

LEASE

3465 A J WAY, UNIT 102

3465 A J Way Billings, MT 59106

LEASE RATE

\$2,219.00 per month



COLDWELL BANKER
COMMERCIAL
CBS

Nathan Matelich, CCIM

406 781 6889

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Lease Rate

\$2,219.00 PER MONTH

OFFERING SUMMARY

Building Size:	19,080 SF
Available SF:	2,760 SF
Zoning:	Heavy Commercial
Price PSF:	\$7.50
NNN PSF:	\$2.15

PROPERTY OVERVIEW

WINTER SPECIAL AVAILABLE!

*\$2,219/mo or \$7.50 NNN Lease Rate

*21% Discount compared to normal pricing of \$2,680/mo or \$9.50 NNN

*Shops/Warehouses for Lease

*2,760 SF Unit Currently Available

*2 Qty 14 ft Overhead Doors

*ADA Restroom

*Utility Sink

*Gas Forced Air

*Shop Heater

*City Water & City Sewer

*3 Phase Power

LOCATION OVERVIEW

3465 AJ Way is comprised of 10 new construction shop/warehouse condos for lease with 14 ft overhead doors. These shop spaces are conveniently located on top of the rims close to the Airport, Billings Flying Service and Zimmerman Trail. These shops are ideal for any small business looking for a central location looking to serve the Billings West End, Billings Downtown and Billings Heights.

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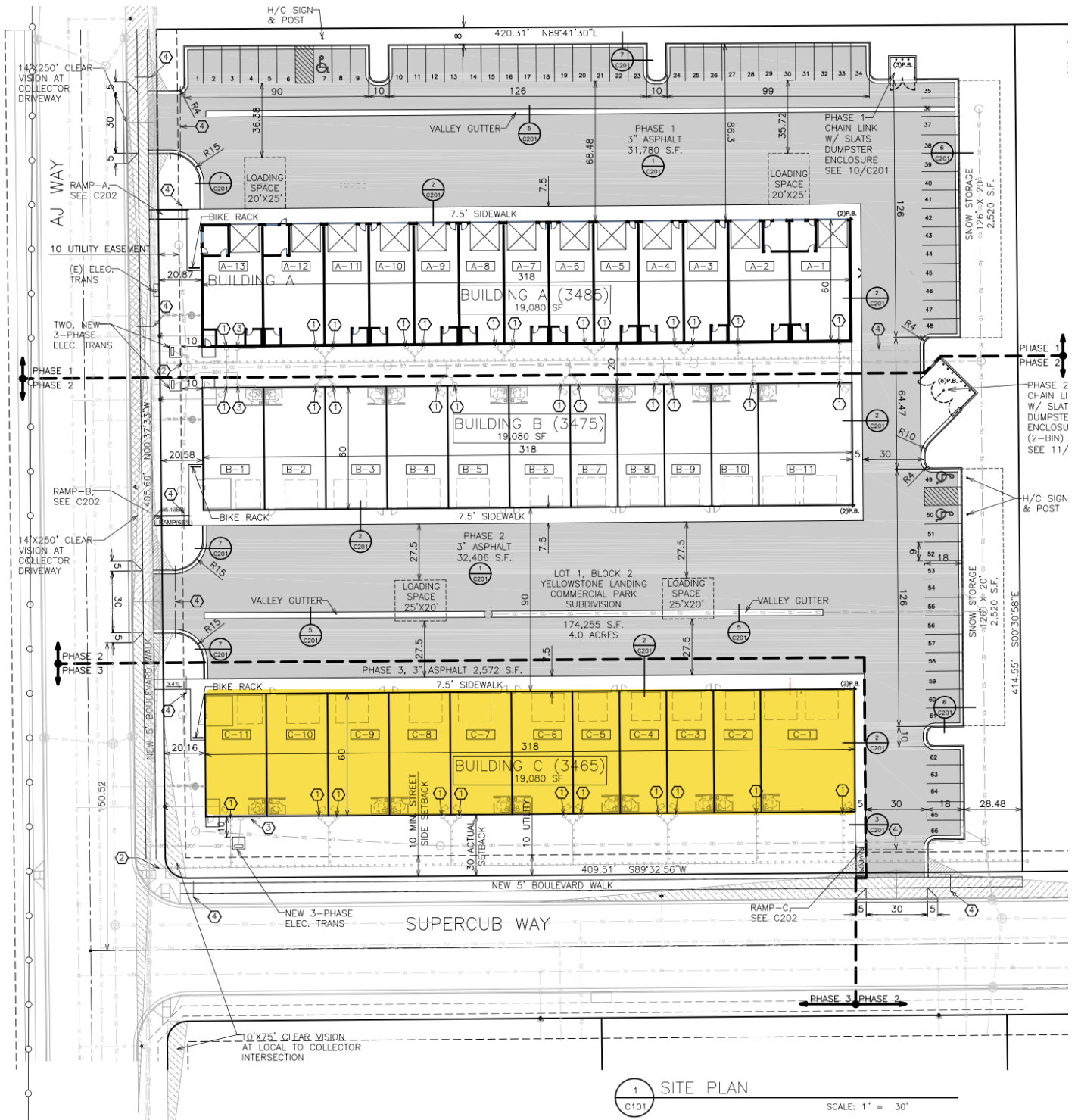


