

LEASE

5857 & 5865 KENNISON PLACE

5857 & 5865 Kennison Place Billings, MT 59101

LEASE RATE

\$8,285.00 per month



COLDWELL BANKER
COMMERCIAL
CBS

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Lease Rate

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OFFERING SUMMARY

Building Size:	8,390 SF
Lot Size:	1.2 Acres
Year Built:	2015
Zoning:	CX-Heavy Commercial

PROPERTY OVERVIEW

- *8,390 SF Shop/Warehouse Space for Lease (2 Buildings)
- *1.2 Acres Fenced Yard
- *Well & Septic
- *Single Phase Power
- *Main Shop Building is 5,775 SF
- *4 qty 14 ft Overhead Doors, Small Office, Bathroom & Option to Add Loading Dock at Additional Cost
- *Smaller Shop Building is 2,615 SF
- *2 qty 14 ft Overhead Doors & No Bathroom
- *\$10.50 PSF NNN
- *NNN is Estimated at \$1.35 PSF

LOCATION OVERVIEW

5857 & 5865 Kennison PI is a pair of newer shop/warehouse buildings on 1.2 acres of fenced yard space with the ability to add a dock. With 6 overhead doors, large graveled yard and a central location less than a mile off of the highway, Kennison PI provides an excellent opportunity for anyone looking for a shop/warehouse with generous yard space for storage of equipment, vehicles or materials.

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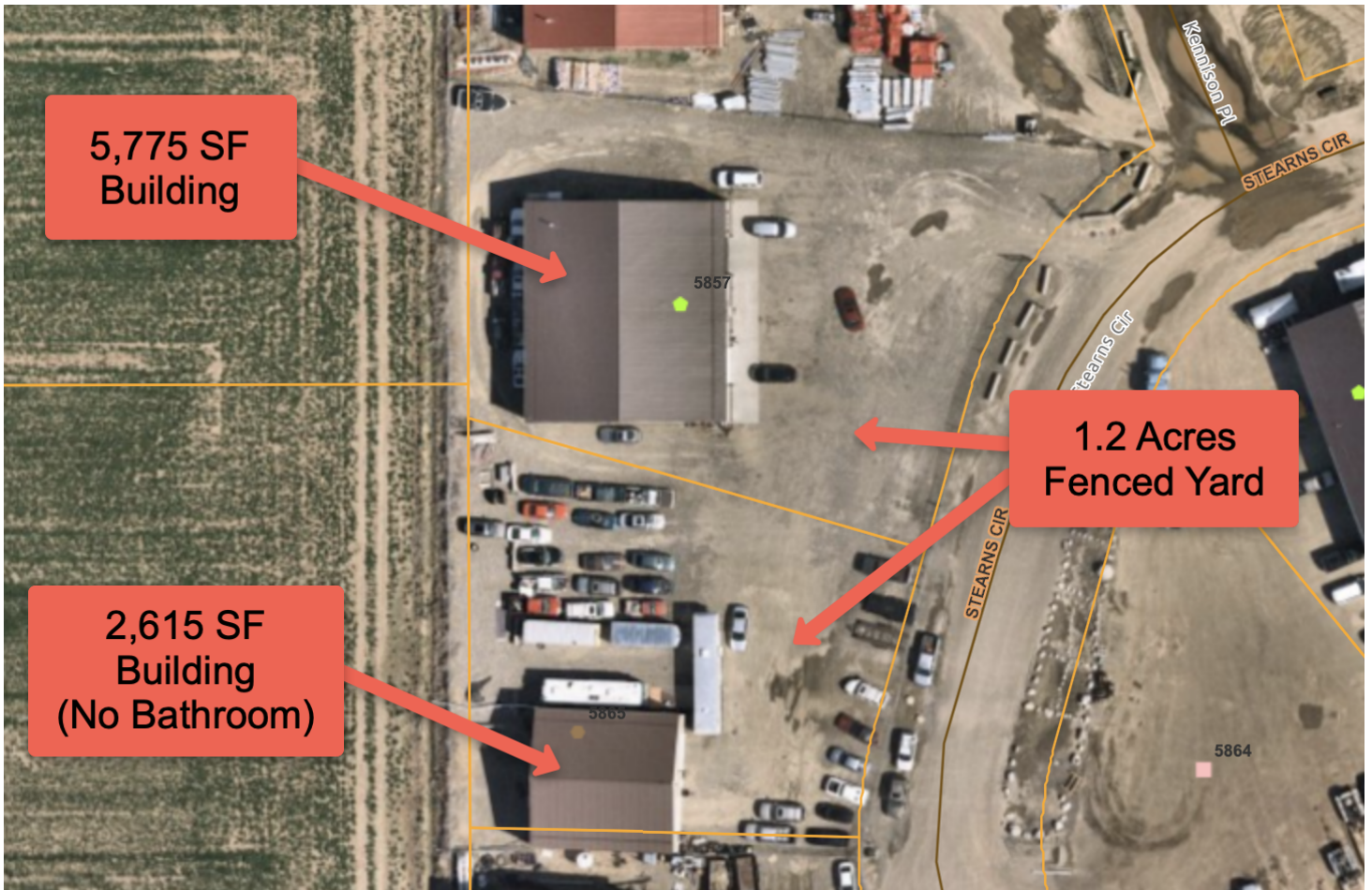


