

LEASE

6821 COWGIRL WAY, #6

Billings, MT 59106



LEASE RATE

\$1,400 per month

Nathan Matelich, SIOR, CCIM

(406) 781-6889

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Lease Rate

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OFFERING SUMMARY

Building Size:	7,560 SF
Available SF:	1,400 SF
Lot Size:	1.479 Acres
Year Built:	2022
Zoning:	Outside City Limits

PROPERTY OVERVIEW

- *1,380 SF Shop Space with Fenced Yard
- *For Lease @ \$1,400/mo + Utilities
- *New Construction
- *1 Bathroom
- *LED Lighting
- *14 ft Overhead Door
- *Shop Heater
- *Large Wash Sink in Shop Area
- *\$10.35 PSF NNN
- *NNN = \$1.82 PSF

LOCATION OVERVIEW

6821 Cowgirl Way are Billings West End premier shop spaces for lease. Built in 2022, these shops boast high quality finished, energy efficient design and include the elusive fenced yard space. Each unit includes 2,500-3,000 SF of fenced & graveled yard. Property is entirely fenced to ensure maximum security.

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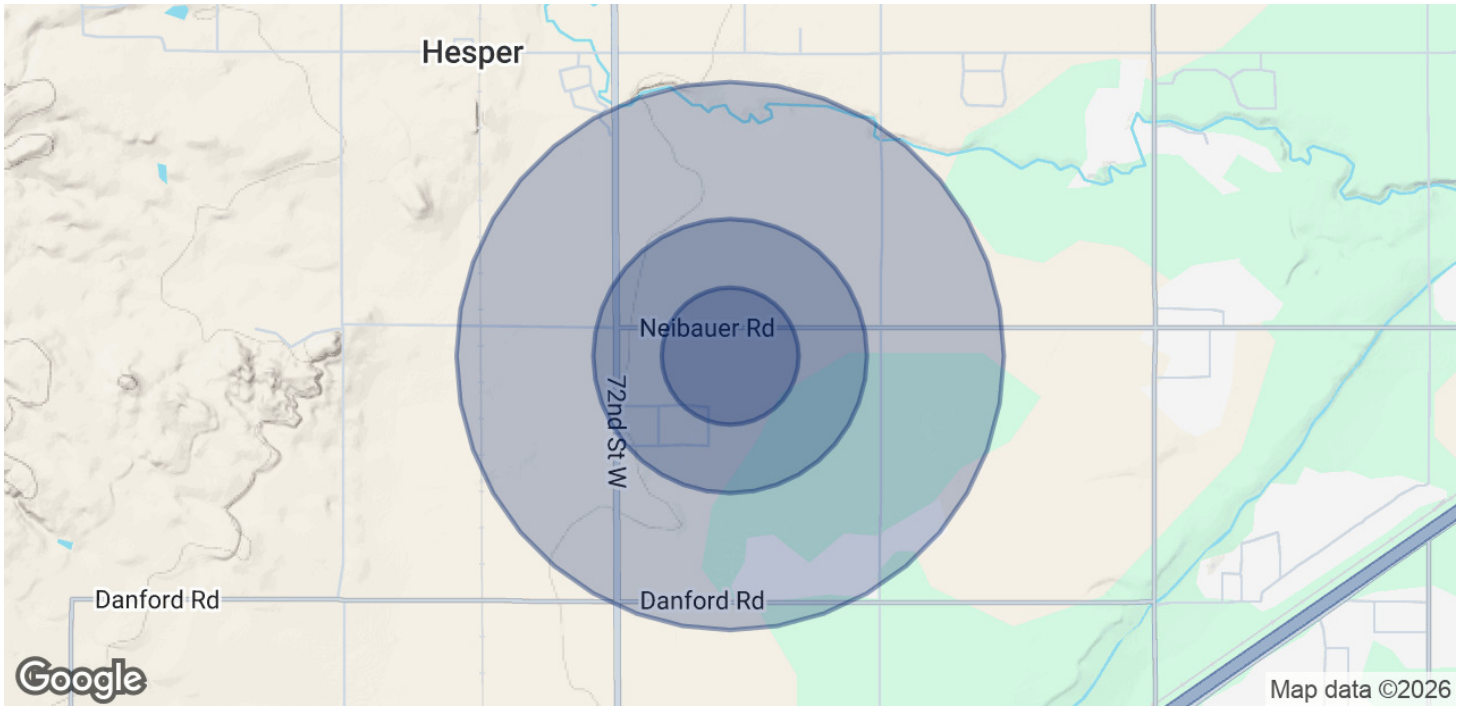


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	20	82	472
Average Age	43.1	42	38.8
Average Age (Male)	45.7	44.6	40.2
Average Age (Female)	34.9	34.1	35.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	7	30	165
# of Persons per HH	2.9	2.7	2.9
Average HH Income	\$147,761	\$137,910	\$165,794
Average House Value	\$1,375,636	\$1,320,611	\$940,095

2023 American Community Survey (ACS)

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