

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

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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 \$950,000 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.

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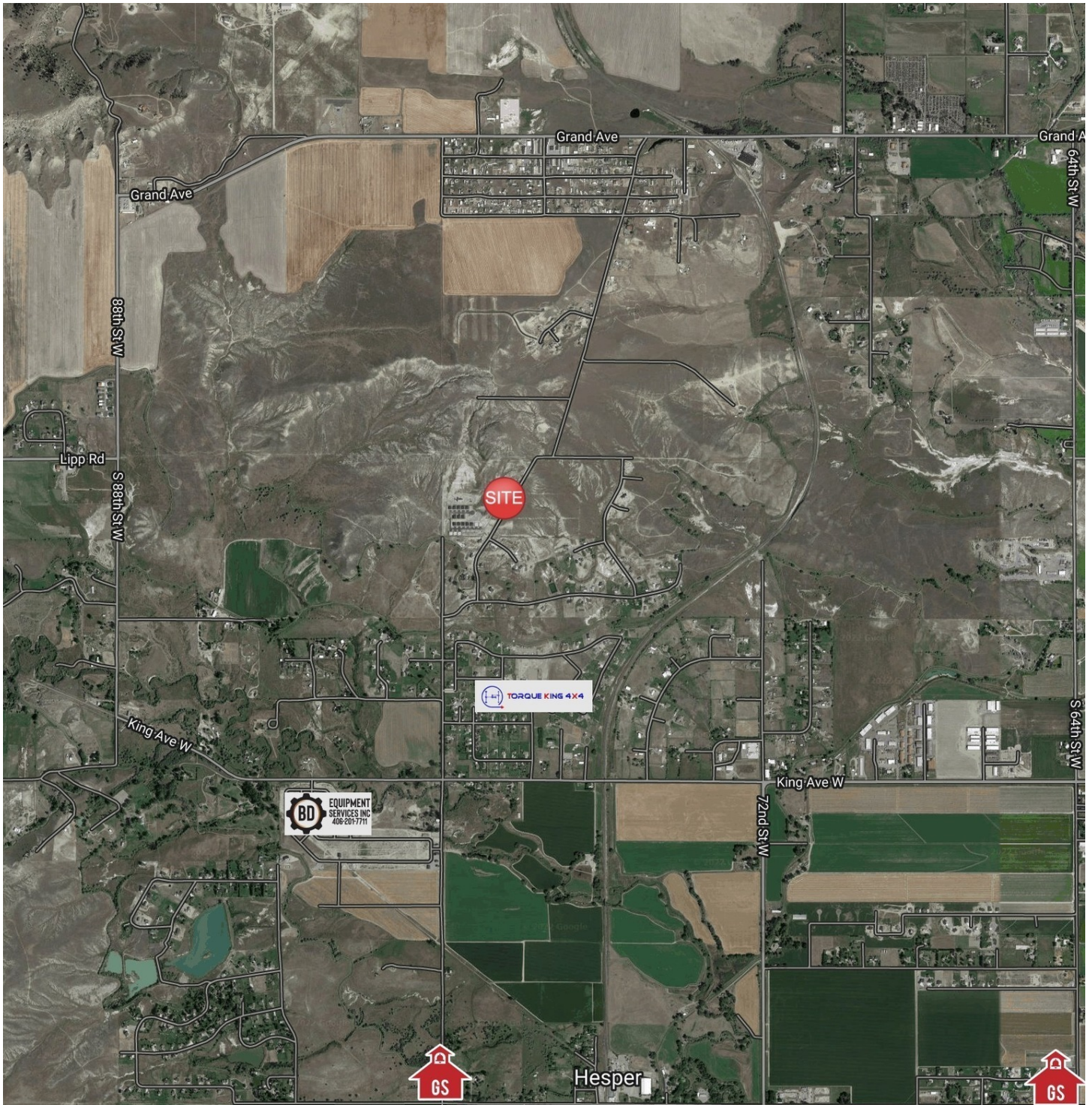


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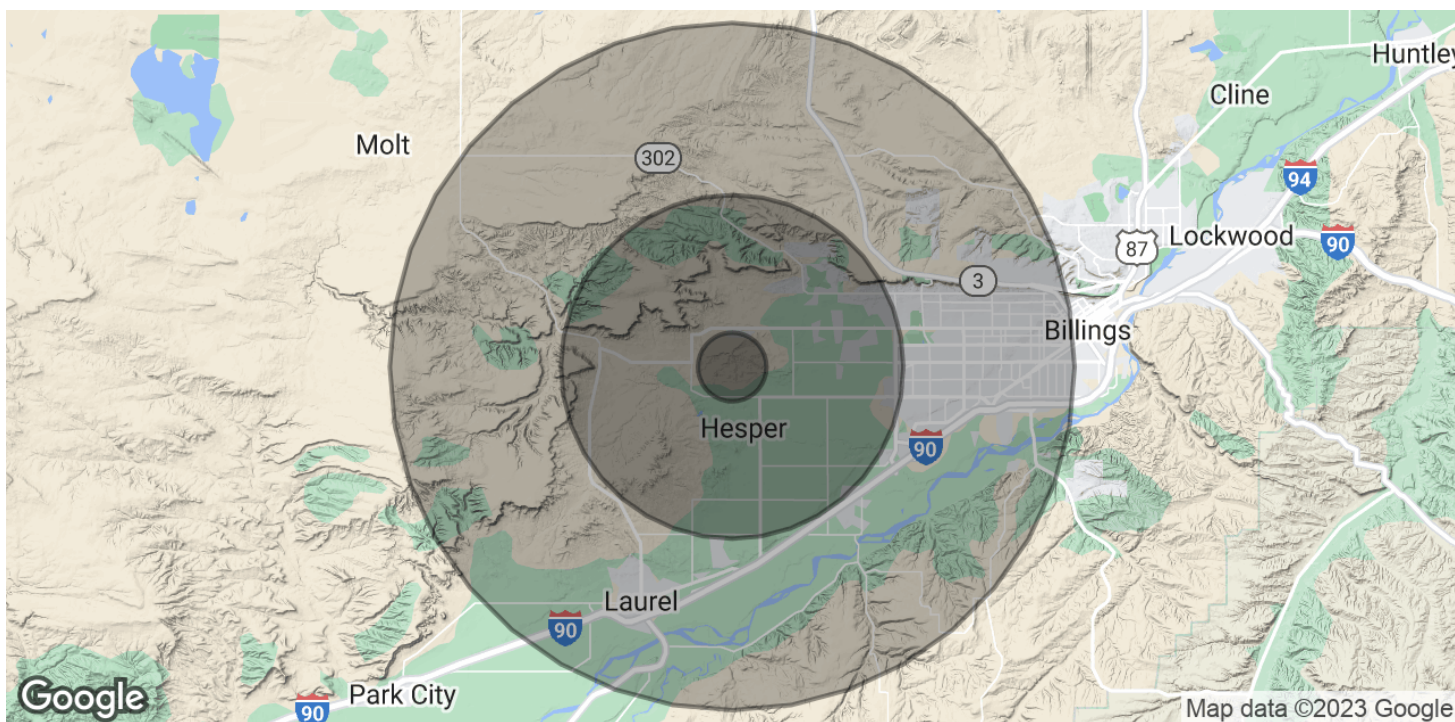


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POPULATION

	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

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