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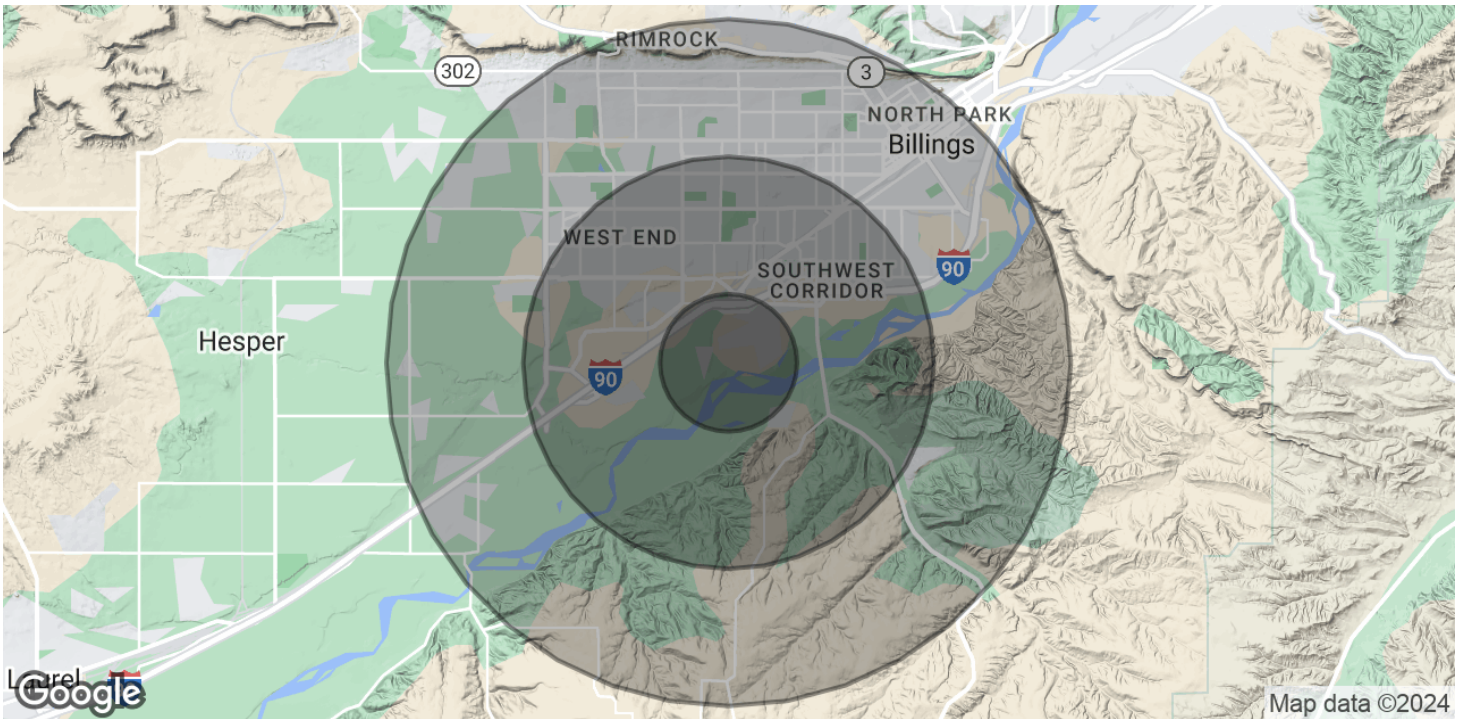


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	897	28,587	79,846
Average Age	40.9	38.6	39.7
Average Age (Male)	40	36.4	37.9
Average Age (Female)	42.7	40.7	41.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	439	13,862	38,072
# of Persons per HH	2	2.1	2.1
Average HH Income	\$71,342	\$61,076	\$74,891
Average House Value	\$229,709	\$195,271	\$233,134

* Demographic data derived from 2020 ACS - US Census

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