

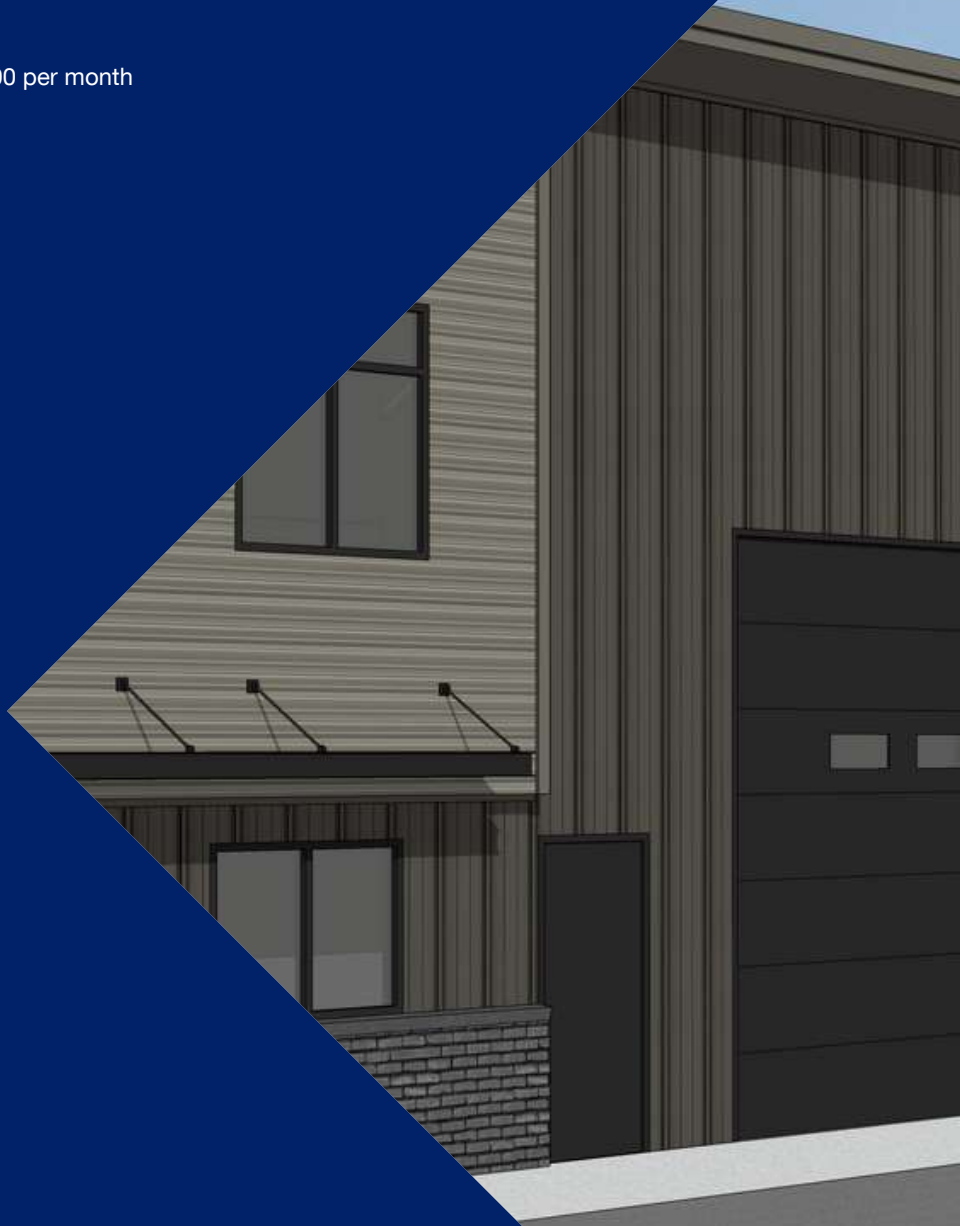
LEASE

723 WAGON TRAIL EAST

723 Wagon Trail East Billings, MT 59106

LEASE RATE

\$1,606.00 - \$5,431.00 per month



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COMMERCIAL**
CBS

Nathan Matelich, CCIM

406 781 6889

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OFFERING SUMMARY

Lease Rate:	\$1,606.00 - 5,431.00 per month (+ utilities)
