



Distribution Warehouse

1629 King Ave W
Billings, Montana 59102

Property Highlights

- Renovated Office Space
- 25'-38' clear height
- Racking in place
- 6 dock doors
- 5+ Acres of Yard Space with 2.1 Acres of Paved Parking
- Excellent Frontage
- Truck Plug Ins

Property Overview

Welcome to 1629 King Ave W, a rare opportunity in Billings, MT to lease conditioned cooler and freezer or just standard distribution warehouse. Boasting 25'-38' clear height, 6 dock doors and over 57,000 SF+ facility will fit multiple types of users. This property offers the ideal environment for cold storage and standard distribution. Featuring multiple rooms with high cube capacity, it provides a versatile solution for a range of businesses. With additional parking and yard space, this property ensures seamless operations and ample storage.

Offering Summary

Lease Rate:	\$4.99 SF/yr (NNN)
Building Size:	252,715 SF
Available SF:	57,762 SF
Lot Size:	5+ Acres
Conditioned Space:	Deep Freeze/Freezer/Cooler Space

For More Information

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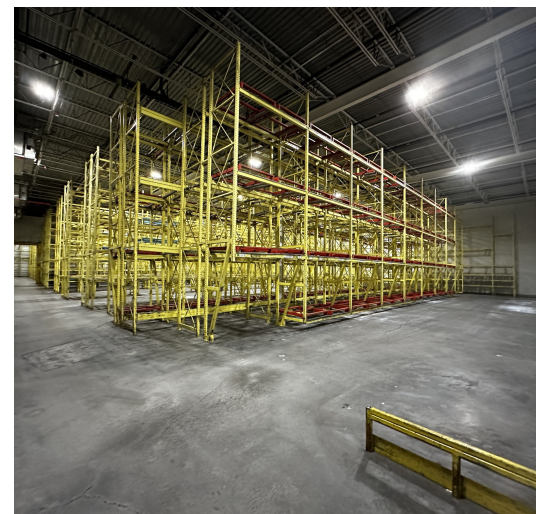
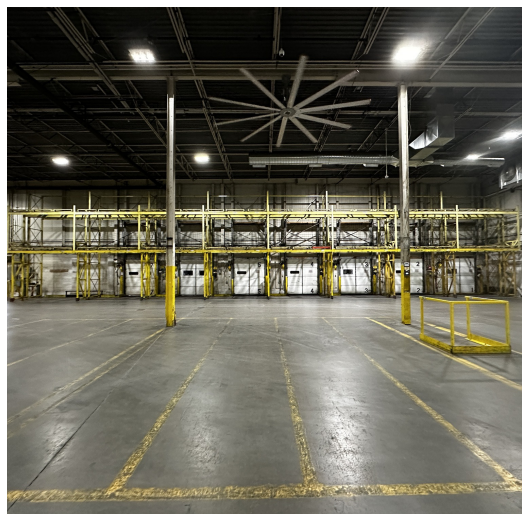
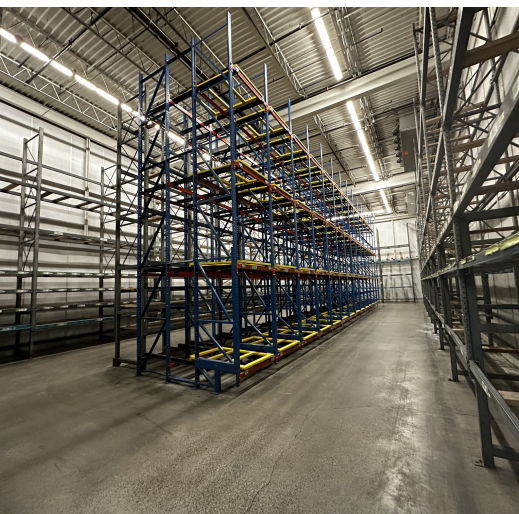
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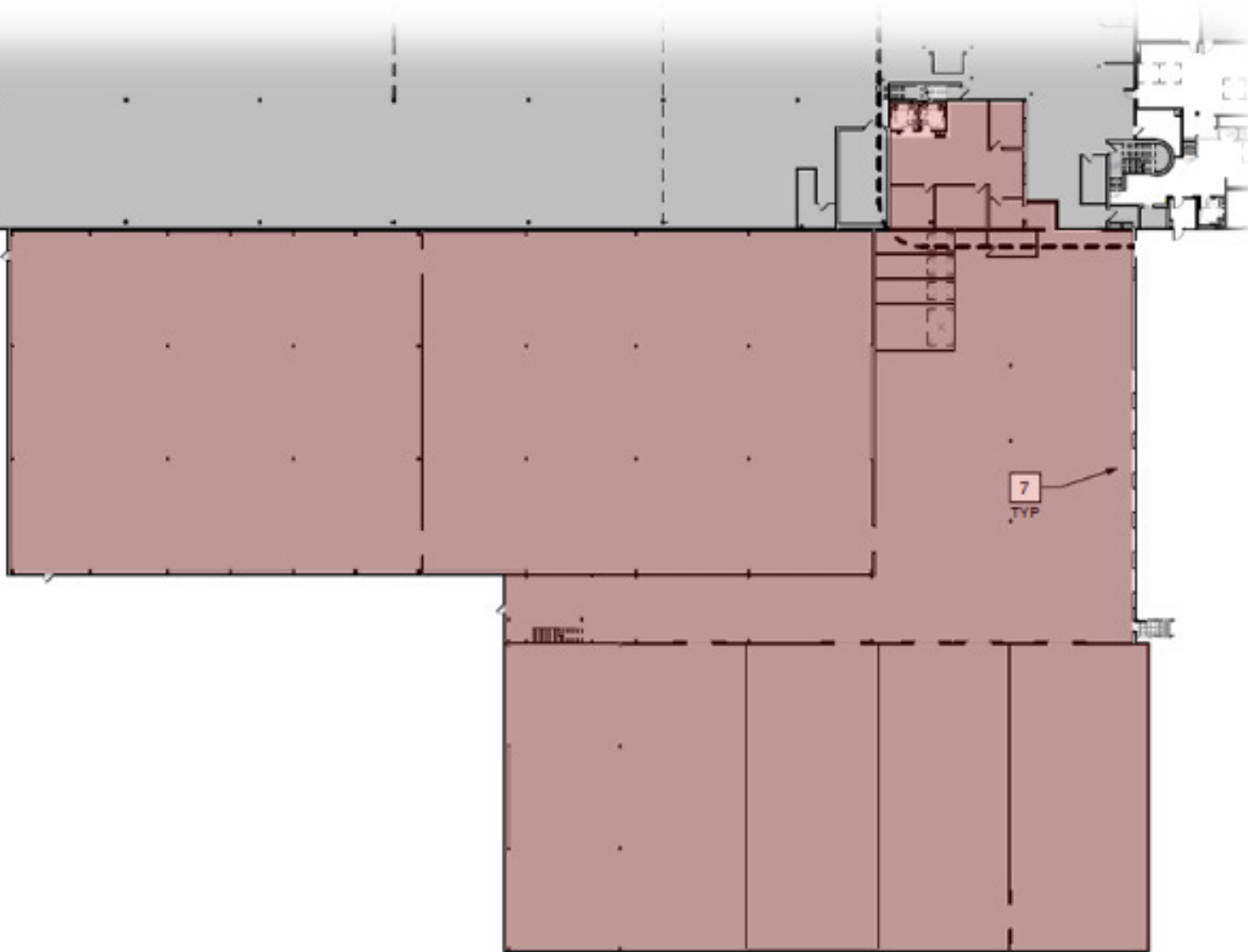
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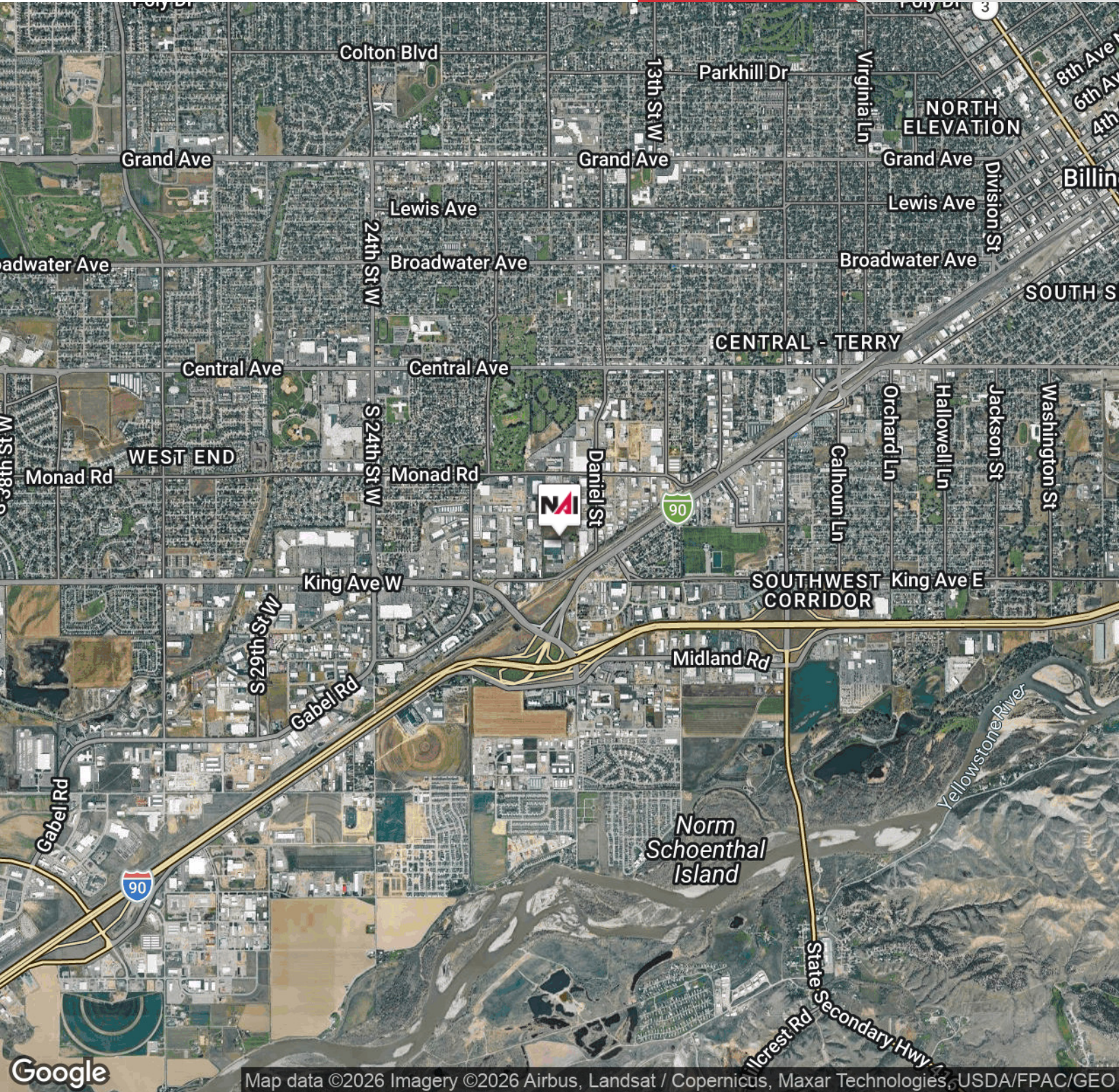


