



1486 South 30th Street West

Billings, Montana 59102 |

Property Highlights

- New construction
- Ample parking with security cameras
- 14' overhead door(s) & ADA compliant bathroom(s)
- \$9.45 SF/yr (NNN) + NNN estimated at \$2.55 SF/yr
- *Tenant buildout improvement options

Property Description

This newly constructed property offers 1,500 SF of shop/warehouse space. It is part of a larger complex development with the most FLEXIBLE shop/warehouse configurations on the market. Key features include 14' overhead doors, ADA compliant bathroom facilities, and room to expand into adjoining units.

Lease Rate: \$9.45 SF/yr (NNN)

OFFERING SUMMARY

Lease Rate:	\$9.45 SF/yr (NNN)
Available SF:	1,500 SF
Lot Size:	2.98 Acres
Building Size:	9,900 SF

DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
Total Households	18	48	501
Total Population	41	108	1,139
Average HH Income	\$73,937	\$75,075	\$75,366

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Updated: November 2025



Unit Name	Availability?	Rentable SQFT	Shop SQFT	Office SQFT	Mezz SQFT	Amenities	Suite	Monthly Rent
1478-1	Now	4570	2398	503	670	(2) Offices, (23) Parking Spots	Premium Flex	\$ 4,995
1478-2	Now	4570	2398	503	670	(1) Office, (23) Parking Spots	Advanced Flex	\$ 4,995
1478-3	Now	1810	1276	224	310	(1) Office	Essential Flex	\$ 1,950
1478-4	Now	1770	1276	224	310	(1) Office	Essential Flex	\$ 1,950
1482-5	Leased	3838	2445	555	658	(1) Offices	Advanced Flex	
1478-6	Leased	4400	3579	321	500	(1) Office, (1) Shower	Premium Flex	
1482-1	Leased	2700	2700		68		Advanced	
1482-2	Now	1500	1500		68		Essential	\$ 1,500
1482-3	Leased	1500	1500		68		Essential	
1482-4	Leased	1500	1500		68		Essential	
1482-5	Leased	2700	2700		68	(2) Overhead Doors	Advanced	\$ 2,995
1486-1	Now	1500	1500		68		Essential	\$ 1,500
1486-2	Now	1500	1500		68		Essential	\$ 1,500
1486-3	Leased	1500	1500		68		Essential	
1486-4	Leased	1500	1500		68		Essential	
1486-5	Leased	3000	3070	430	500	(1) Office, (1) Shower	Premium Flex	
1488-1	Leased	3500	3500		567	Loading Dock, (2) Offices, Kitchenette	Dock Flex	
1488-2	Leased	3500	3500		567	Loading Dock, (1) Shower, Kitchenette	Dock Flex	
1488-3	Leased	7111	5385	615	806	(2) Offices, Kitchenette	Dock Flex	
1474-1	Leased	4400	3398	503	500	(1) Office, (1) Shower	Premium Flex	
1474-2	Leased	3030	2445	555	658	(1) Office	Advanced Flex	
1474-3	Leased	1810	1276	224	310	(1) Office	Essential Flex	
1474-4	Leased	1810	1276	224	310	(1) Office	Essential Flex	
1474-5	Leased	3030	2445	555	658	(1) Office	Advanced Flex	
1474-6	Leased	4570	3131	321	670	(1) Showroom, (2) Parking Spots	Premium Flex	

Legend: Available (Green), Contingent (Yellow), Leased (Grey)



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,500 SF	Lease Rate:	\$9.45 SF/yr

