

# FOR LEASE (NEW CONSTRUCTION)

704 WAGON TRL W

Billings, MT 59106



**LEASE RATE**

\$11.50 SF/yr

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**George Warner, CCIM**  
406 855 8946



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# FOR LEASE

704 WAGON TRL W

Billings, MT 59106



## OFFERING SUMMARY

Lease Rate:	\$11.50 SF/yr (NNN)
Building Size:	3,300 SF
Year Built:	2024

## PROPERTY OVERVIEW

Office + Shops

### ***New Construction – Mid Spring 2024 Move In***

2400 Main Floor with Office & Restroom/Shower  
415 SF Nicely Finished Mezzanine with Cabinets & Sink  
485 Sf Mezzanine Storage Space

Lease Rate \$11.50 PSF NNN (Base \$2,697.71 & NNN \$492)

## PROPERTY HIGHLIGHTS

- 14' Overhead Door
- Walkin Door
- Fenced Rear Yard
- Restroom & Shower

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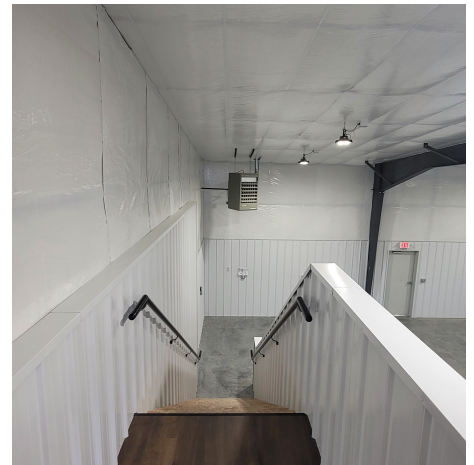


