



Large Scale Downtown Storage

418 N 14th St | Billings, Montana 59101

Property Highlights

- Well lit dry storage warehouse
- Apx. 7,500 SF ground level warehouse
- Apx. 5,000 SF lower level warehouse
- (2) 12'x10' overhead doors
- (1) private heated office and updated bathroom
- Dry fire suppression system
- Lease rate: \$2,083.33/monthly + CAM
- NNN/CAM: \$3.33 /SF/YR
- CAM includes utilities

OFFERING SUMMARY

Lease Rate:	\$2.00 SF/yr (NNN)
Available SF:	12,500 SF
Lot Size:	
Building Size:	12,500 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	149	571	2,225
Total Population	312	1,189	4,485
Average HH Income	\$55,535	\$56,267	\$60,260

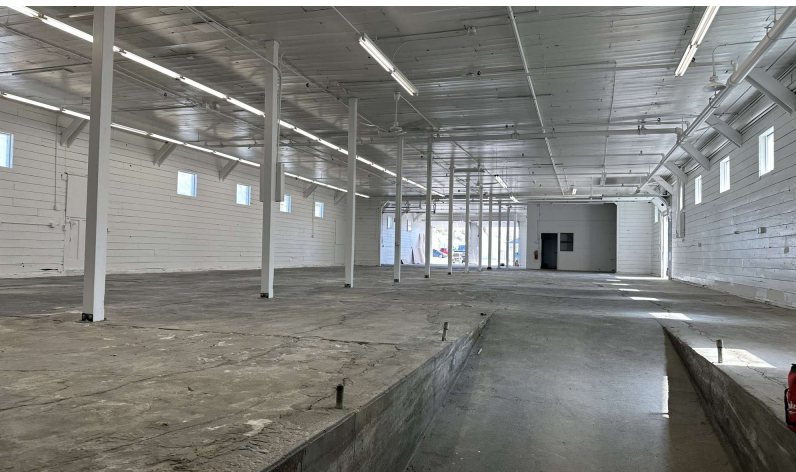
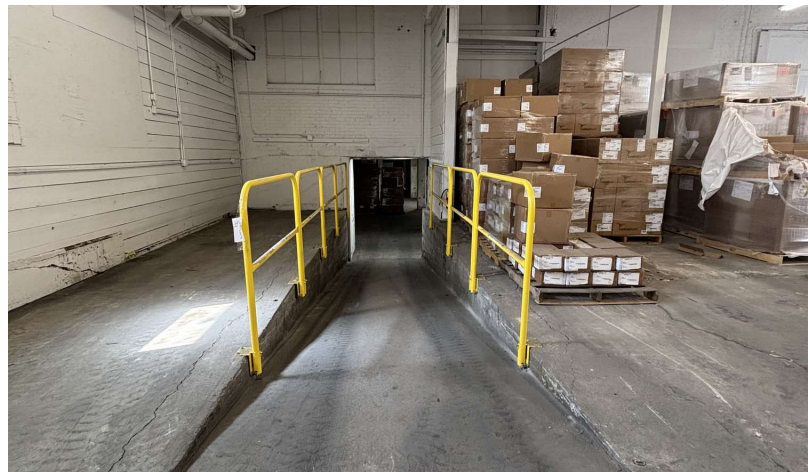
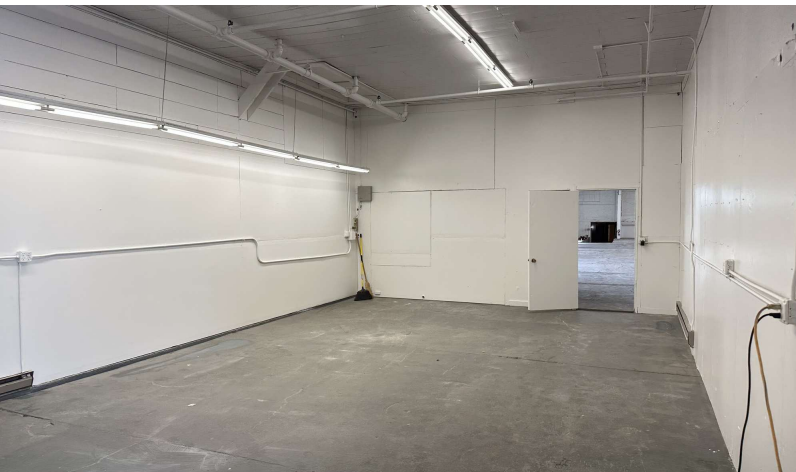
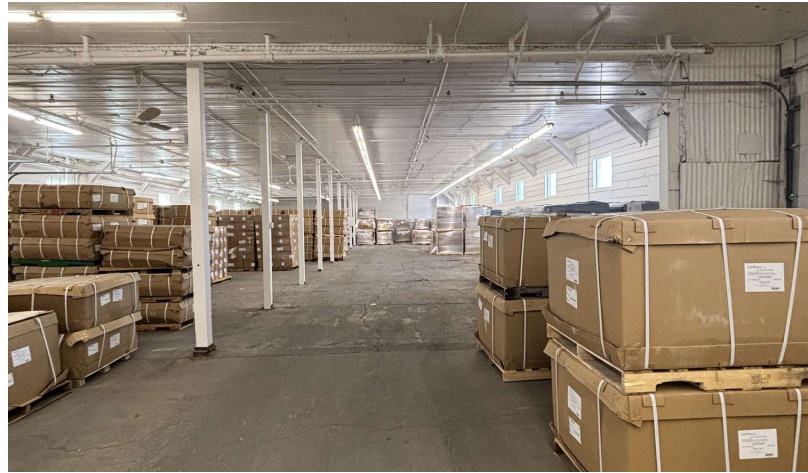
Property Description

