

SALE / LEASE

5410 KNOX AVE

Billings, MT 59106



SALE PRICE \$2,100,000

LEASE RATE \$14,270 per month

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Lease Rate **\$14,270 PER MONTH**

OFFERING SUMMARY

Building Size:	14,270 SF
Available SF:	14,270 SF
Lot Size:	1.02 Acres
Price / SF:	\$147.16
Year Built:	2023
Zoning:	Outside City Limits

PROPERTY OVERVIEW

- 14,270 SF New Construction Shop/Warehouse
- 11,330 SF of Shop/Warehouse
- 2,940 SF of Office/Showroom (2 Floors)
- 1st Floor: Showroom & Bathrooms
- 2nd Floor: 4 Offices, Bullpen & Bathroom
- 4 qty 14 ft Overhead Doors (2 Pull Throughs)
- 1 qty 16 ft Extra Wide Overhead Door
- 2 Separate Electrical Panels
- 3 Phase Power Available
- Fully Fire-Sprinklered
- Ability to Add Fenced Yard
- Lease Rate is \$9.50 PSF Base Rent + \$2.50 PSF NNN
- Ability to Demise Space in Smaller Units/Condos for Qualified Buyers/Tenants (7,135 SF Shops)

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LOCATION OVERVIEW:

Located in one of Billings' premier west end industrial parks, this new construction facility sits in a well-established corridor that continues to attract the area's top industrial and commercial operators. Two separate electrical panels with 3-phase power available ensure the facility can meet the demands of virtually any industrial operation, and the high ceilings provide the overhead clearance needed for crane installation — a rare find in the Billings market.

The west end's proximity to major transportation routes makes it ideal for semi-truck traffic and heavy equipment movement, with the ability to add a small fenced laydown yard for outdoor storage users. This is an exceptional fit for contractors, equipment dealers, oilfield services, distributors, manufacturing operations, or any business that needs serious power, height, and room to work. The seller/landlord is willing to finish to suit, making this a true build-to-your-needs opportunity in one of the most active industrial corridors in the region.



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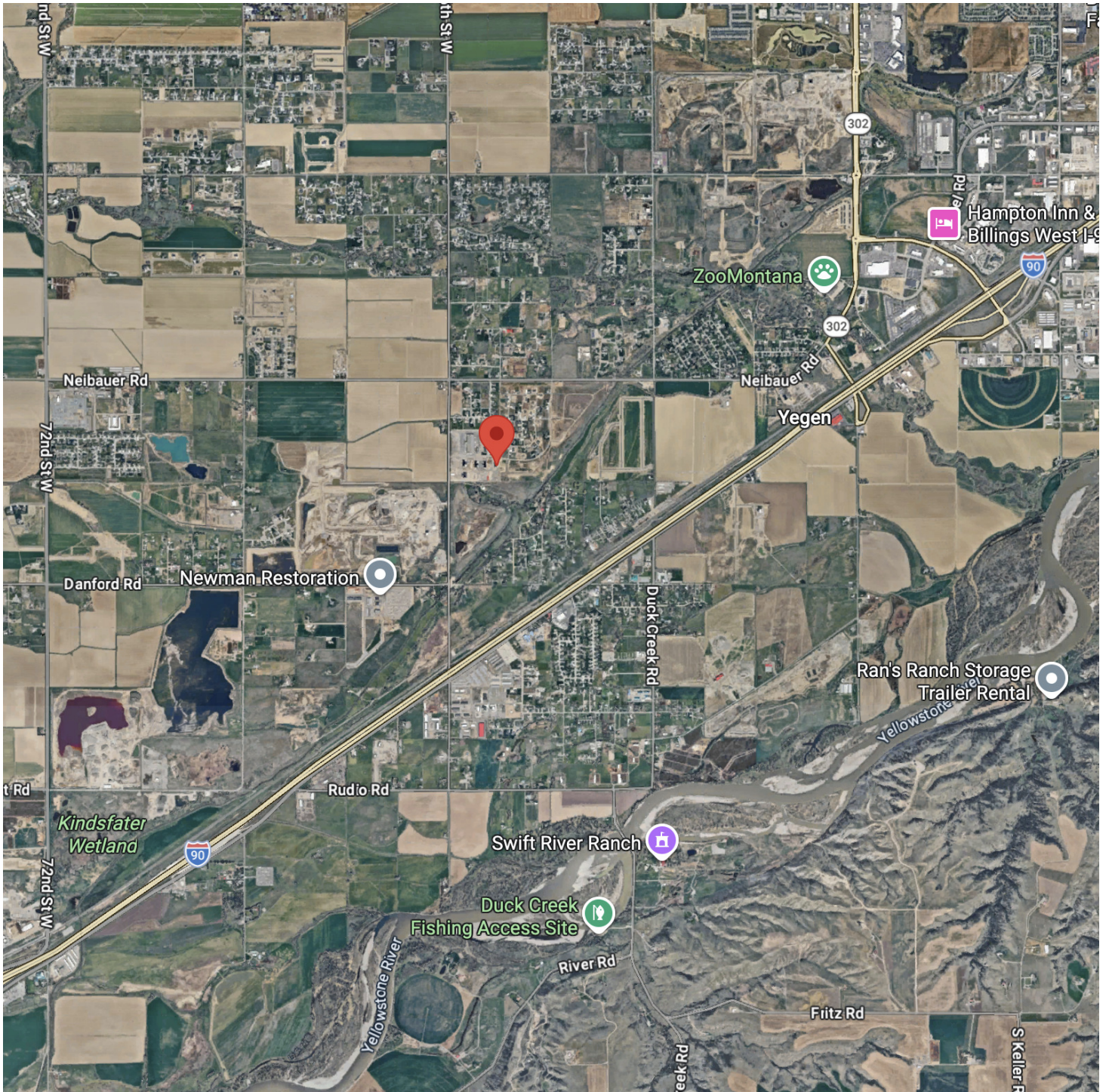


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	73	293	1,139
Average Age	35	34.8	34.4
Average Age (Male)	34.8	34.6	34.3
Average Age (Female)	37.3	37.2	36.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	24	96	393
# of Persons per HH	3	3.1	2.9
Average HH Income	\$211,474	\$211,474	\$194,185
Average House Value	\$479,361	\$463,558	\$457,322

2023 American Community Survey (ACS)

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