



# 419 North 15th Street

Billings, Montana 59101 |

## Property Highlights

- Built for heavy-duty commercial use, the facility features 4 dock-high doors, a 20 ft overhead door, ~32 ft ceiling clearance, ~30 ft sidewalls, 3-phase power, radiant tube heating, overhead ceiling fans, and a dry fire suppression system.
- Ready to lease within 60-days, with updated rubber roofing, a large workspace/storage area, 2 private offices, and 3 bathrooms, a turnkey solution for warehousing, distribution, or industrial operations.

## Property Description

Introducing a versatile industrial property for lease at 419 North 15th Street, Billings, MT. This space features (4) dock high doors, radiant overhead tube heating, a 20 ft overhead door, 30 ft side walls, 32 ft clearance, 3-phase power, (3) bathrooms, (2) offices, and a spacious workspace/storage area. Updated rubber roofing adds to the appeal of this well-equipped property. NOTE: Objects removed using AI tools for warehouse picture.

**Lease Rate: \$6.20 SF/yr (NNN) + est \$2.80 NNN**

## OFFERING SUMMARY

Lease Rate:	\$6.20 SF/yr (NNN)
Available SF:	26,100 SF
Lot Size:	93,500 SF
Building Size:	26,100 SF

## DEMOGRAPHICS 0.25 MILES 0.5 MILES 1 MILE

Total Households	130	452	2,168
Total Population	244	866	4,393
Average HH Income	\$49,401	\$50,531	\$53,592

