

# LEASE

## 723 WAGON TRAIL EAST

723 Wagon Trail East Billings, MT 59106

**LEASE RATE** \$1,606.00 - \$5,431.00 per month



**COLDWELL BANKER  
COMMERCIAL**  
CBS

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**Nathan Matelich, CCIM**

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**Michael Speidel**

406 601 9695

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PER MONTH**

## OFFERING SUMMARY

Available SF:	1,500 SF
	3,572 SF
	5,072 SF

## PROPERTY OVERVIEW

\*723 Wagon Tail, Billings, MT

\*New Construction Shop/Warehouse Spaces FOR LEASE Coming Spring 2024

\*3 Units Available:

\*1,500 SF Shop = \$1,606/mo + Utilities

\*1,500 SF Shop has 14 ft Overhead Door, ADA Bathroom and Shop Heater

\*3,572 SF Shop = \$3,825/mo + Utilities

\*3,572 SF Shop has 2 qty 14 ft Overhead Doors, 2 Bathrooms, 1 Office, Conference Room with Kitchenette

\*5,072 SF Shop = \$5,431/mo + Utilities

\*5,072 SF Shop has 2 qty 14 ft Overhead Doors, 2 Bathrooms, 1 Office, Conference Room with Kitchenette,

\*Washer/Dryer Hook Ups, Shop Sink & Storage Closet

\*Fenced Yard Space

\*Tenant Pays Gas, Electric & Water

\*\$11 PSF NNN Lease

\*NNN = \$1.85 PSF

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### PROPERTY DESCRIPTION

723 Wagon Trail is located in Billings premier industrial warehouse subdivision located at 64th St & Kings Ave W. The 1,500 SF units are perfect for a small business that mainly needs storage and a place to work, while the 3,572 SF & 5,072 SF units are perfectly set up for businesses that need a receptionist, conference room or executive office space. All shops include a shop heater in the warehouse space and the larger units include HVAC in the office & conference room spaces. All tenants will benefit from the shared fenced yard space where they will receive a pro rata share to store vehicles and trailers. With a shower, shop sink and washer/dryer hook ups in the larger units, you are ready for just about anything!