This expansive property boasts an impressive dry storage warehouse, spanning two levels. This space is thoughtfully equipped for various commercial needs.

Margaret Kirby

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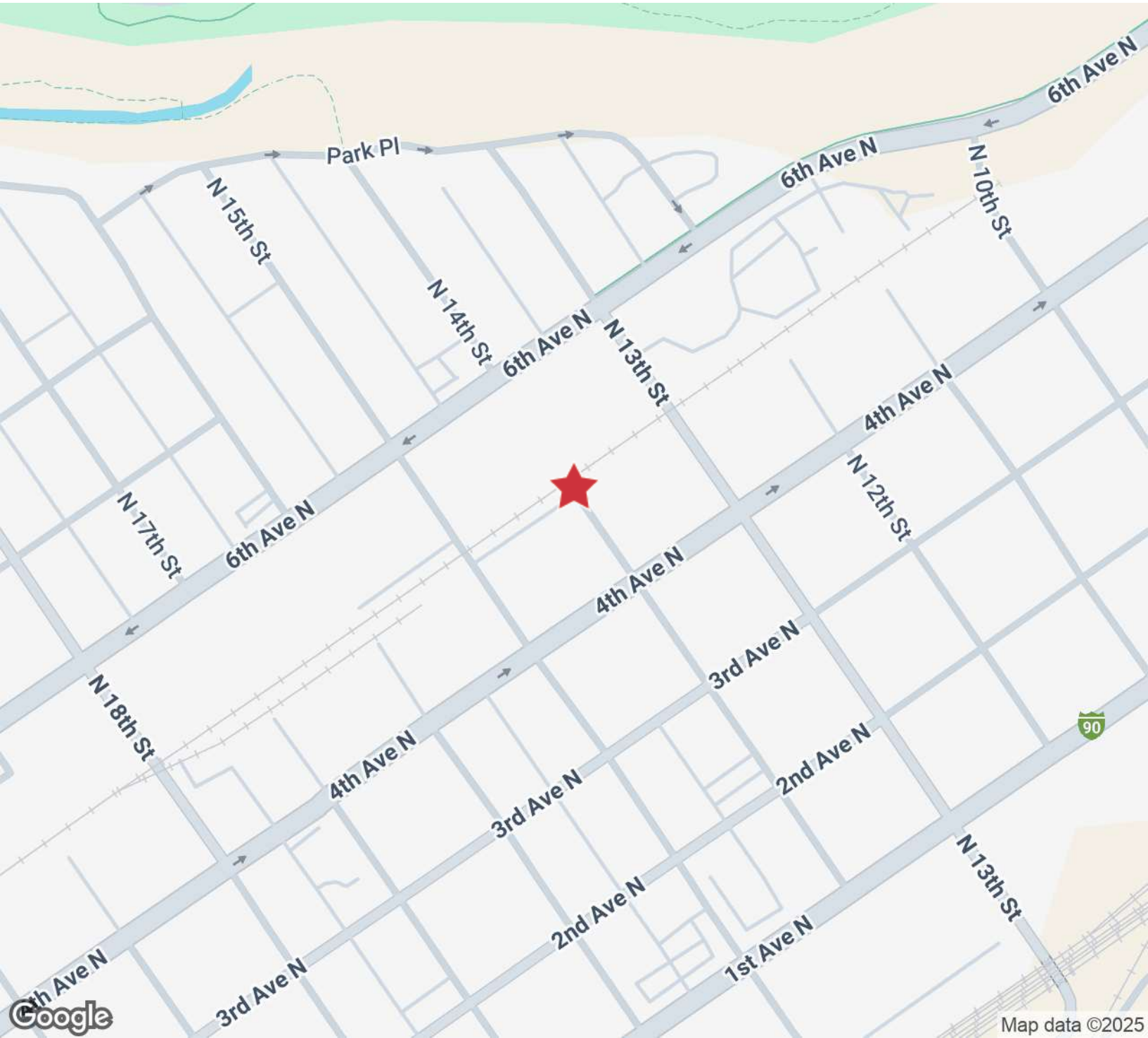


