

LEASE

3750 WISE LN

3750 Wise Ln Billings, MT 59101

LEASE RATE \$1,000 - \$2,000.00 per month



**COLDWELL BANKER
COMMERCIAL**
CBS

Nathan Matelich, CCIM
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Lease Rate

**\$1,000.00 -
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PER MONTH**

OFFERING SUMMARY

Building Size:	19,200 SF
Available SF:	16,700 SF
Lot Size:	1 Acres
Lease Type:	Modified Gross
Zoning:	A-Agriculture 10 acres and over

PROPERTY OVERVIEW

- *16,700 SF Warehouse
- *\$1,000 - \$2,000/mo depending on amount of space leased
- *12 ft Overhead Door
- *10 ft sidewalls
- *No Power, No Heat, No Lights
- *Dirt/Gravel Floor
- *Skylights throughout the roof to let light in during the day

NOTE: Landlord is going to retain 2,500 SF of the building to store personal items

LOCATION OVERVIEW

16,700 SF Cold Storage Warehouse located on Wise Lane, southwest of the city of Billings.

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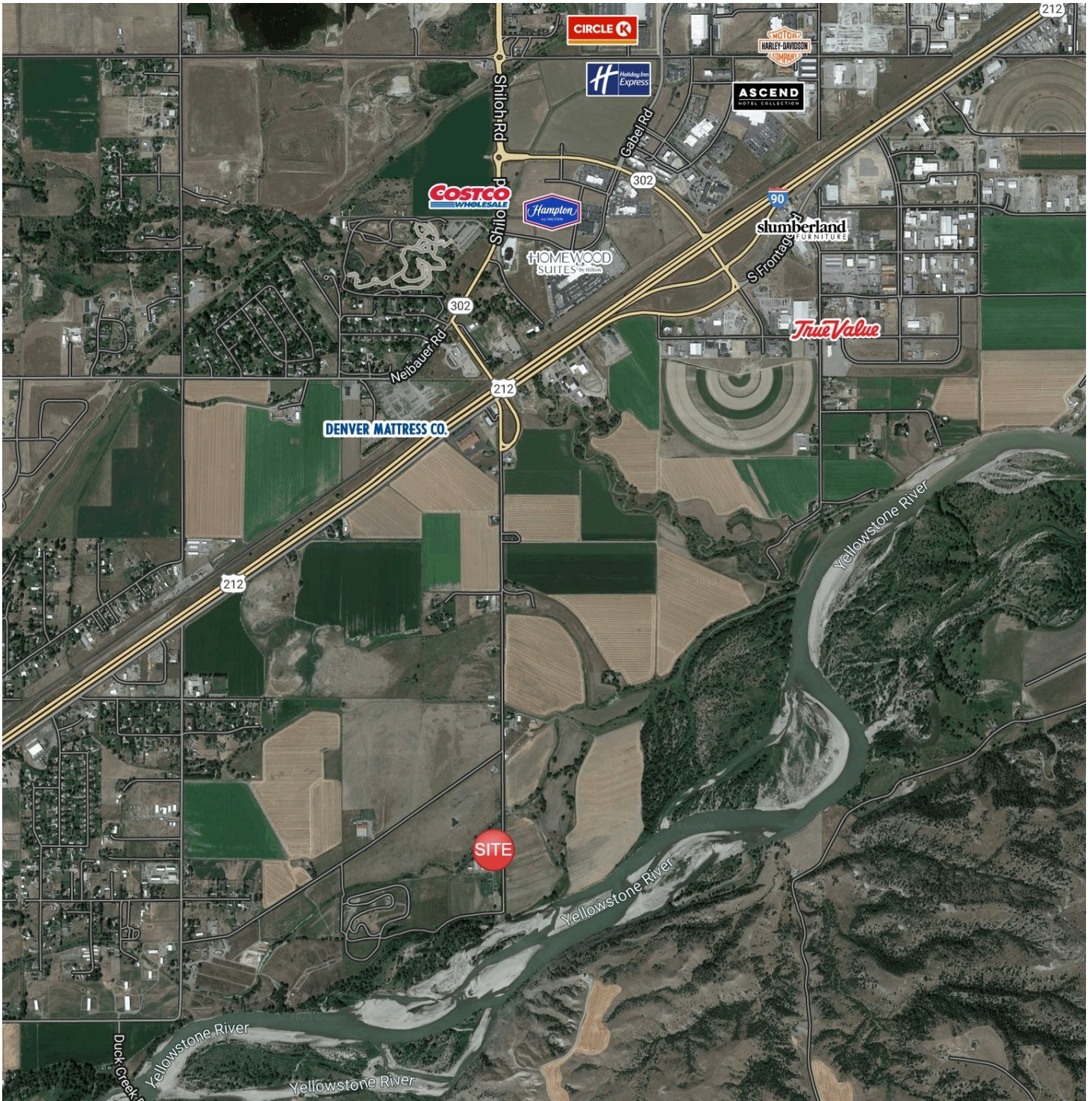


