

LEASE

3750 WISE LN

3750 Wise Ln Billings, MT 59101

LEASE RATE

\$2,000.00 per month



**COLDWELL BANKER
COMMERCIAL**
CBS

Nathan Matelich, CCIM

406 781 6889

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

LEASE

3750 WISE LN

3750 Wise Ln Billings, MT 59101



Lease Rate

**\$2,000.00 PER
MONTH**

OFFERING SUMMARY

Building Size:	19,200 SF
Available SF:	16,700 SF
Lot Size:	1 Acres
Zoning:	A-Agriculture 10 acres and over

PROPERTY OVERVIEW

*16,700 SF Warehouse

*12 ft Overhead Door

*10 ft sidewalls

*No Power, No Heat, No Lights

*Dirt/Gravel Floor

*Skylights throughout the roof to let light in during the day

NOTE: Landlord is going to retain 2,500 SF of the building to store personal items

LOCATION OVERVIEW

16,700 SF Cold Storage Warehouse located on Wise Lane, southwest of the city of Billings.

Nathan Matelich, CCIM
406 781 6889



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

3750 WISE LN

3750 Wise Ln Billings, MT 59101



Nathan Matelich, CCIM
406 781 6889

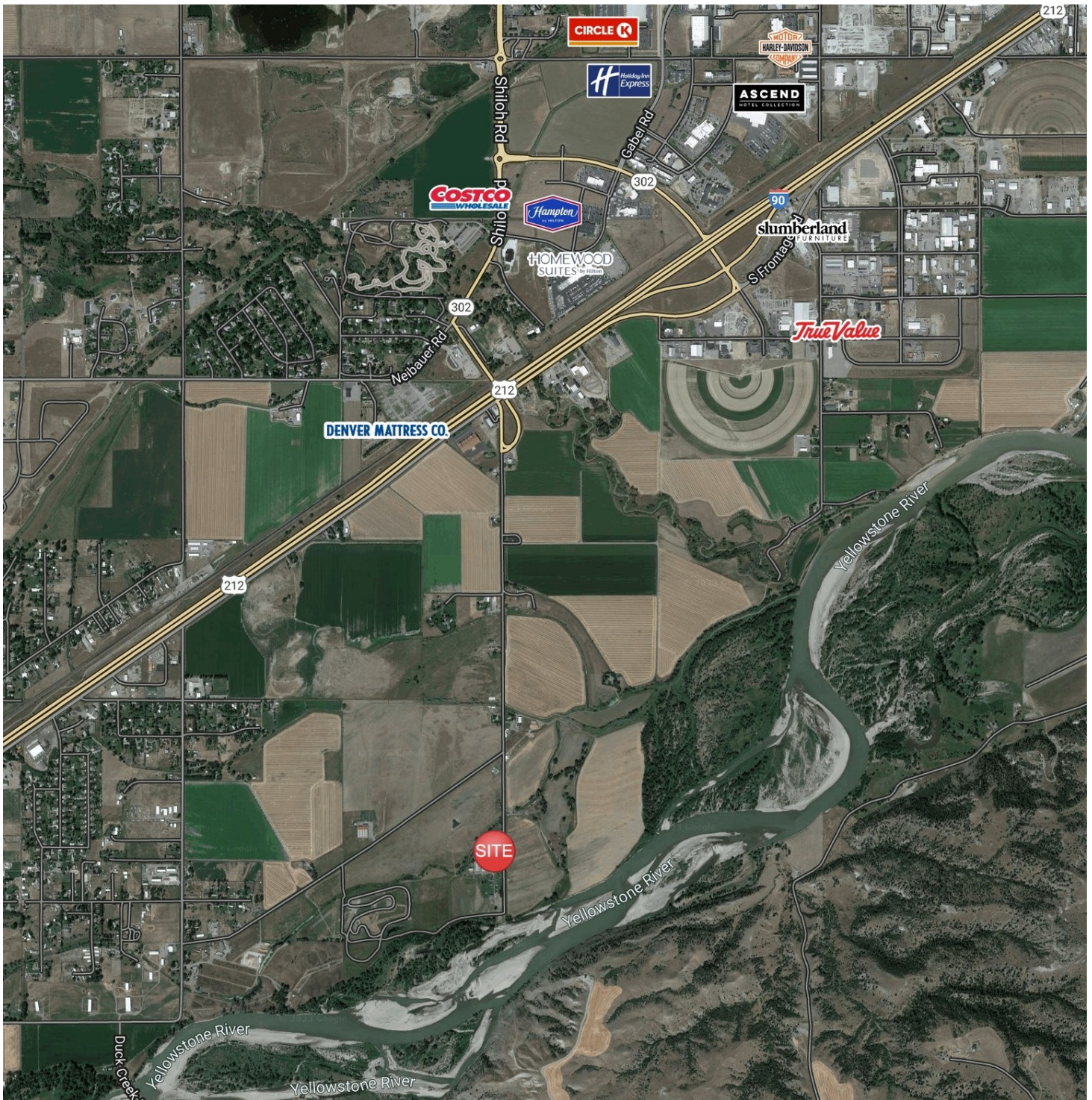


**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

3750 WISE LN

3750 Wise Ln Billings, MT 59101



Nathan Matelich, CCIM
406 781 6889

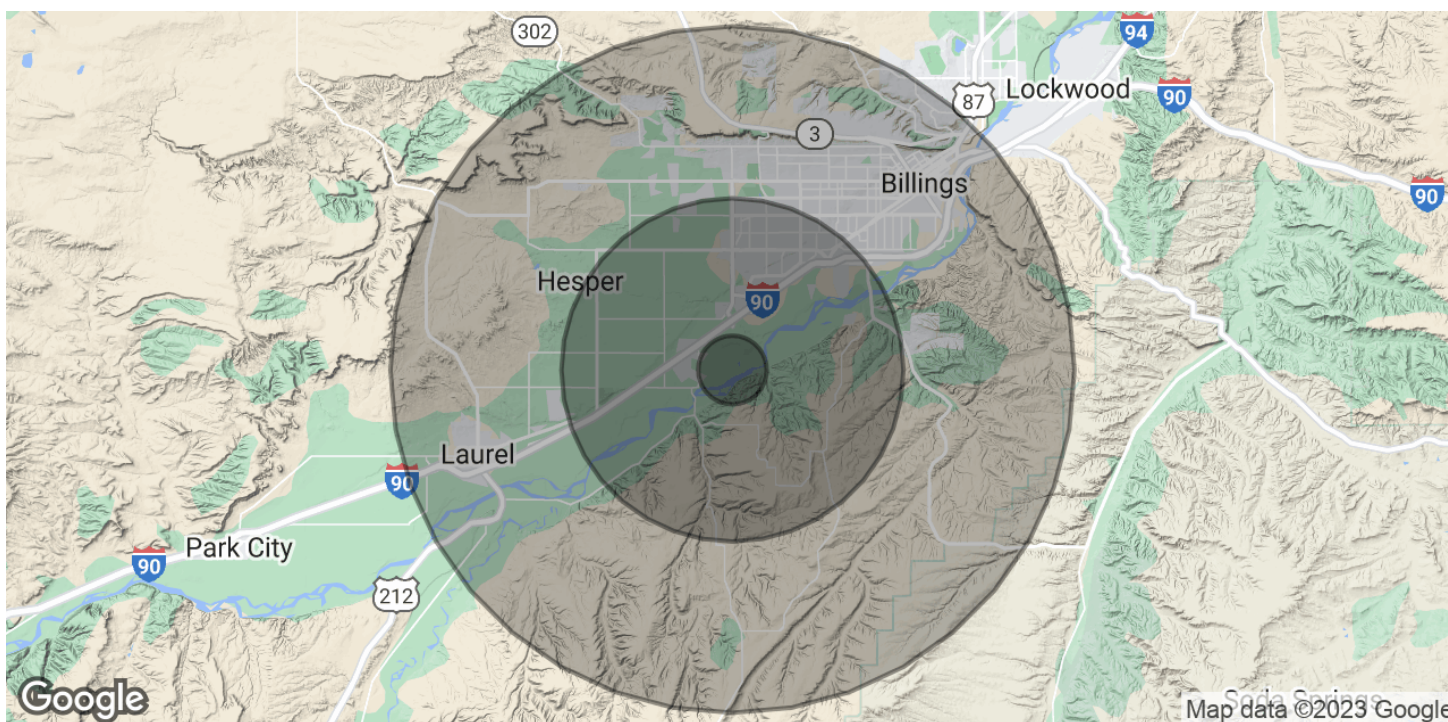


**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

3750 WISE LN

3750 Wise Ln Billings, MT 59101



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	122	16,292	110,701
Average Age	39	36.6	38.4
Average Age (Male)	40.2	34.8	36.8
Average Age (Female)	37.5	37	40.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	45	7,704	47,875
# of Persons per HH	2.7	2.1	2.3
Average HH Income	\$78,214	\$54,268	\$62,303
Average House Value	\$263,550	\$172,497	\$207,777

* Demographic data derived from 2020 ACS - US Census

Nathan Matelich, CCIM
406 781 6889



**COLDWELL BANKER
COMMERCIAL**
CBS