LEASE

1215 MONAD RD

1215 Monad Rd Billings, MT 59101

LEASE RATE $2,200.00 - 2,733.00 per month

COLDWELL BANKER COMMERCIAL CBS

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Lease Rate	**$2,200.00 - $2,733.00 PER MONTH**

OFFERING SUMMARY

Building Size:	13,200 SF
Available SF:	3,200 SF
Lot Size:	38,332 SF
Renovated:	2020
Zoning:	I1-Light Industrial

PROPERTY OVERVIEW

*3,200 SF retail showroom
*$7-$9 PSF NNN
*Landlord willing to do a custom build to suit
*NNN = $1.25 PSF
*Lease rate is $2,200 to $2,733/mo + utilities depending on build out and finishes tenant requires
*Attractive finishes in newly renovated bathroom
*High Traffic Counts on Monad with 9,520 Cars Per Day
*Fenced Yard Space Adjacent to Retail Showroom

LOCATION OVERVIEW

1215 Monad is an open floor plan 3200 SF Retail/Showroom space. Centrally located building with retail space ideal for any business needing a 100% open concept floor plan.

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