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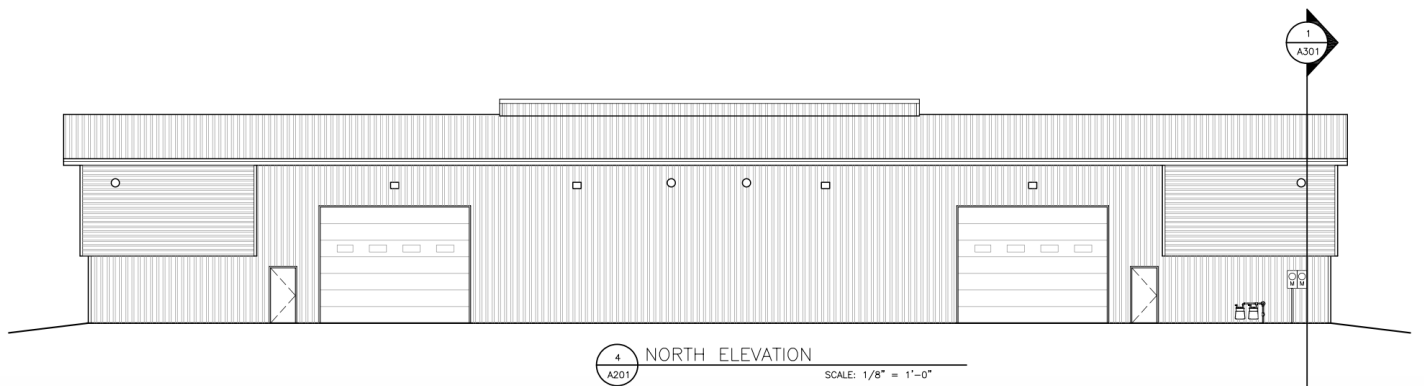
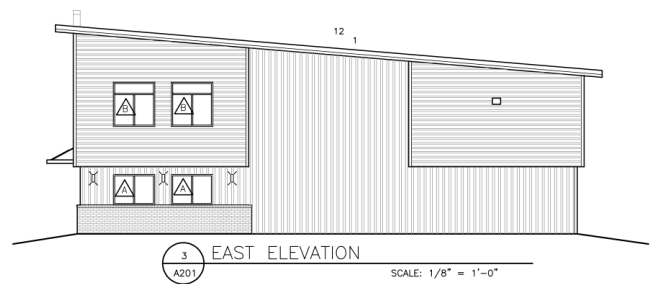
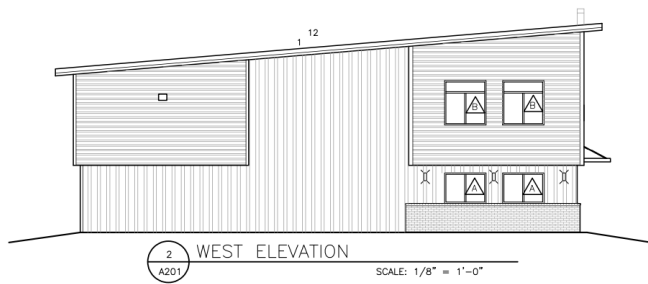
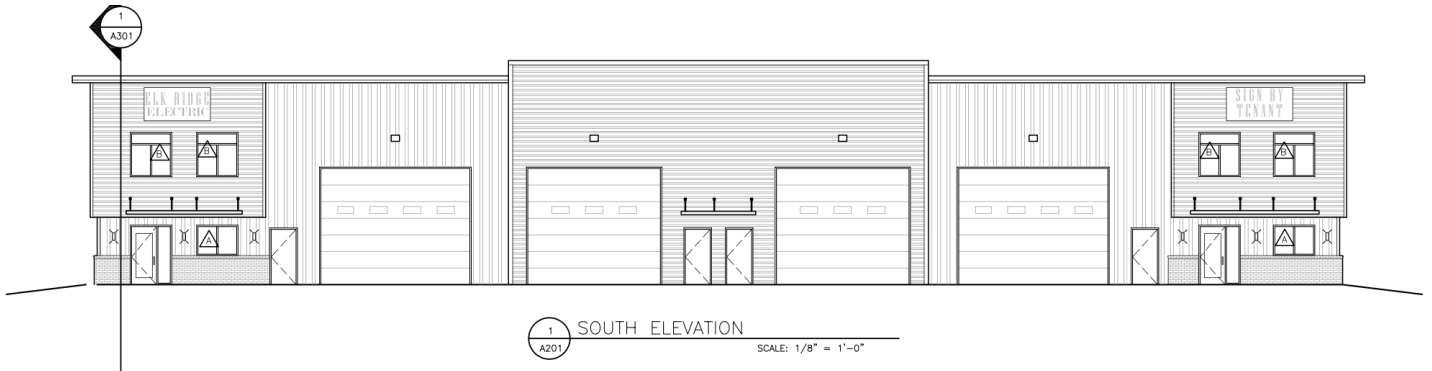


