

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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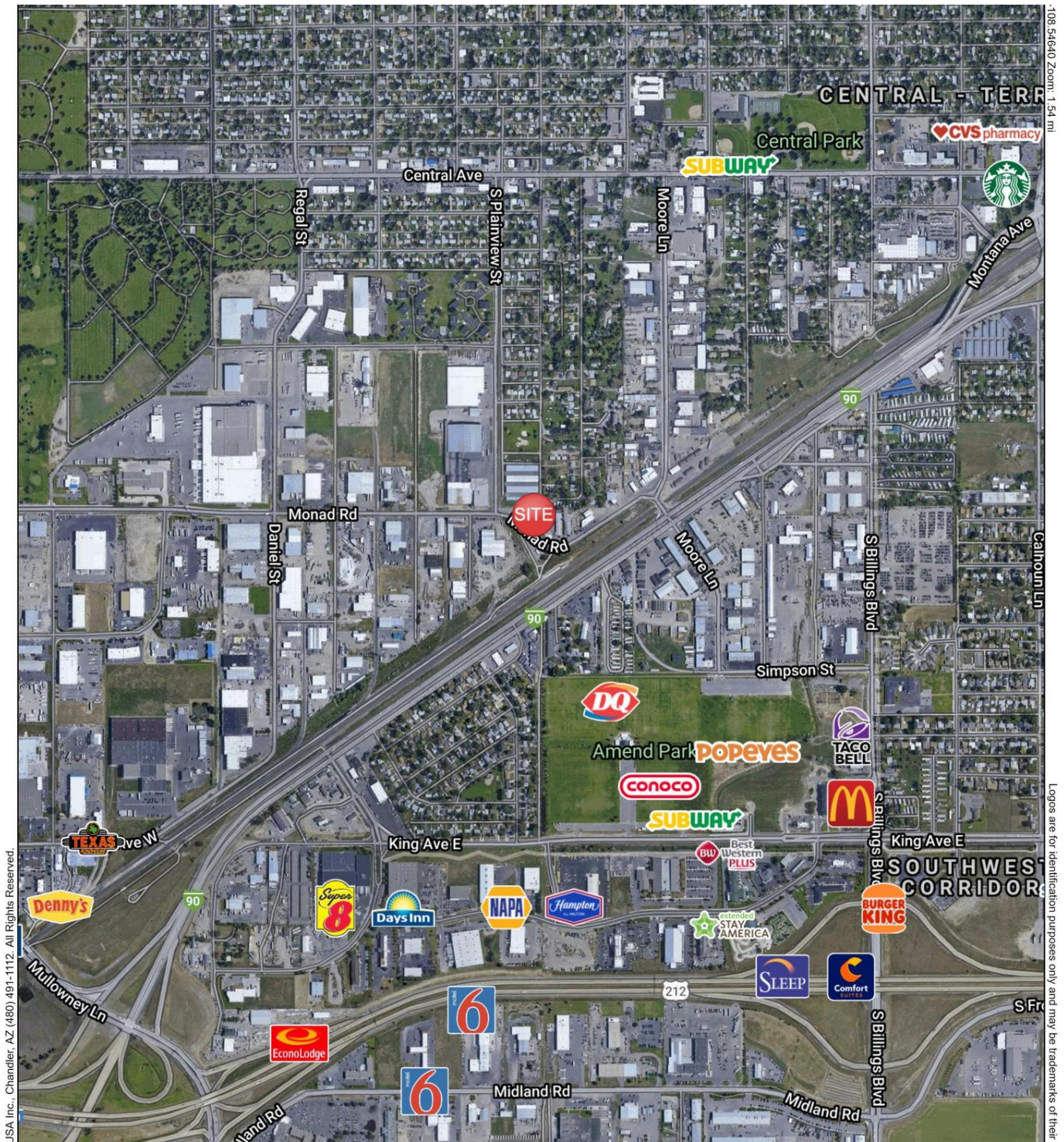


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