	1,500 SF
Available 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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LOCATION 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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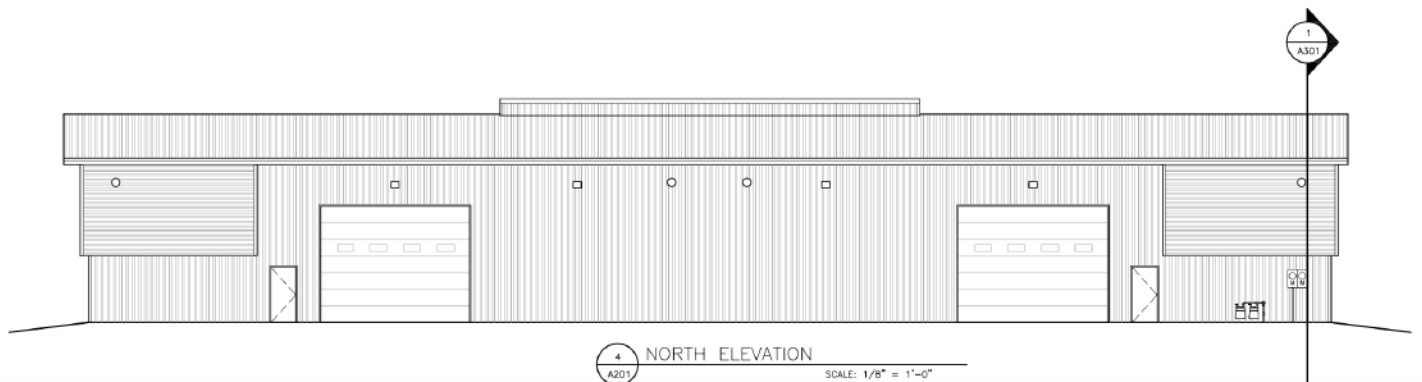
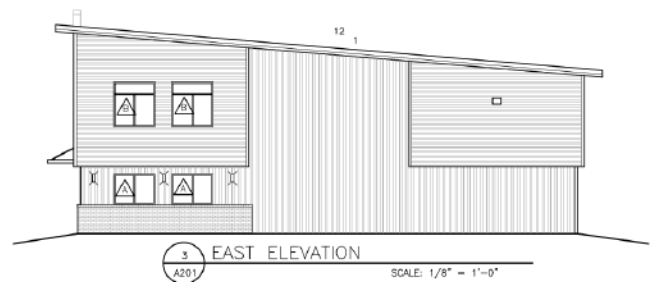
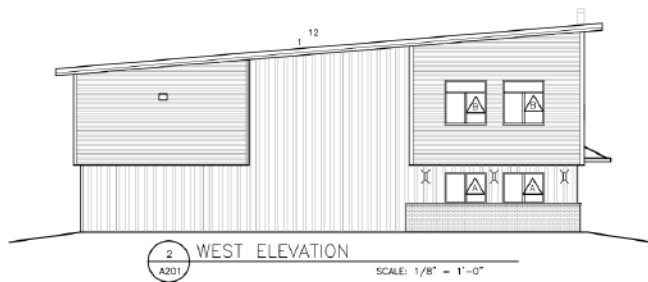
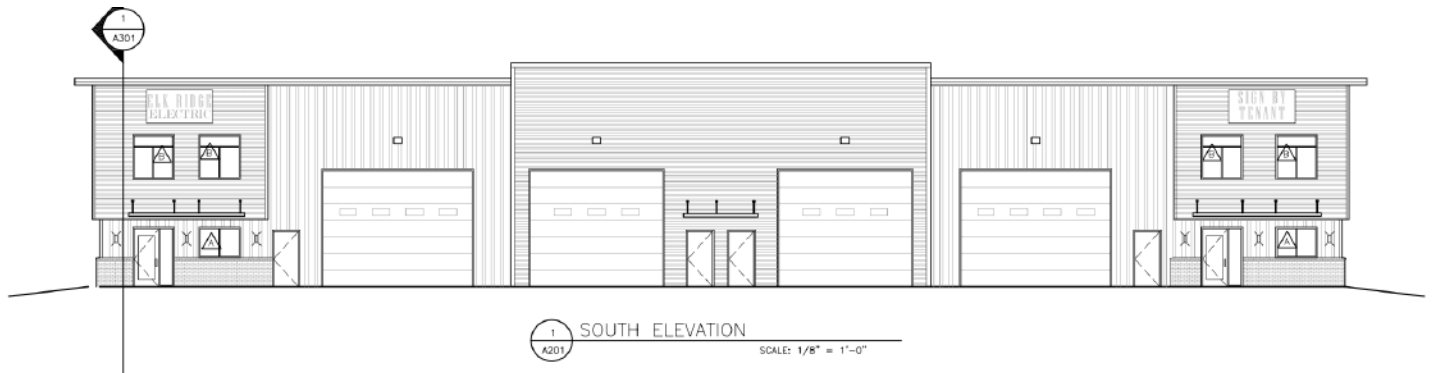


