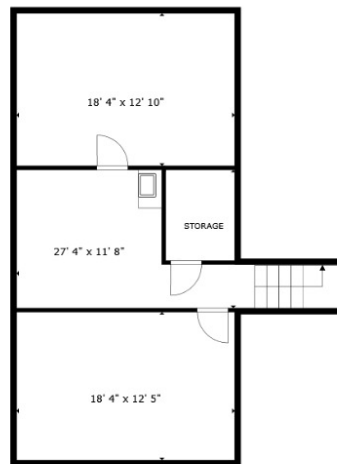
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MAIN LEVEL



BASEMENT

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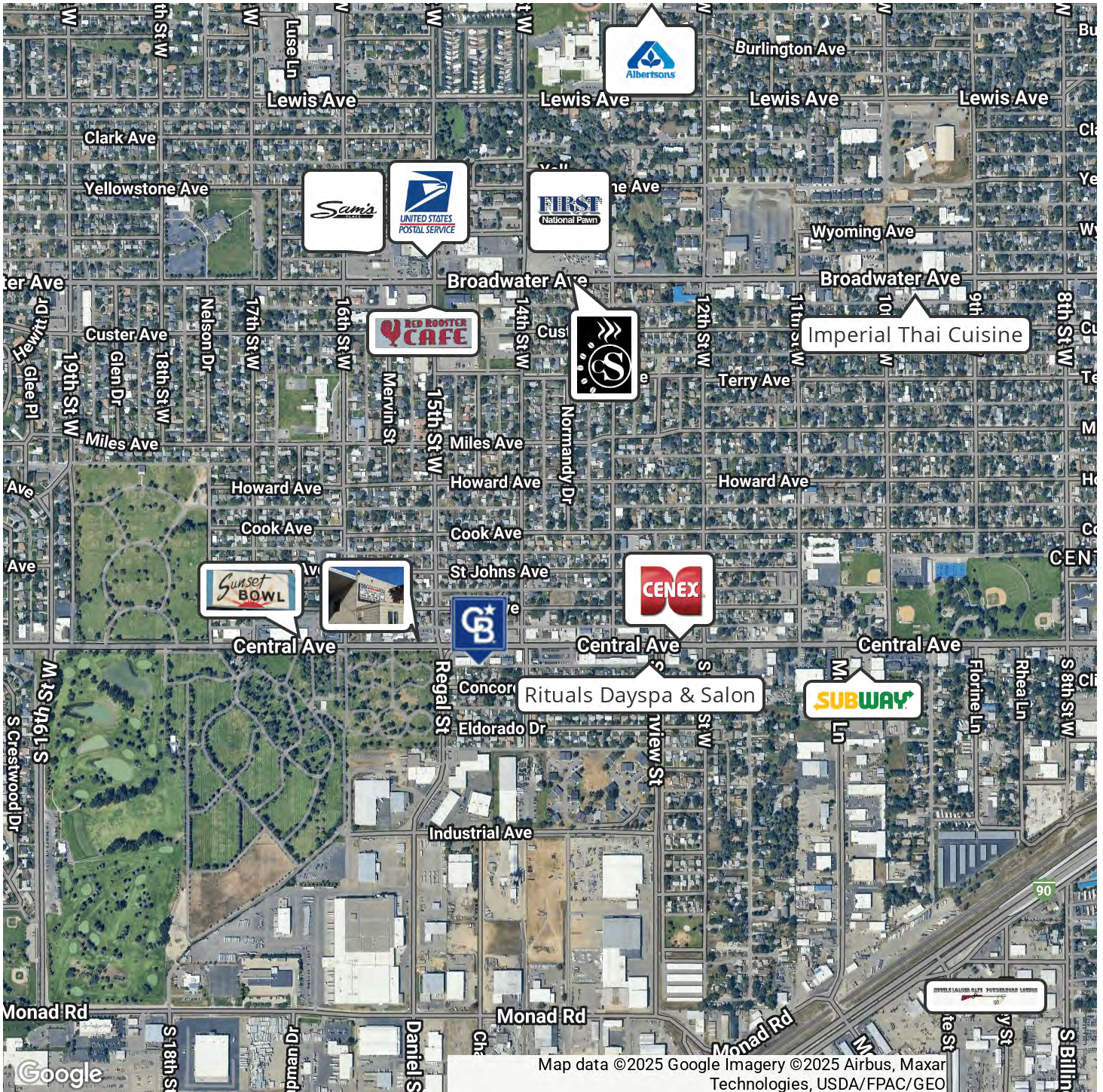