**Margaret Kirby**

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**FOR LEASE**



**FLEX WAREHOUSE WITH DOCKS**



**26,100 SF**



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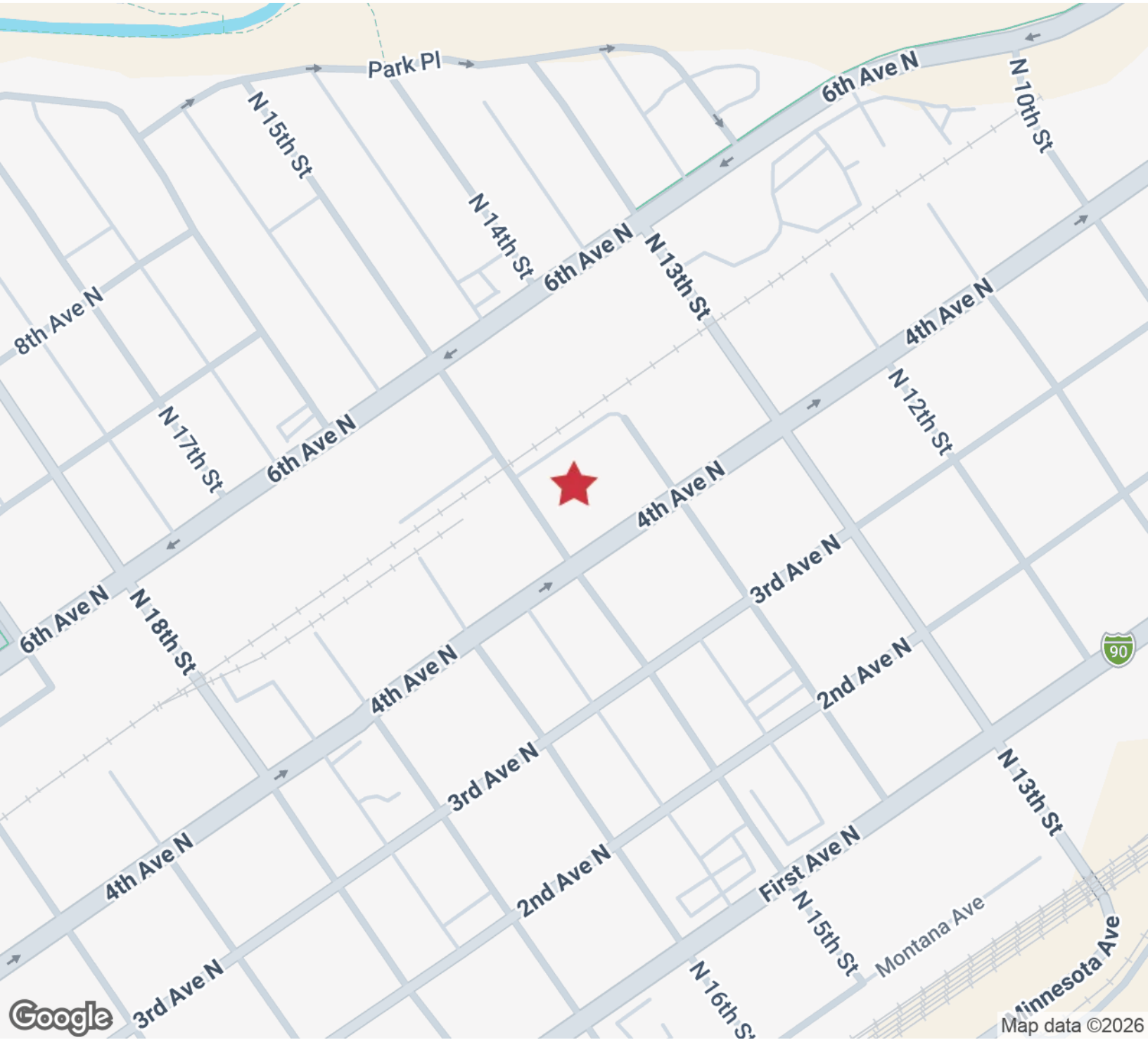
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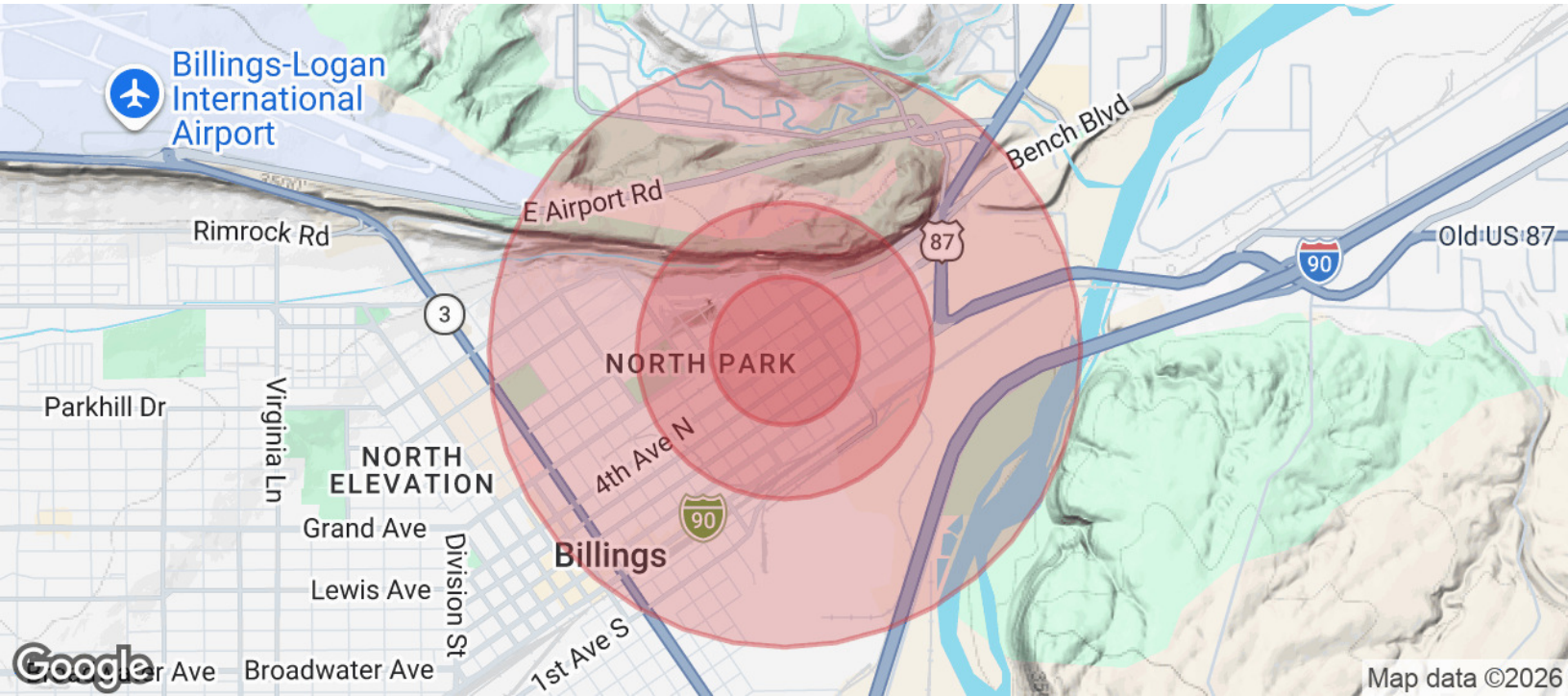
FOR LEASE



FLEX WAREHOUSE WITH DOCKS



26,100 SF



## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Population	244	866	4,393
Average Age	34.2	35.1	35.5
Average Age (Male)	34.0	34.9	35.1
Average Age (Female)	32.7	33.3	34.4

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Households	130	452	2,168
# of Persons per HH	1.9	1.9	2.0
Average HH Income	\$49,401	\$50,531	\$53,592
Average House Value	\$268,519	\$264,085	\$239,073

2023 American Community Survey (ACS)

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