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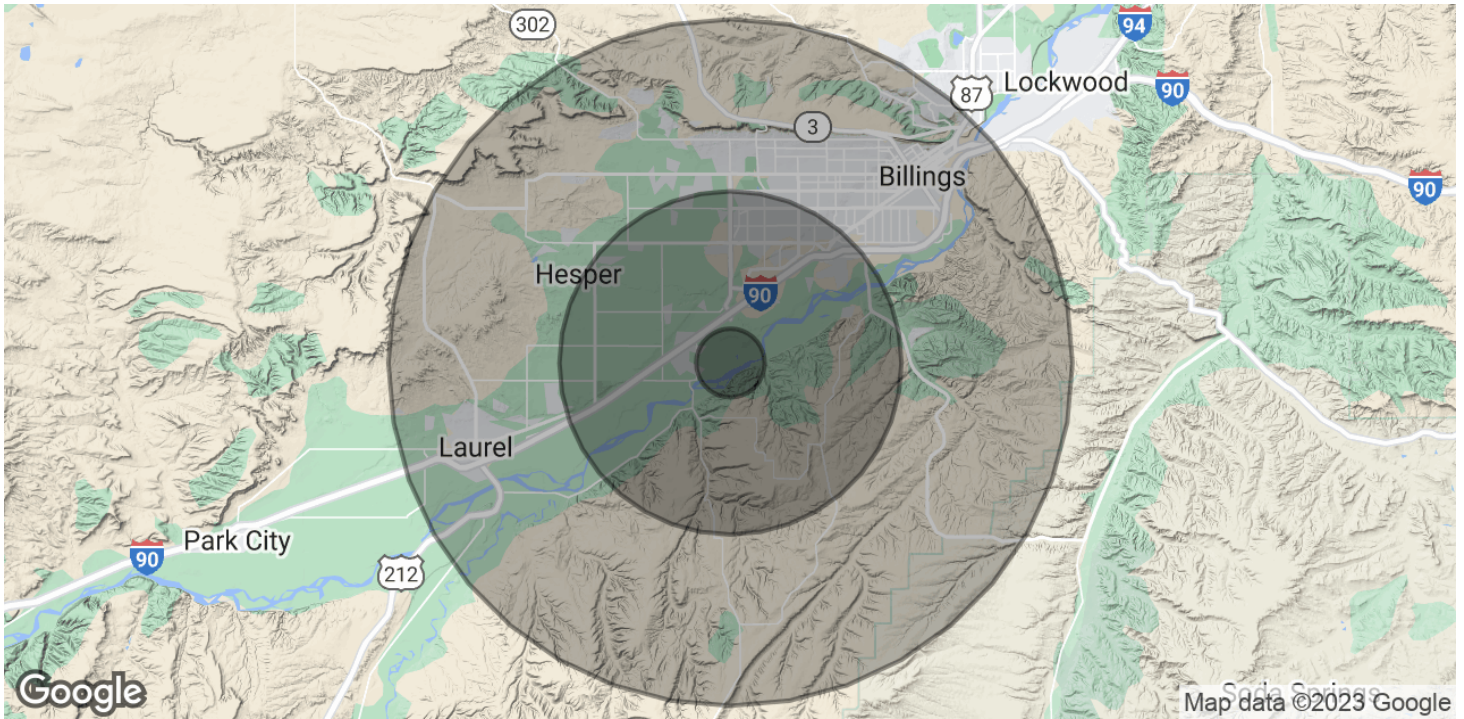


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	122	16,292	110,701
Average Age	39	36.6	38.4
Average Age (Male)	40.2	34.8	36.8
Average Age (Female)	37.5	37	40.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	45	7,704	47,875
# of Persons per HH	2.7	2.1	2.3
Average HH Income	\$78,214	\$54,268	\$62,303
Average House Value	\$263,550	\$172,497	\$207,777

* Demographic data derived from 2020 ACS - US Census

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