

LEASE

6605 WAGON TRAIL

Billings, MT 59106



LEASE RATE

\$7,625.00 per month

Nathan Matelich, SIOR, CCIM
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Lease Rate

**\$7,625 PER
MONTH**

OFFERING SUMMARY

Building Size:	10,910 SF
Available SF:	6,100 SF
Lot Size:	46,478 SF
Year Built:	2024
Zoning:	Outside City Limits

PROPERTY OVERVIEW

6,100 SF New Construction Shop/Warehouse
3 qty 14 ft Overhead Doors
2 Bathrooms
4 Offices
Large Conference Room with Kitchenette
Reception and Copy Room
\$12.50 PSF NNN
NNN \$2.50 PSF

LOCATION OVERVIEW

6605 Wagon Trail is located in Billings premier industrial warehouse subdivision located at 64th St & Kings Ave W. Units are perfectly set up for businesses that need a generous amount of office space to go with their shop and fenced yard. All shops include a shop heater in the warehouse space and HVAC in the offices. All tenants will benefit from the shared fenced yard space where they will receive a pro rata share to store vehicles and trailers. With a shower, shop sink and washer/dryer hook ups, you are ready for just about anything!

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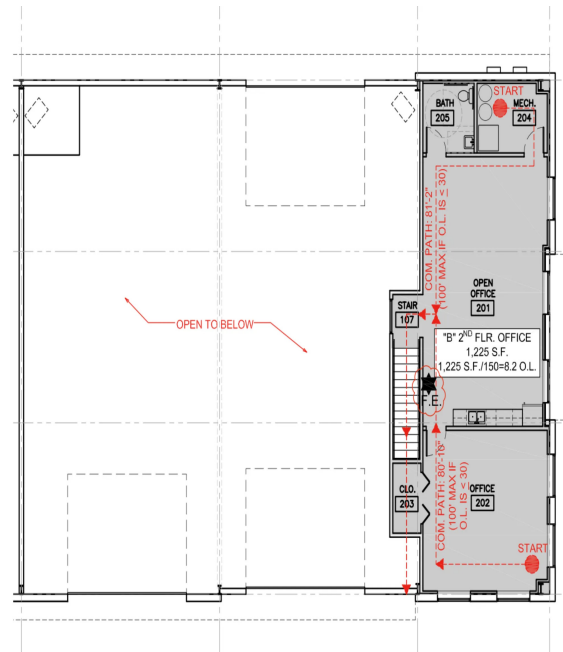
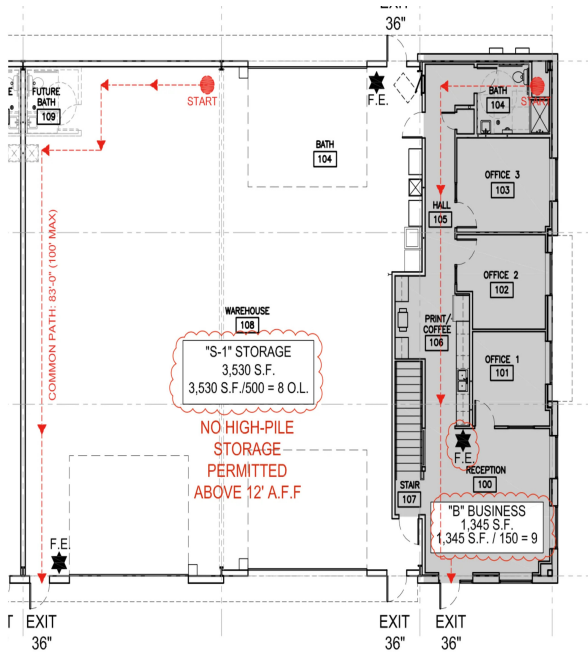


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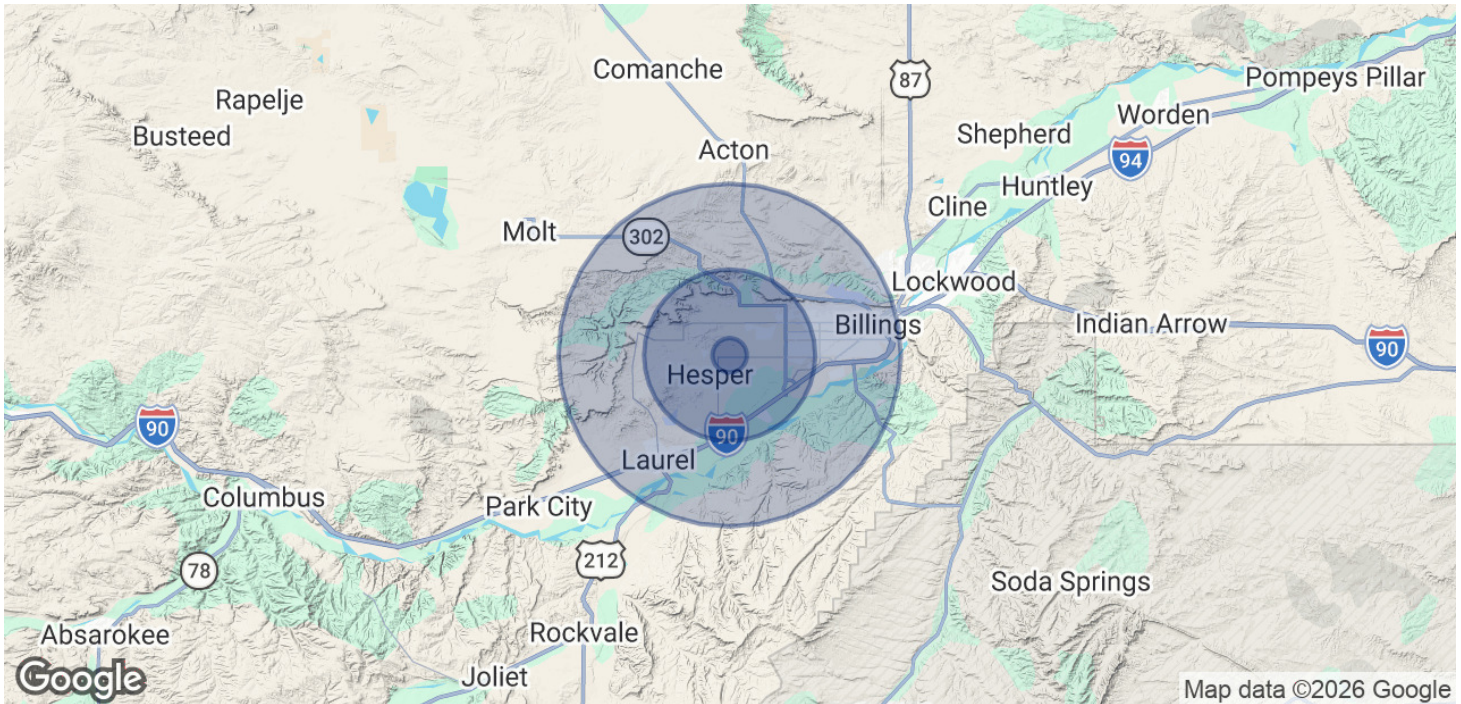


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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	628	37,348	115,287
Average Age	34.8	41.8	39.9
Average Age (Male)	36.1	41	39.2
Average Age (Female)	31.5	43.2	40.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	248	15,672	49,026
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$105,071	\$129,935	\$105,985
Average House Value	\$844,748	\$437,663	\$369,567

2023 American Community Survey (ACS)

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