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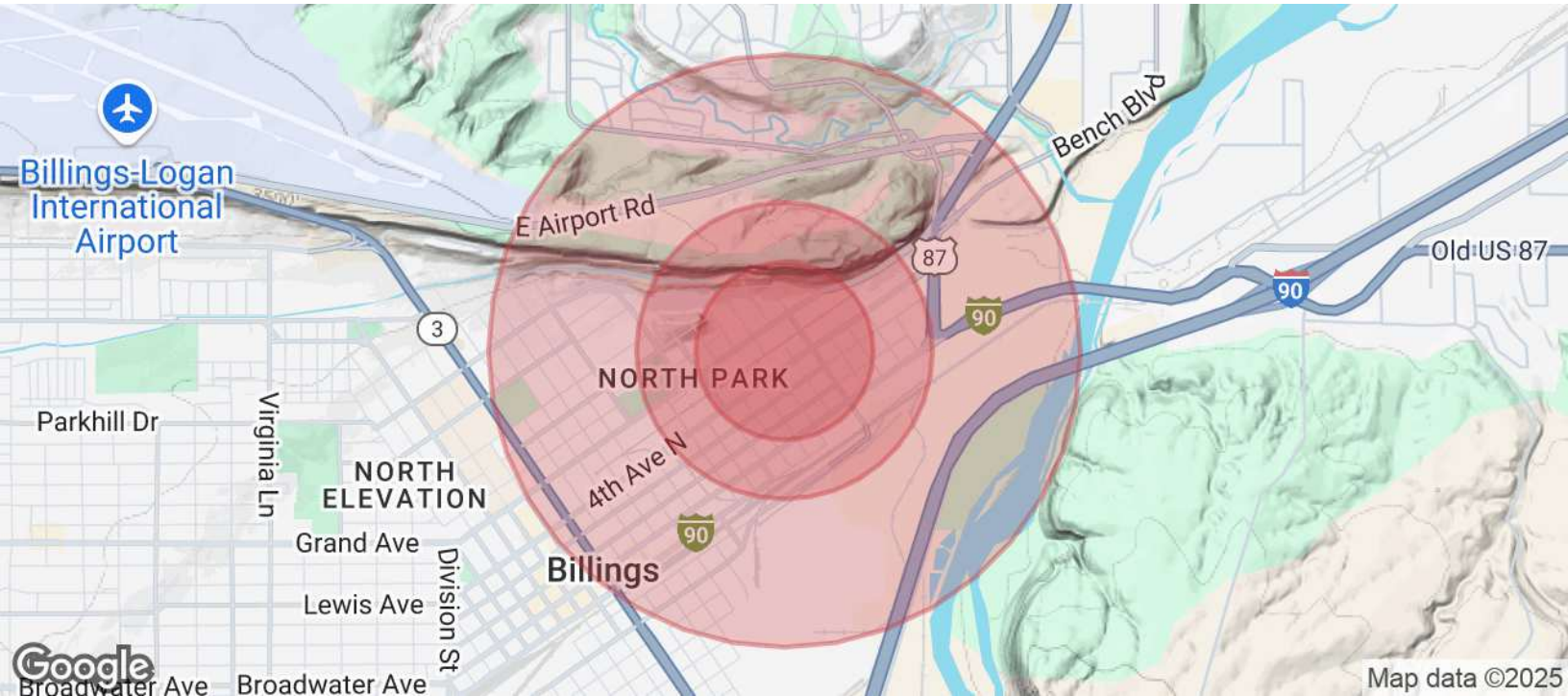




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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	312	1,189	4,485
Average Age	37	37	39
Average Age (Male)	37	38	39
Average Age (Female)	36	37	39

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	149	571	2,225
# of Persons per HH	2.1	2.1	2
Average HH Income	\$55,535	\$56,267	\$60,260
Average House Value	\$405,713	\$448,272	\$370,326

Demographics data derived from AlphaMap

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