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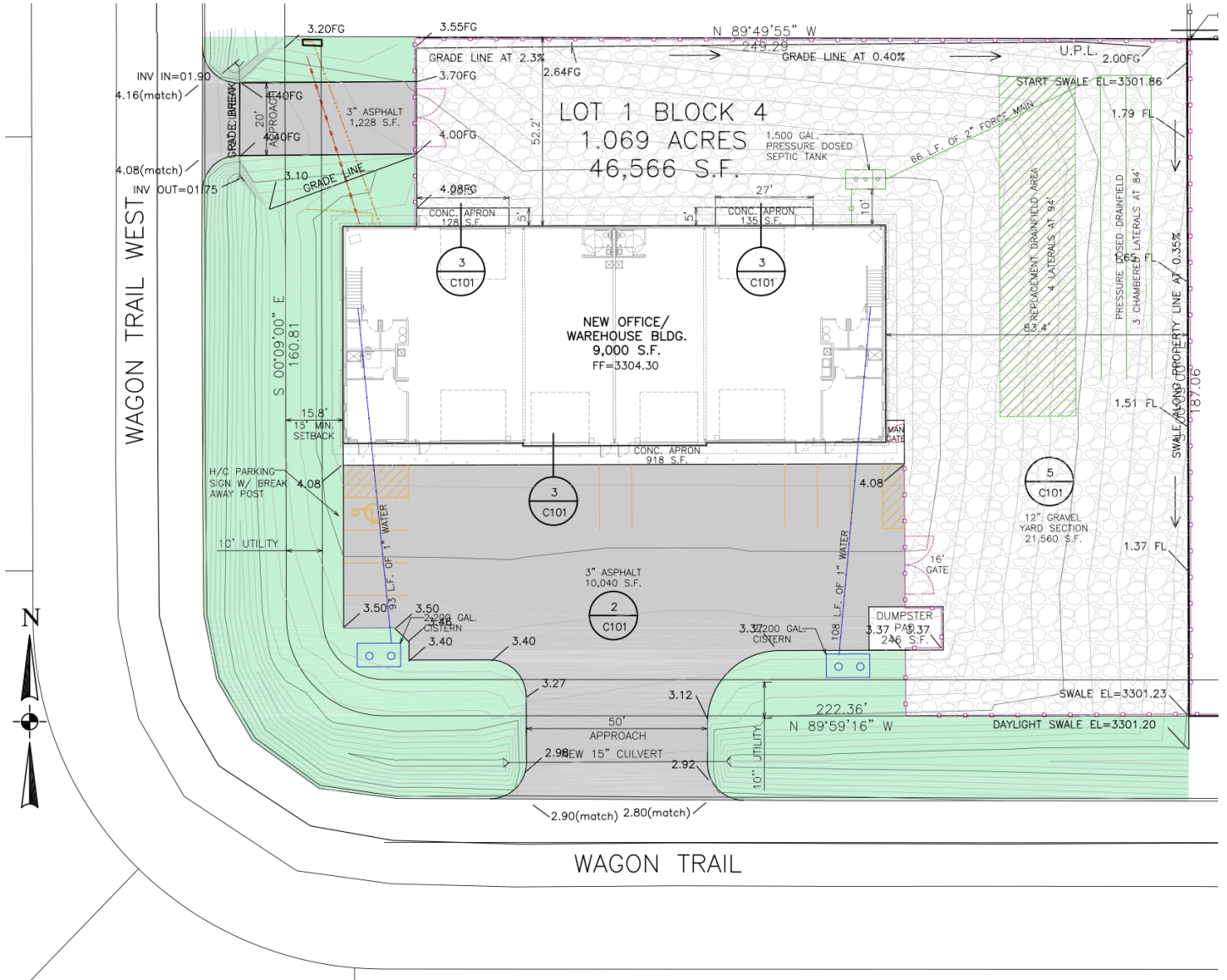


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1 SITE PLAN

SCALE: 1" = 20'