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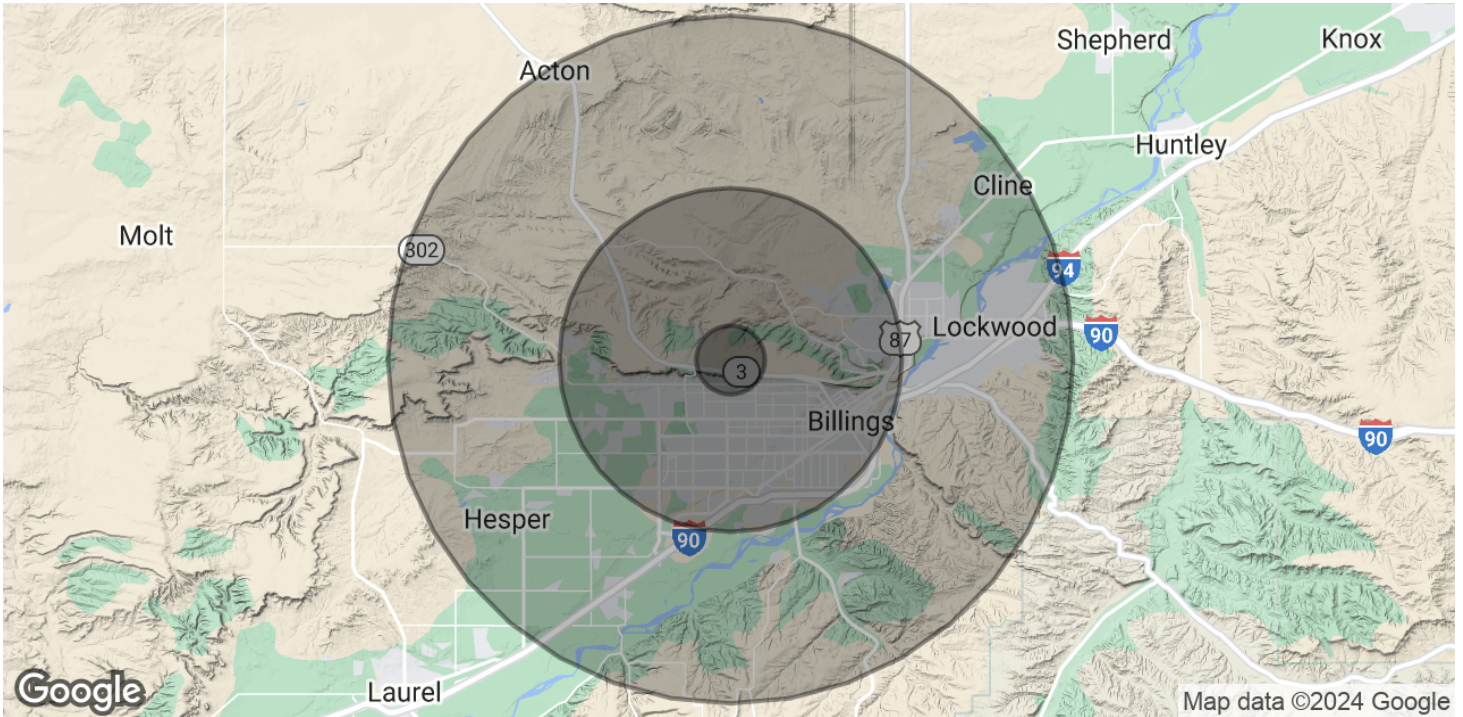


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,055	97,290	130,176
Average Age	46.9	39.4	39
Average Age (Male)	47.8	38	38.1
Average Age (Female)	47.3	40.8	39.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,165	45,449	59,383
# of Persons per HH	2.6	2.1	2.2
Average HH Income	\$118,447	\$80,527	\$81,364
Average House Value	\$319,654	\$243,974	\$246,302

* Demographic data derived from 2020 ACS - US Census

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