

LEASE

84 HOMEWOOD PARK DRIVE

84 Homewood Park Drive Billings, MT 59106

LEASE RATE \$7,555.00 per month



COLDWELL BANKER
COMMERCIAL
CBS

Nathan Matelich, CCIM
406 781 6889

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

LEASE

84 HOMEWOOD PARK DRIVE

84 Homewood Park Drive Billings, MT 59106



Lease Rate

\$7,555.00 PER MONTH

OFFERING SUMMARY

Available SF:	5,760 SF
Lot Size:	5.99 Acres
Year Built:	2023
Zoning:	Unzoned/Outside City Limits

PROPERTY OVERVIEW

- *New Construction
- *2 Bathrooms
- *Landlord Open to Adding Office Space to Meet a Tenant's Needs
- *4 qty 14 ft Overhead Doors
- *Shop Heaters
- *LED Lights
- *5.99 Acres Has Been Professionally Leveled
- *Property is Completely Fenced
- *Tons of Yard Space for Semi or Heavy Equipment Storage

NOTE: Property is also for sale for \$899,000 and has separate utility meters for each side.

LOCATION OVERVIEW

84 S Homewood Park Dr is a new construction shop with tons of outdoor yard space for semis or heavy equipment. Probably the most exciting feature about this property is the 5.99 acres which has just been professionally leveled to create endless opportunities for outdoor fenced storage. This shop is new construction and has never had a tenant in it.