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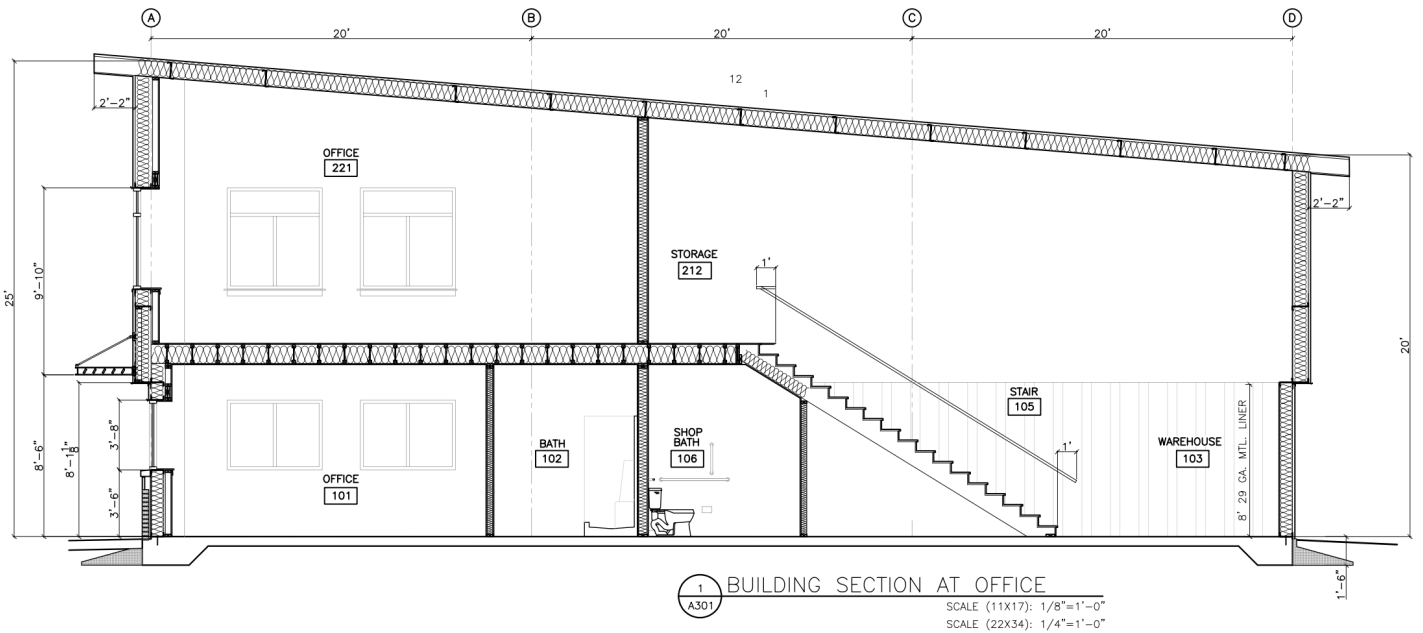
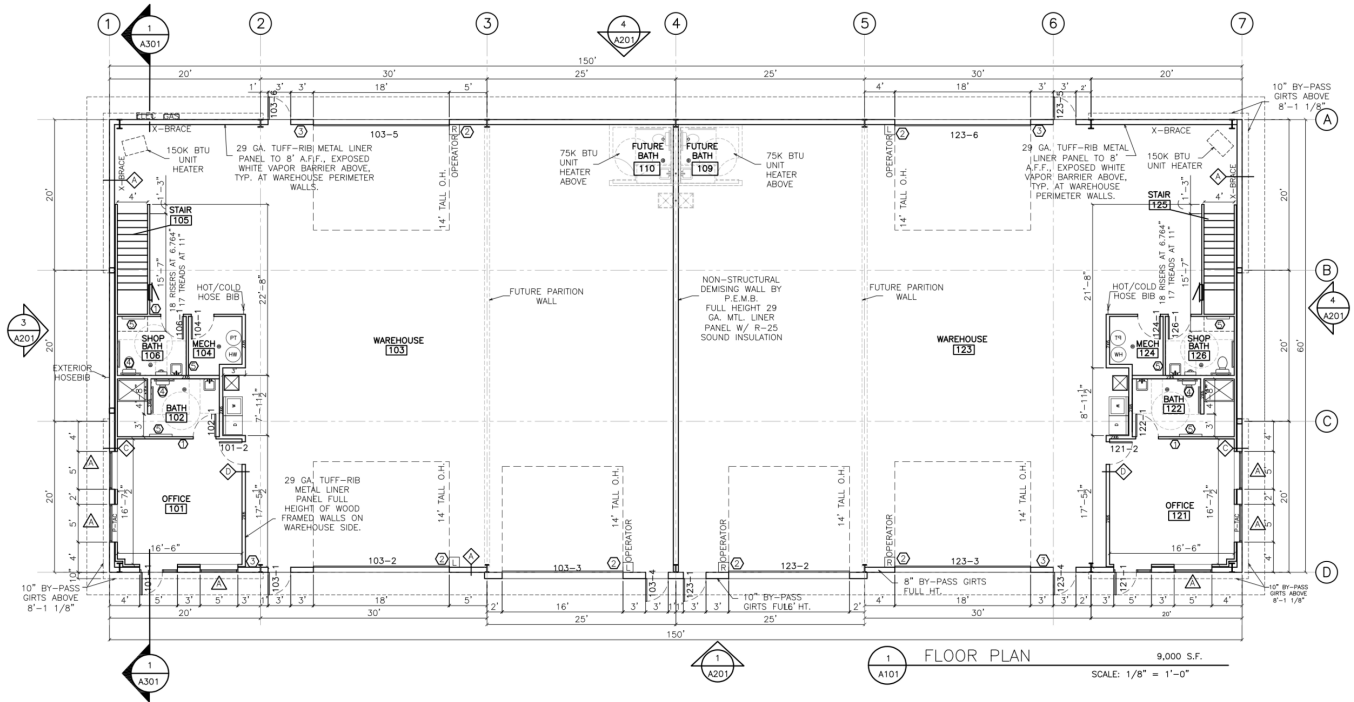