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# PICTURES

704 WAGON TRL W

Billings, MT 59106



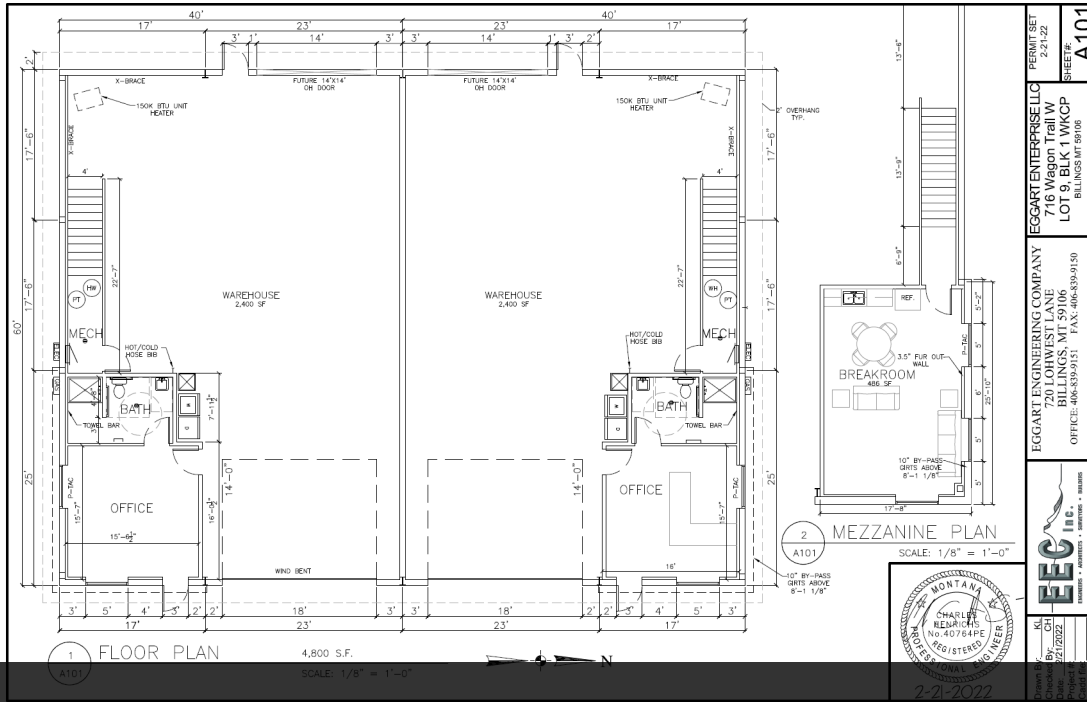
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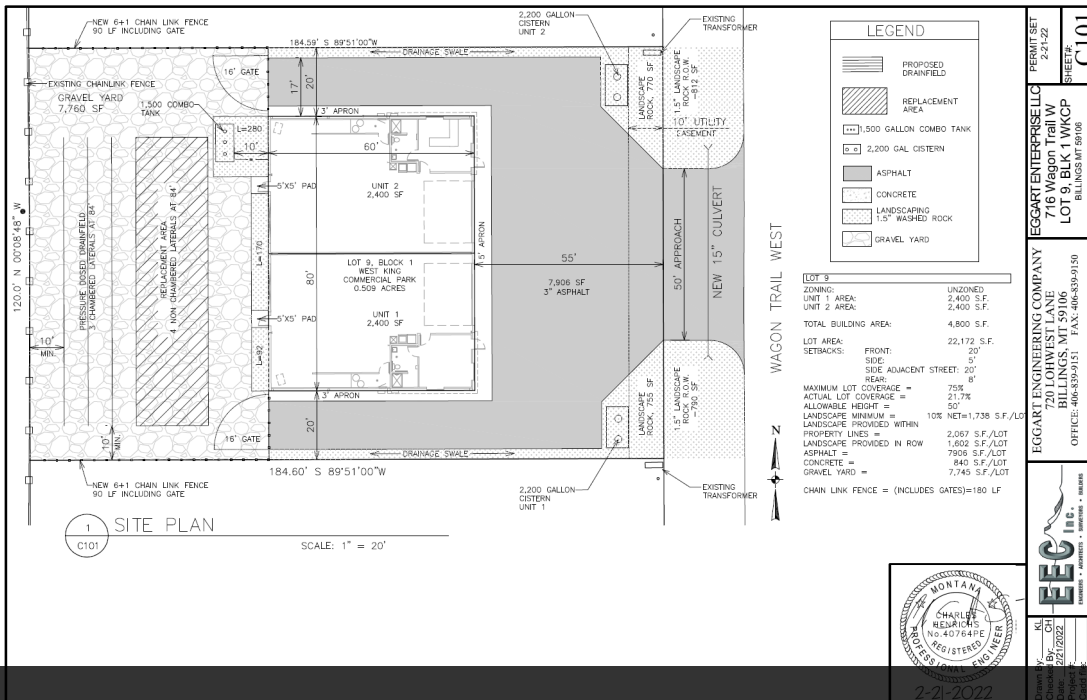
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Floor 1



Floor 2

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# MAP

704 WAGON TRL W

Billings, MT 59106



Google

Map data ©2023 Imagery ©2023 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/Geo