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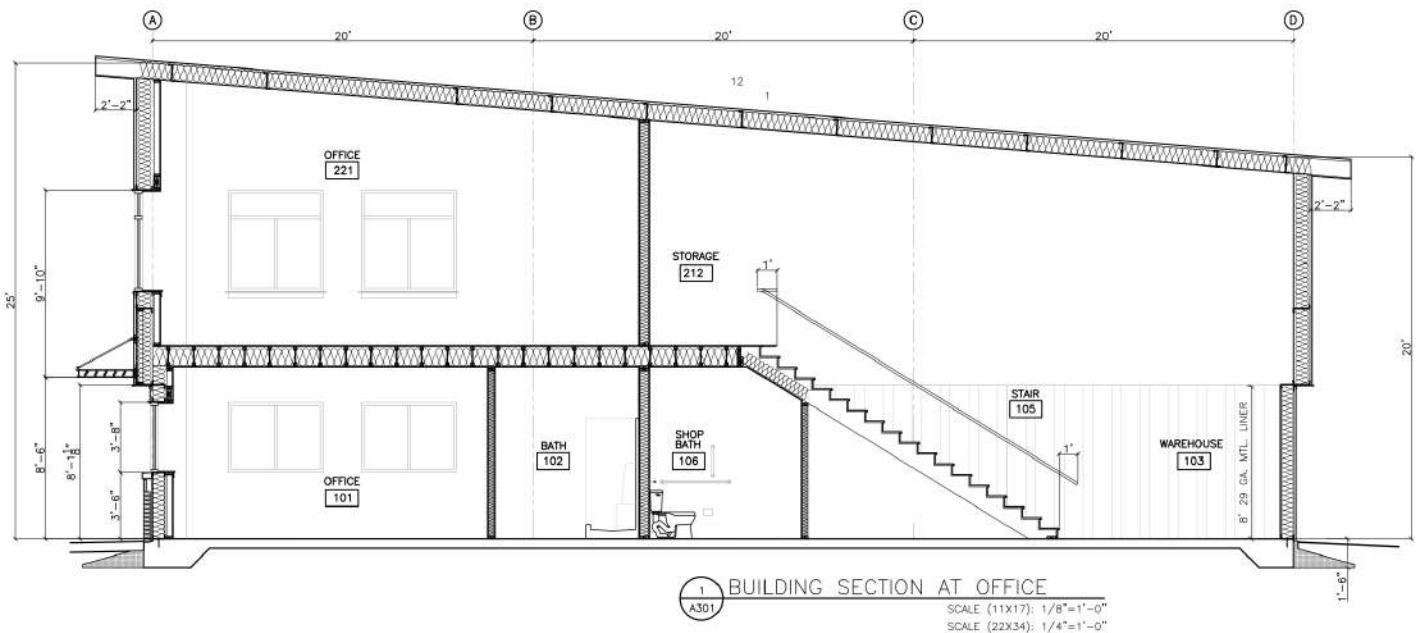
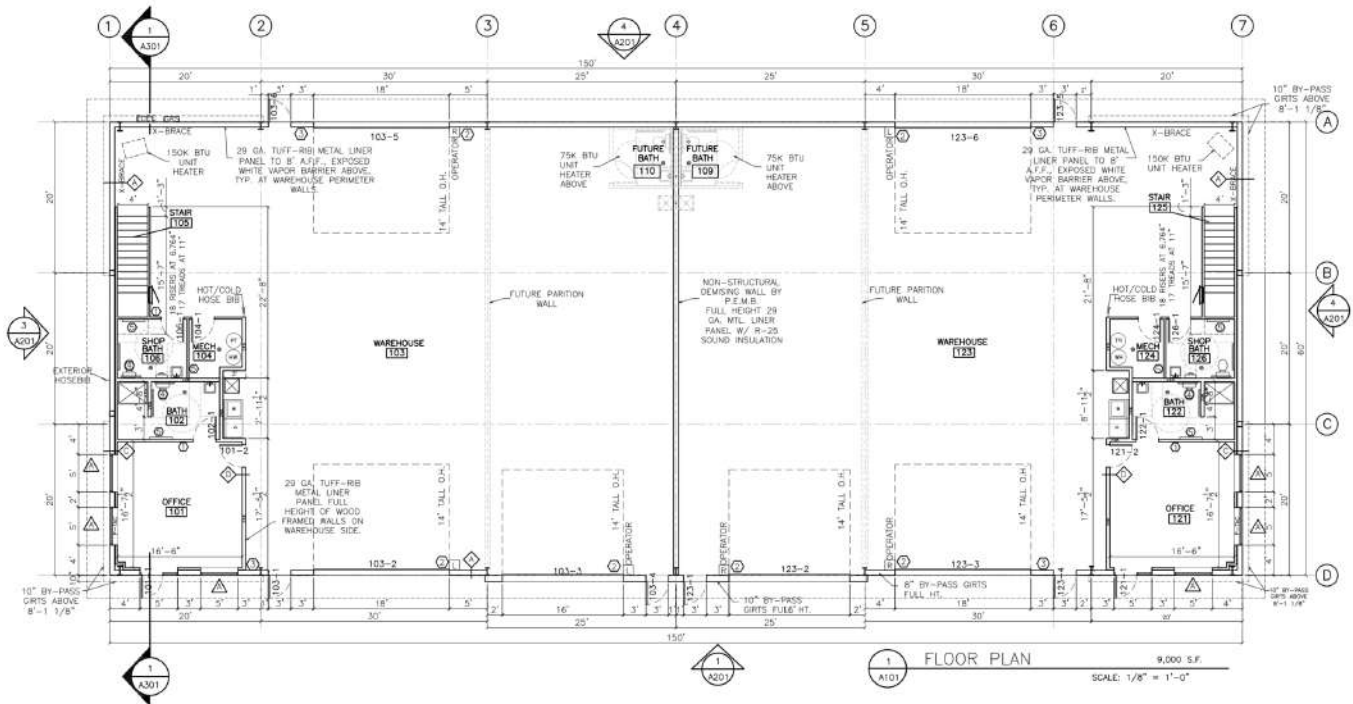
