

# LEASE

## 526 MOORE LANE

526 Moore Lane Billings, MT 59101

LEASE RATE

\$3,150.00 per month



COLDWELL BANKER  
**COMMERCIAL**  
CBS

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## OFFERING SUMMARY

Building Size:	11,644 SF
Available SF:	3,432 SF
Lot Size:	22,575 SF
Year Built:	1982
Zoning:	I1-Light Industrial

## PROPERTY OVERVIEW

- \*3,432 SF Shop Space
- \*For Lease \$3,150/mo + Utilities
- \*14 ft Overhead Door
- \*Radiant Tube Heat
- \*LED Lighting
- \*864 SF of Office – 4 Offices & 2 Bathrooms
- \*Offices to be Remodeled with New Carpet, Trim & Paint Prior to Occupancy
- \*Base Rent = \$9.64 PSF
- \*NNN = \$1.37 PSF

## LOCATION OVERVIEW

526 Moore Ln is a centrally located, newly renovated shop space with office. Exterior is newly painted a modern color scheme of gray with black trim to ensure your future place of business is looking extra sharp. Ideal tenants would include electricians, plumbers, HVAC companies, contractors or any service based business looking to service the greater Billings area. Shops can be leased together or individually.

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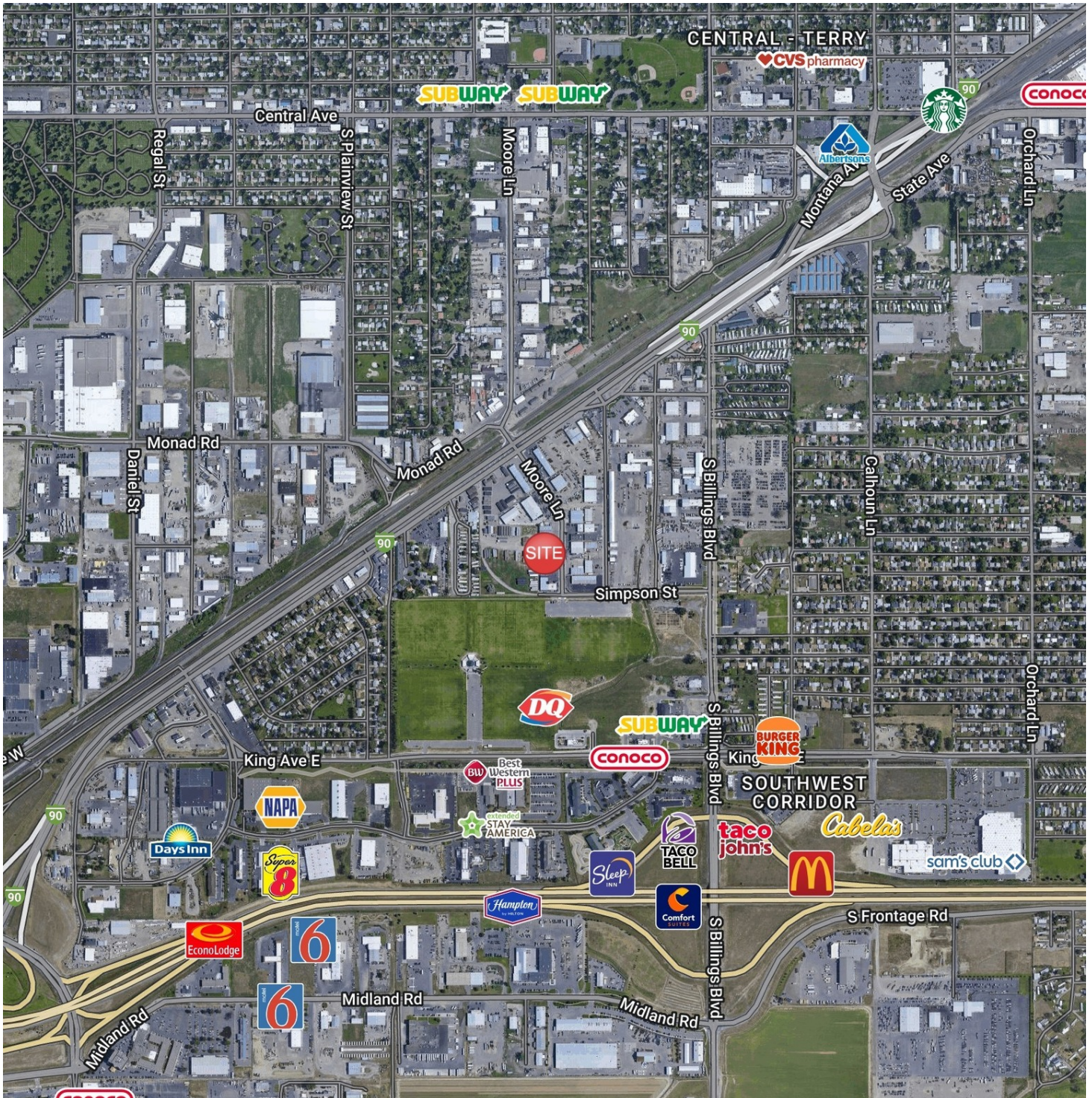
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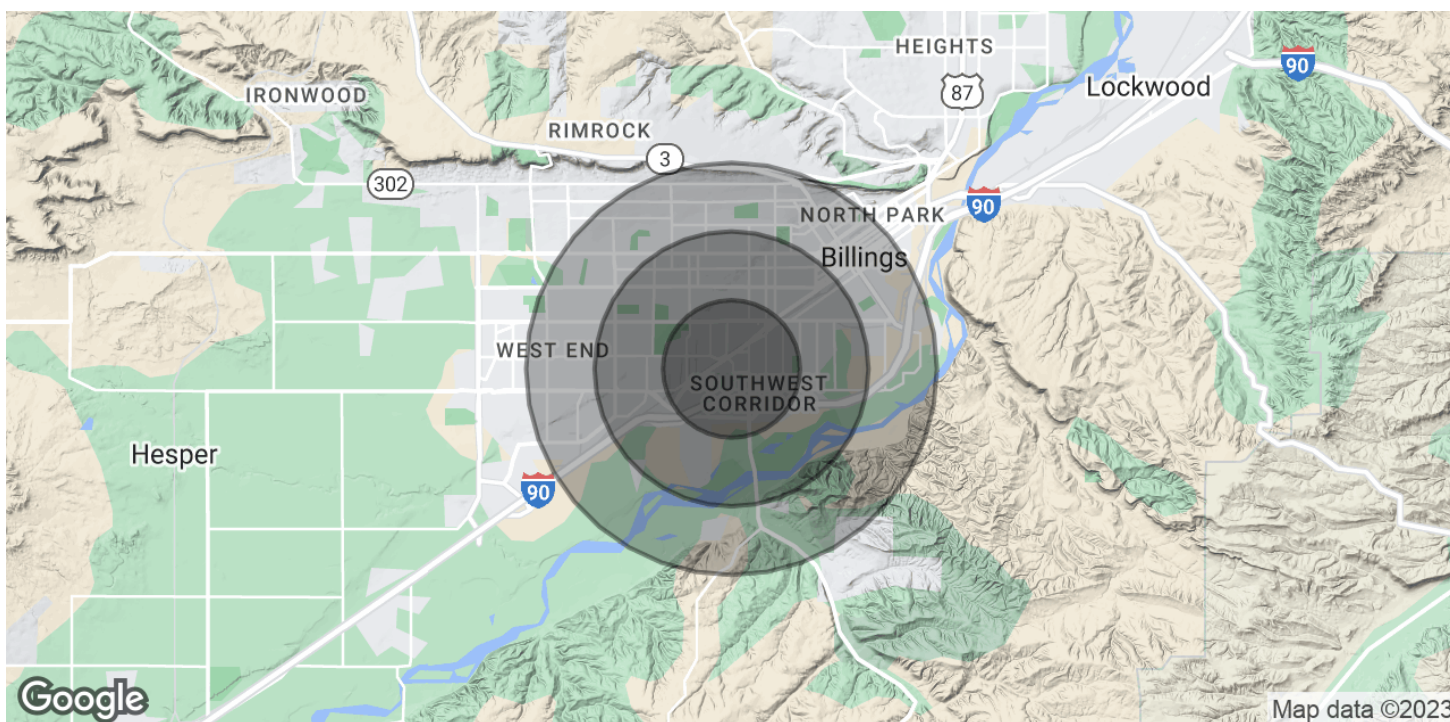
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	6,232	28,738	55,990
Average Age	35.4	36.2	37.8
Average Age (Male)	34.3	34.1	35.3
Average Age (Female)	37.6	39	40.3

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,041	13,663	26,989
# of Persons per HH	2	2.1	2.1
Average HH Income	\$50,842	\$57,633	\$65,509
Average House Value	\$164,095	\$181,559	\$204,060

\* Demographic data derived from 2020 ACS - US Census

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