Nathan Matelich, CCIM
406 781 6889



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

84 HOMEWOOD PARK DRIVE

84 Homewood Park Drive Billings, MT 59106



Nathan Matelich, CCIM
406 781 6889



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

84 HOMEWOOD PARK DRIVE

84 Homewood Park Drive Billings, MT 59106



Nathan Matelich, CCIM
406 781 6889

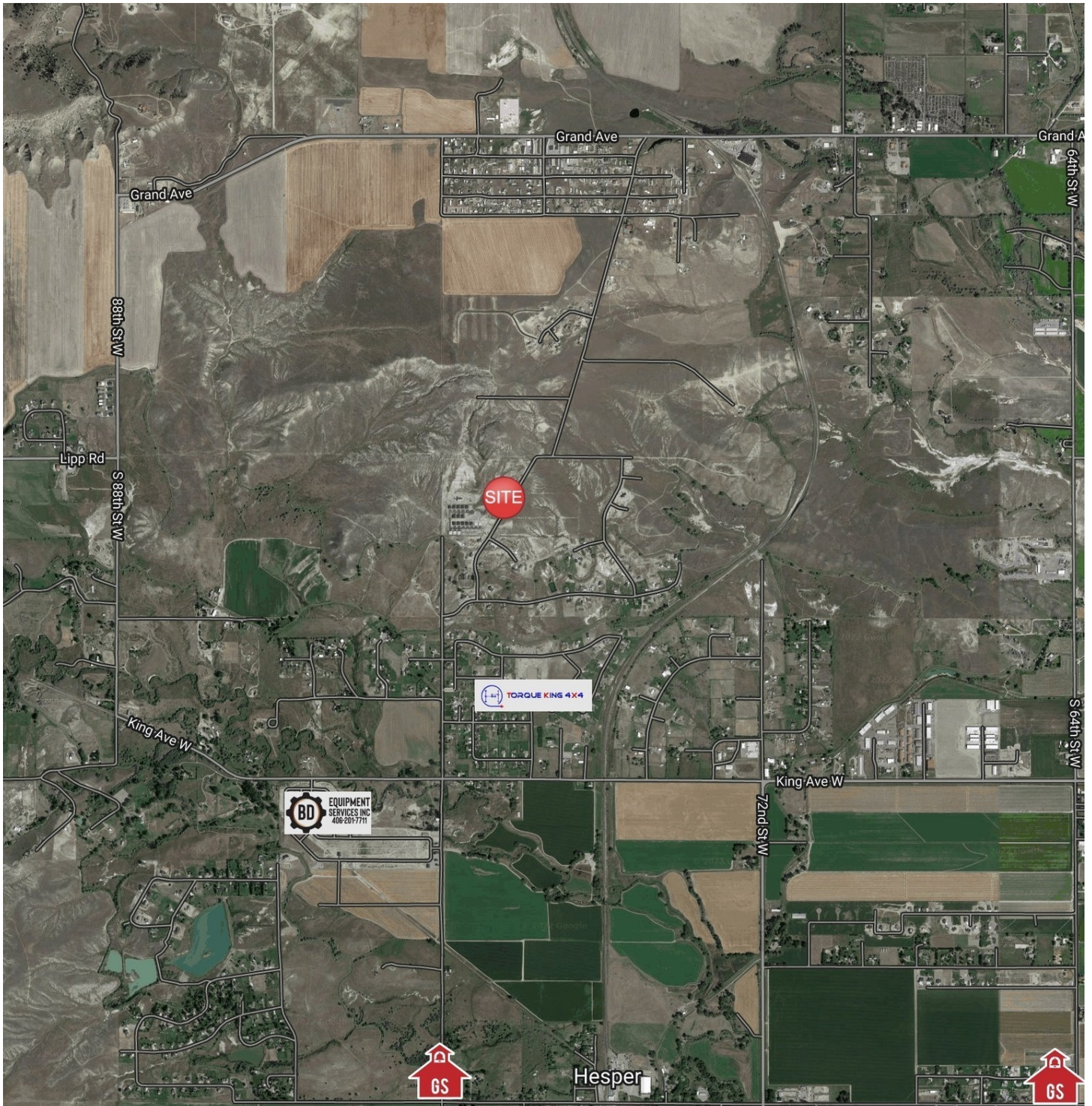


**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

84 HOMEWOOD PARK DRIVE

84 Homewood Park Drive Billings, MT 59106



Nathan Matelich, CCIM
406 781 6889

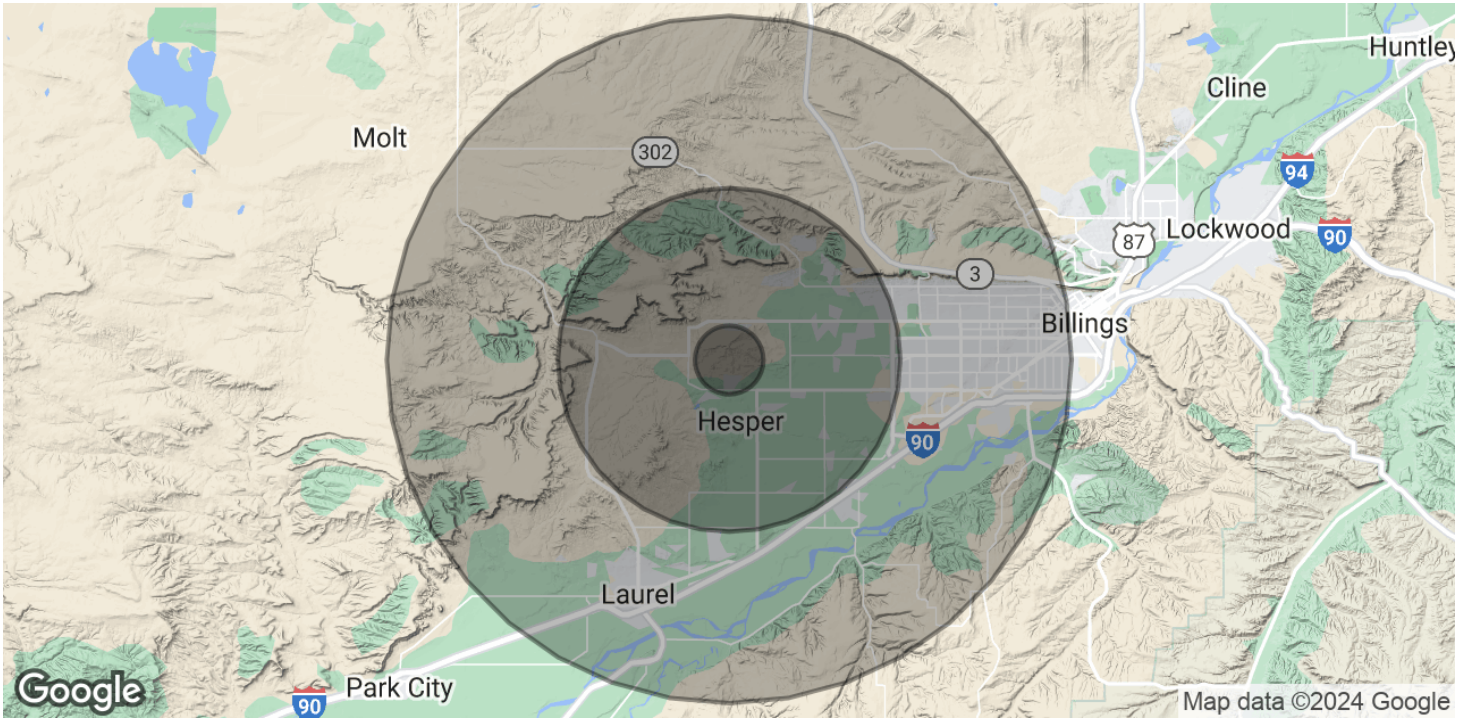


**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

84 HOMEWOOD PARK DRIVE

84 Homewood Park Drive Billings, MT 59106



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	201	17,097	98,988
Average Age	42.9	42.6	40.5
Average Age (Male)	42.6	42.3	38.9
Average Age (Female)	38.7	42.2	41.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	84	7,348	45,344
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$117,826	\$142,861	\$88,318
Average House Value	\$364,117	\$409,332	\$260,773

* Demographic data derived from 2020 ACS - US Census

Nathan Matelich, CCIM
406 781 6889



**COLDWELL BANKER
COMMERCIAL**
CBS