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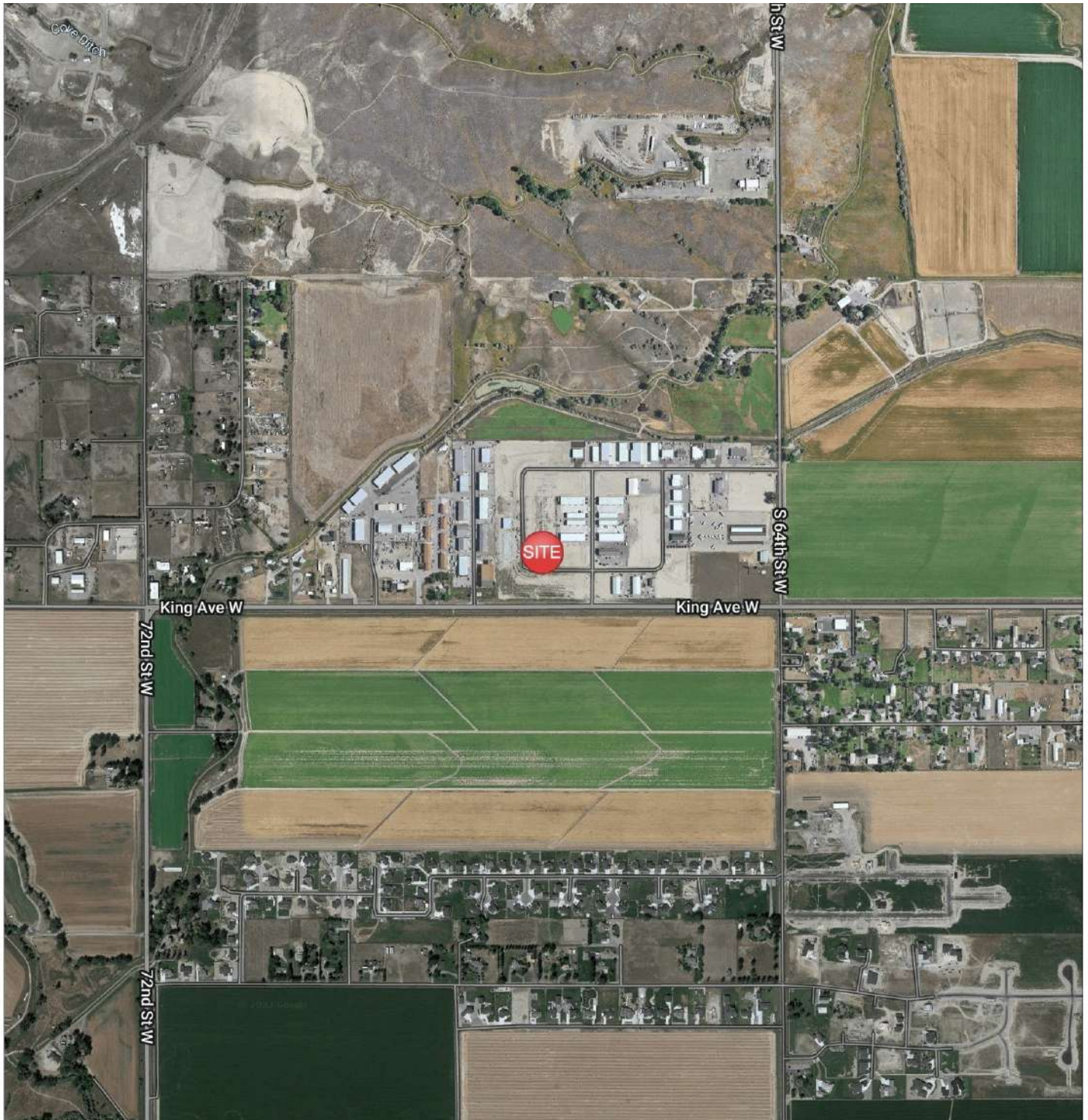


