

LEASE

3450 DUCK CREEK RD

3450 Duck Creek Rd Billings, MT 59101

LEASE RATE

\$4,000.00 per month



COLDWELL BANKER
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CBS

Nathan Matelich, CCIM

406 781 6889

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OFFERING SUMMARY

Lease Rate:	\$4,000.00 per month (+ utilities)
Available SF:	5,000 SF
Lot Size:	4,500 SF
Year Built:	1994
Zoning:	Outside City Limits

PROPERTY OVERVIEW

- *5,000 SF Shop/Warehouse for Lease
- *\$4,000/mo + Utilities
- *Controlled Gate Access & Fully Fenced for Additional Security
- *Restroom (Currently being Installed)
- *Radiant Tune Heat
- *Cistern & Septic
- *2 qty 14 ft Overhead Doors
- *New LED Lighting (Currently being Installed)
- *Landlord has the Ability to Add a Small Office
- *4,500 SF of Yard Space with Multiple Car Ports
- *Additional Fenced & Graveled Yard Space Available for Additional Fee

LOCATION OVERVIEW

3450 Duck Creek Rd is a 5,000 SF shop space with yard located inside of Stagecoach Ranch Mini Storage. As a fully fenced property with controlled gate access, tenants will benefit from knowing that their shop is secure, monitored and safe. This shop space is perfect for any small business owner that is looking for a high quality shop with a higher level of security.

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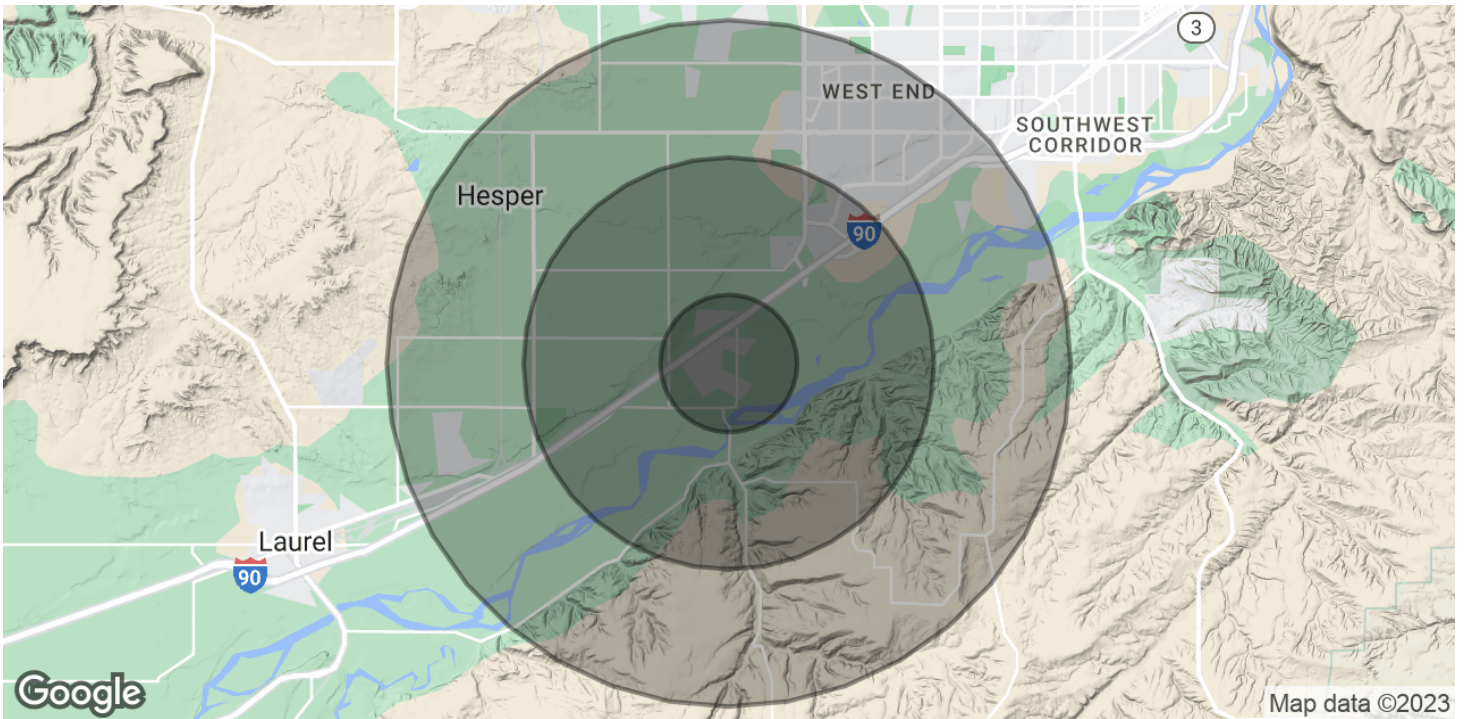


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	690	4,760	21,801
Average Age	48.2	40.5	41.6
Average Age (Male)	48.8	40.2	39.7
Average Age (Female)	45.2	39.4	42.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	306	2,060	10,667
# of Persons per HH	2.3	2.3	2
Average HH Income	\$111,432	\$122,445	\$91,899
Average House Value	\$318,201	\$326,861	\$287,351

* Demographic data derived from 2020 ACS - US Census

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