Space Plan: Approximately 57,762 SF highlighted in red.



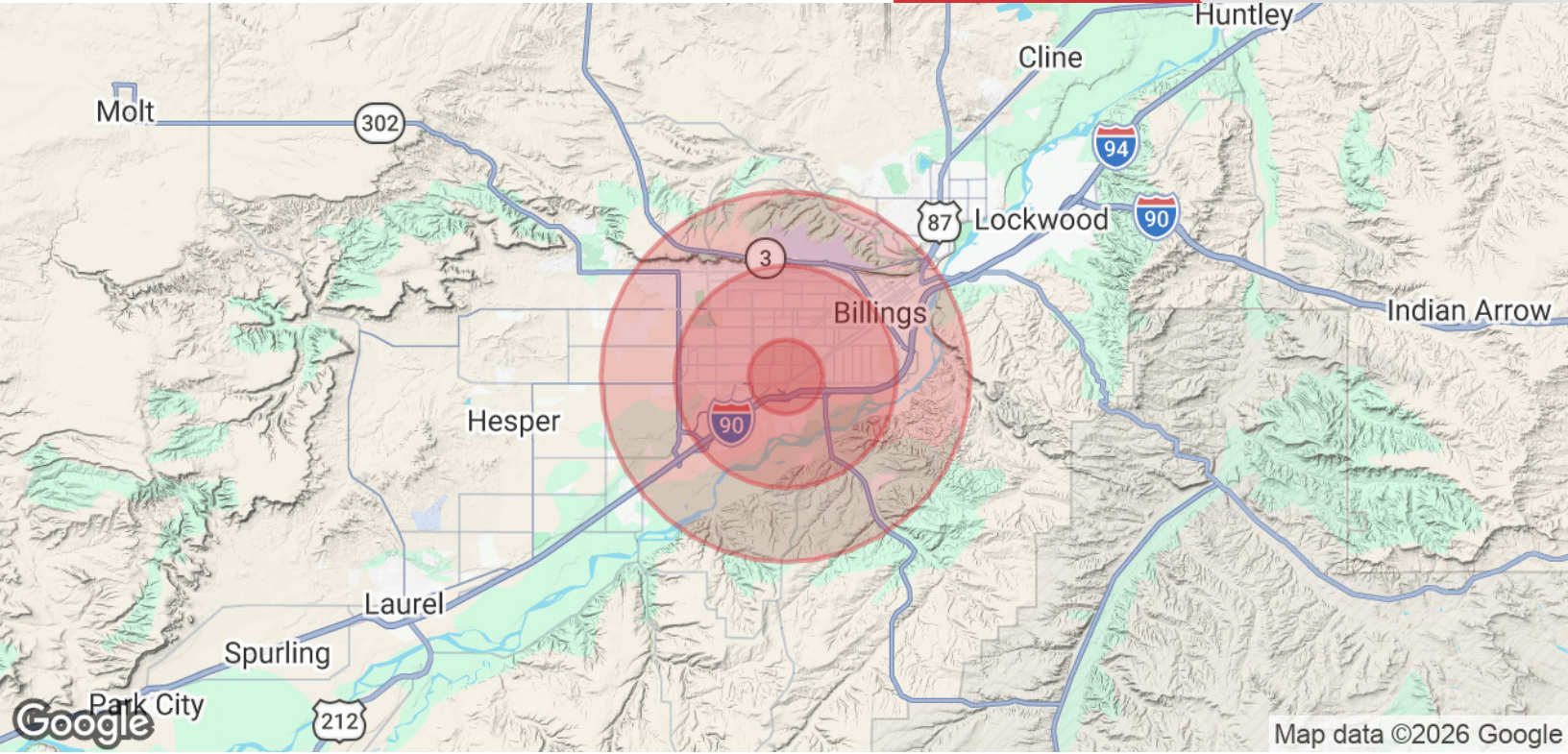
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Population

	1 Mile	3 Miles	5 Miles
Total Population	4,072	65,695	94,331
Average Age	38	41	41
Average Age (Male)	37	39	40
Average Age (Female)	39	42	42

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	1,686	28,829	40,794
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$72,562	\$82,792	\$93,761
Average House Value	\$284,067	\$357,748	\$404,832

2020 American Community Survey (ACS)