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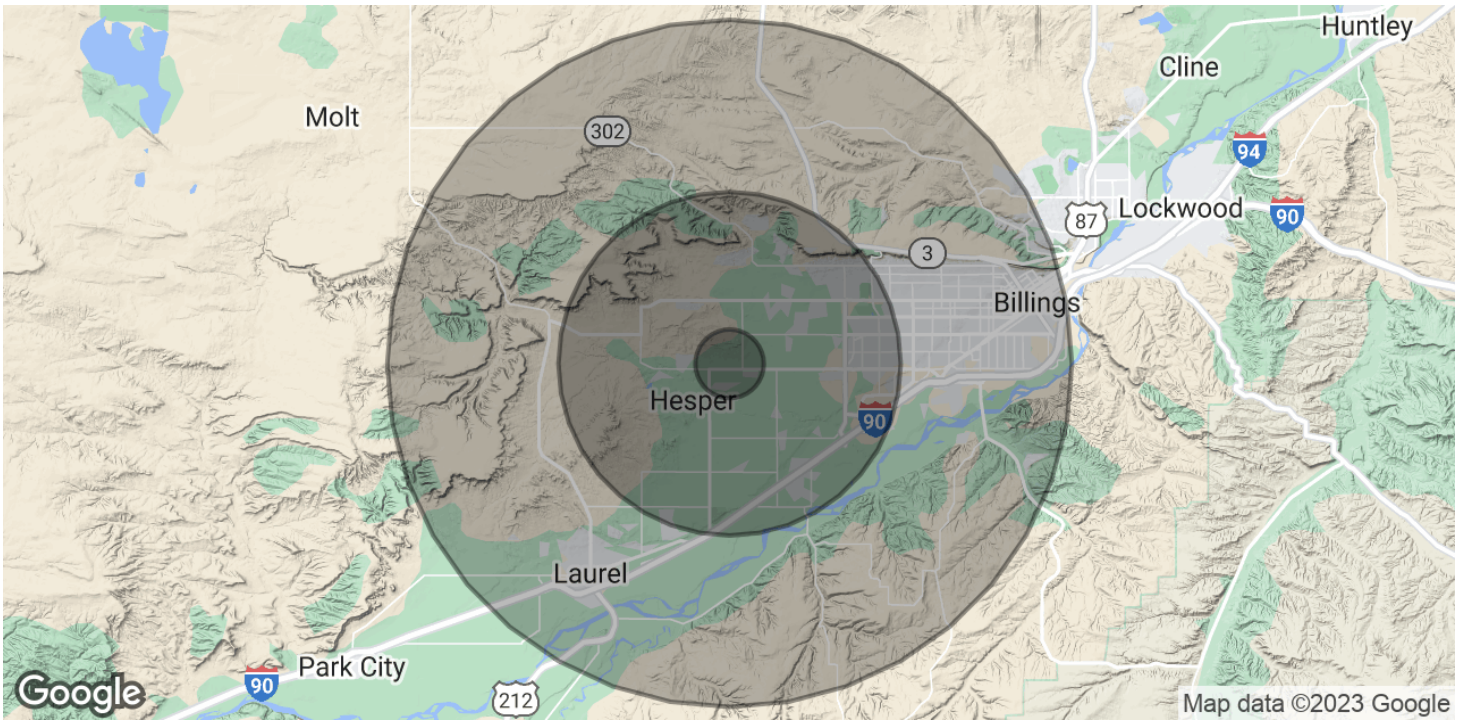


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# DEMOGRAPHICS

704 WAGON TRL W

Billings, MT 59106



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	463	34,145	108,950
Average Age	38.9	42.8	40
Average Age (Male)	39.1	42.4	38.5
Average Age (Female)	36.4	42.8	41.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	244	15,581	50,074
# of Persons per HH	1.9	2.2	2.2
Average HH Income	\$87,764	\$109,816	\$84,728
Average House Value	\$338,559	\$328,156	\$252,878

\* Demographic data derived from 2020 ACS - US Census

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### GEORGE WARMER, CCIM

Managing Partner

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MT #RRE-RBS-LIC-14174

### PROFESSIONAL BACKGROUND

George Warmer is the Managing Broker of Coldwell Banker Commercial CBS, specializing in sales, leasing, and development of commercial properties in Montana. George is a CCIM Designee and has worked in the commercial real estate business since 2005. During that time, he has brokered millions of dollars in leasing and sales transactions.

### EDUCATION

In 1987 George graduated with a Bachelor of Arts degree from USC and a MBA from the University of Denver in 1995. George's background in banking and management of personally owned businesses gave George a unique insight into the needs of his commercial clients. As a CCIM designee, George offers his clients the valuable analytical tools necessary to make sound commercial real estate decisions.

### MEMBERSHIPS

In addition to handling his own commercial property listings portfolio and maintaining a large client base, George is actively involved in several trade, civic, and community organizations.  
Board Member: Big Sky Economic Development Association  
Board Member: City of Billings Board of Adjustments  
Member: CCIM  
Member: Billings Downtown Rotary

### RECENT TRANSACTIONS

- Sale: Site for 150,000 SF RVU Medical School Campus
- Sale: 52,000 SF Fed Ex Facility
- Sale: 108 Acre Montana Sapphire Mix Use Development
- Sale: Land For Camping World
- Sale: Land For Bretz RV
- Lease: 10,000 SF Pizza Ranch Lease
- Lease: 17,000 SF Shamrock Foods
- Lease: Shiloh Commons a 65,000 SF Mixed-Use Development

#### CBS

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