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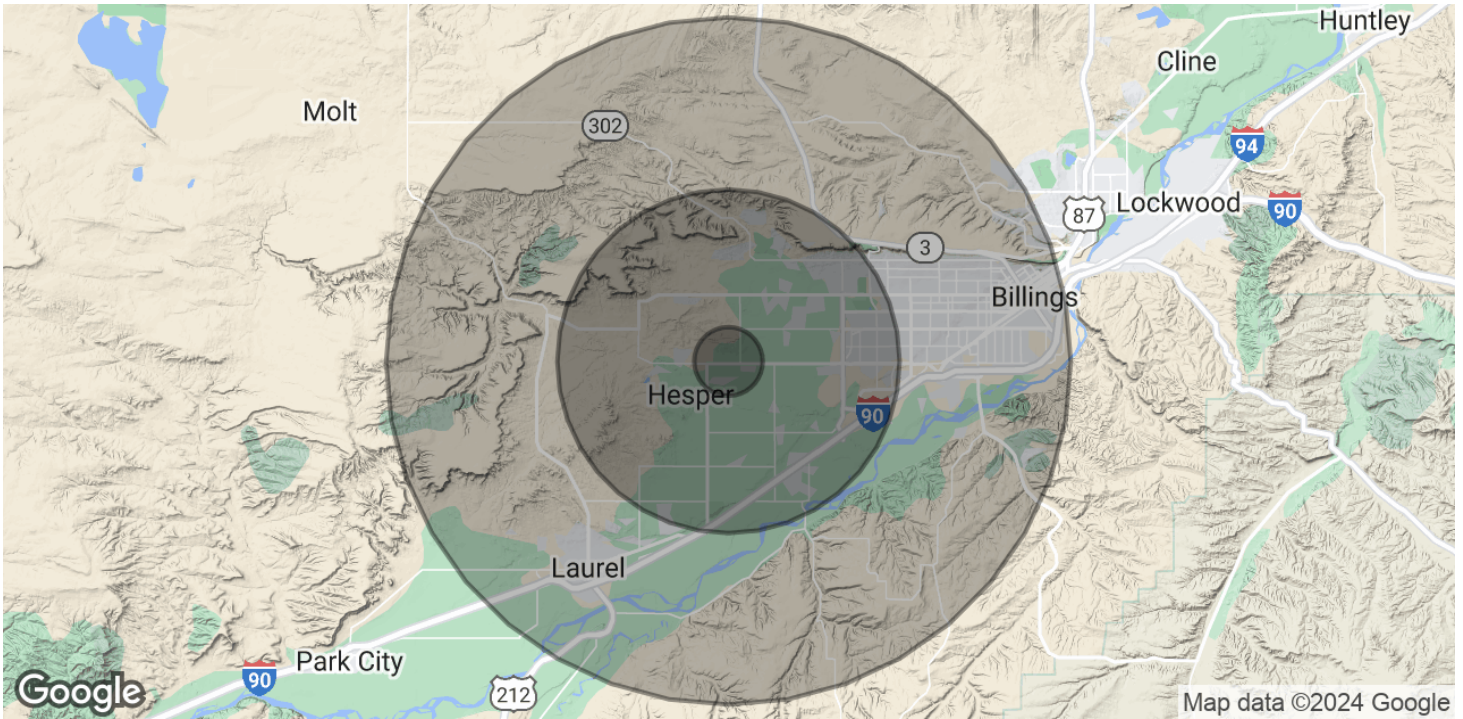
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	476	34,236	108,914
Average Age	38.7	42.8	40
Average Age (Male)	38.9	42.3	38.5
Average Age (Female)	36.4	42.8	41.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	254	15,620	50,058
# of Persons per HH	1.9	2.2	2.2
Average HH Income	\$86,143	\$109,626	\$84,724
Average House Value	\$338,909	\$327,512	\$252,871

\* Demographic data derived from 2020 ACS - US Census

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