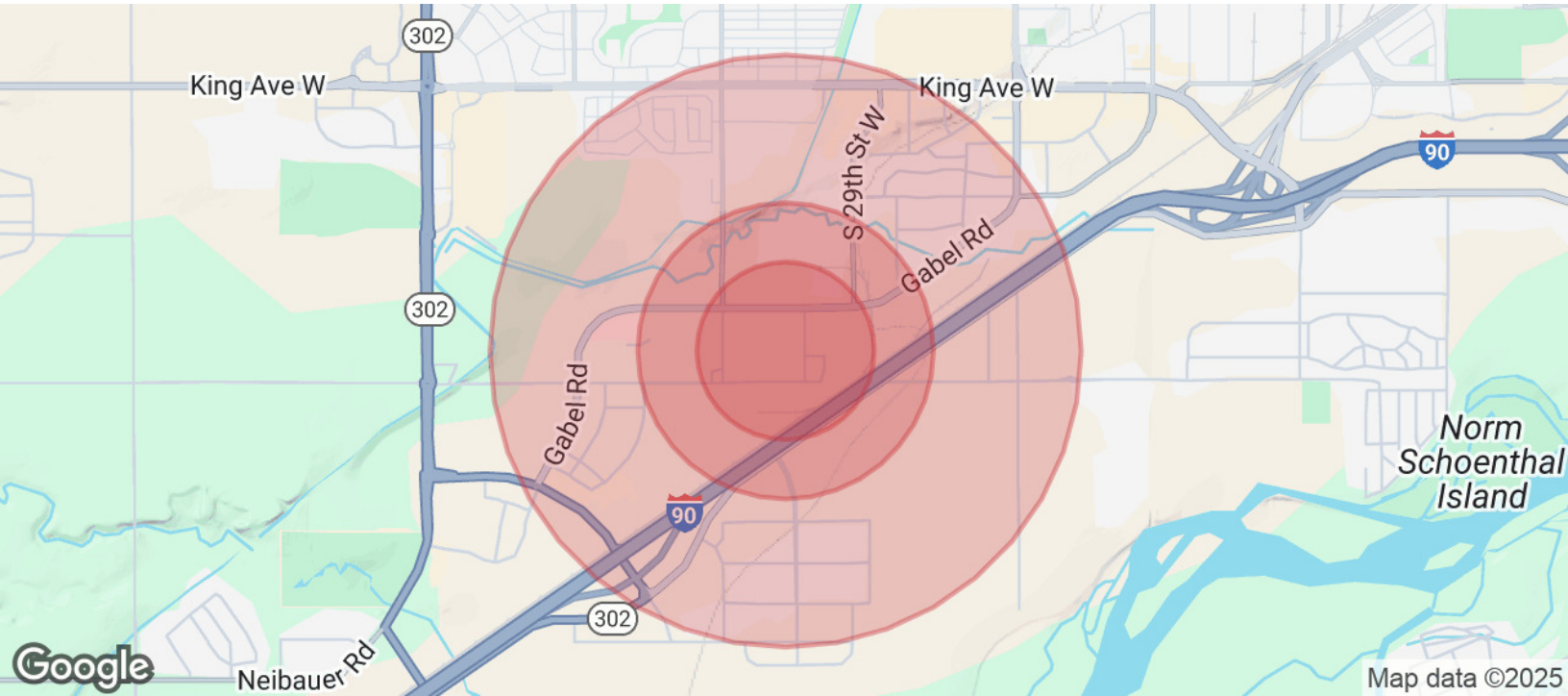
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 1 - Essential	Available	1,500 SF	NNN	\$9.45 SF/yr	Available NOW! 1,500 SF Heated shop space ADA-compliant bathroom (1) 14' overhead door \$9.45 SF/yr + Estimated \$2.55 NNN \$1,500/month + internet & utilities 16' minimum clear height
Unit 2 - Essential	Available	1,500 SF	NNN	\$9.45 SF/yr	Available NOW! 1,500 SF Heated shop space ADA-compliant bathroom (1) 14' overhead door \$9.45 SF/yr + Estimated \$2.55 NNN \$1,500/month + internet & utilities 16' minimum clear height

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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	41	108	1,139
Average Age	47	46	45
Average Age (Male)	43	42	42
Average Age (Female)	50	49	48

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	18	48	501
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$73,937	\$75,075	\$75,366
Average House Value	\$305,399	\$324,280	\$329,749

Demographics data derived from AlphaMap

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