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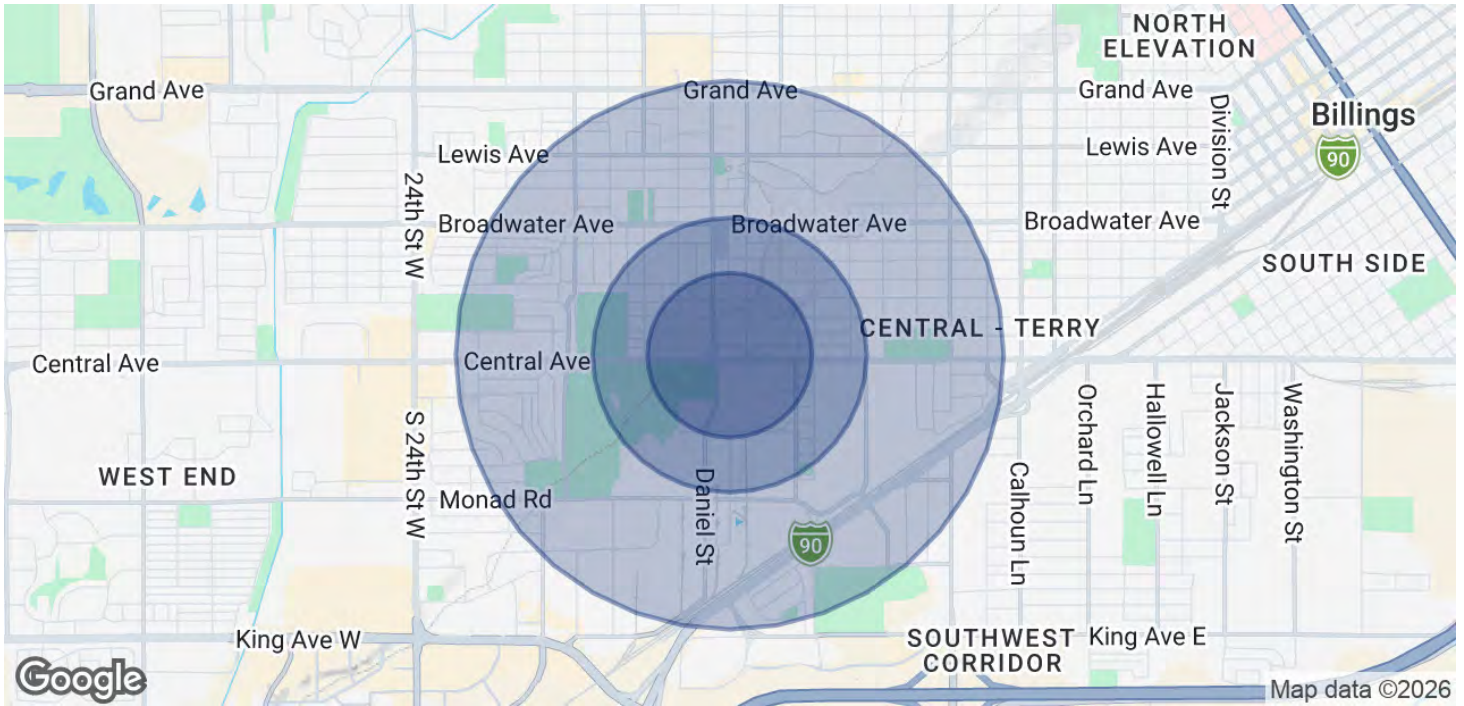
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	885	2,867	10,343
Average Age	38	39	39
Average Age (Male)	37	37	38
Average Age (Female)	39	40	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	382	1,264	4,536
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$61,314	\$72,264	\$70,692
Average House Value	\$253,280	\$275,721	\$278,569

2020 American Community Survey (ACS)

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MICHAEL SPEIDEL

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PROFESSIONAL BACKGROUND

Michael Speidel is a licensed REALTOR for Coldwell Banker Commercial with two decades of executive level healthcare experience both at the Regional and C-Suite level. He has a proven and successful multi-industry track record that includes leading Assisted Living, Skilled Nursing, and physician practice organizations during both pre and post pandemic conditions. He has been nationally recognized by two Fortune 500 companies as an expert in business operations and has committed his professional life to providing uncompromising customer service and delivering exceptional outcomes to his clients.

Michael was raised in the southeastern corner of Wyoming to a farm/ranch family who also ran a highly successful agriculture based real estate brokerage for several years. He was a four year and all conference letterwinner for football at Black Hills State University where he graduated with honors with a degree in exercise physiology and business. Shortly after graduation, he obtained his nursing home administrator's license at the age of 26 and spent 18 years operating Skilled Nursing Facilities eventually specializing in facility/portfolio acquisitions as well as operationally challenged Focused Facilities. He has supervised multi-level Elder Care Continuums and has worked as the Chief Operating Officer at a large surgical practice. Aside from his Real Estate Agent License, Michael also maintains his Licensed Nursing Home Administrator's license in Montana.

Michael is a proud husband and father to 5 boys and spends a great deal of his time attending their sporting events, fly fishing, camping, and hunting. He is a powerlifting enthusiast who has competed in the Big Sky State Games and enjoys volunteering his time coaching lifters of all ages in the weight room. He and his family are enthusiastic supporters of the Billings YMCA where he is a board member, and his wife is a fitness instructor.

Michael is a commercial real estate expert specializing in Retail, Office, Industrial, Multifamily and Senior Housing properties and nothing gives him more satisfaction than helping his clients get what they need out of a commercial property when they are buying, selling or leasing. Whether it is a small business start-up or large corporate acquisition, Michael has the skills to ensure a smooth, successful transaction and is backed by the #1 team in Billings commercial real estate.

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