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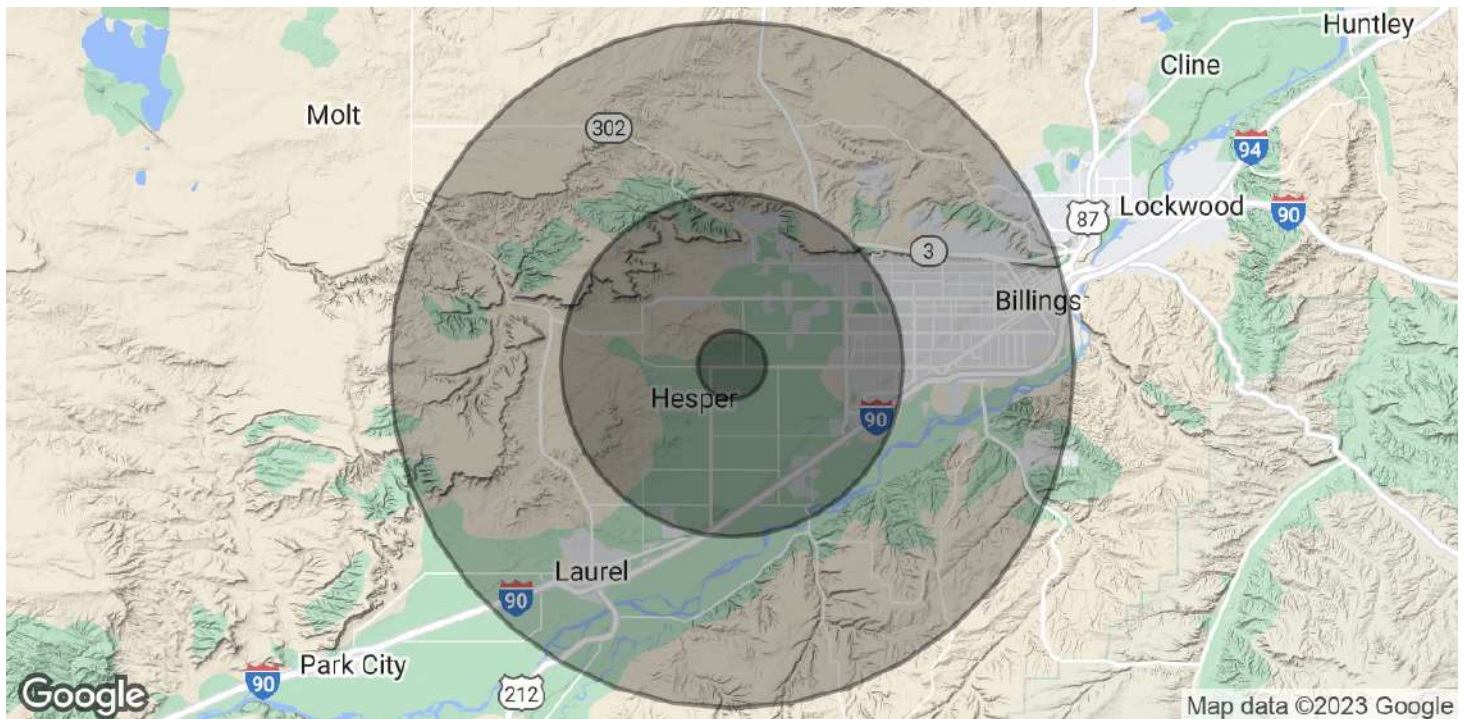


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	476	34,236	108,914
Average Age	38.7	42.8	40
Average Age (Male)	38.9	42.3	38.5
Average Age (Female)	36.4	42.8	41.4

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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