

LEASE

3311 CONRAD ROAD

Billings, MT 59102



LEASE RATE \$10.00 SF/yr + \$2.00 NNN

Todd Sherman
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OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	1,600 SF
Number of Units:	14
Year Built:	2019
Zoning:	Controlled Industrial

PROPERTY OVERVIEW

4 Units Available
1600 Sq Ft / Unit
10.00 PSF. Plus \$2.00 NN

PROPERTY HIGHLIGHTS

- Prefer 3-5 Year Lease
- Located in the West end
- Heated
- 14 Units, all with bathrooms

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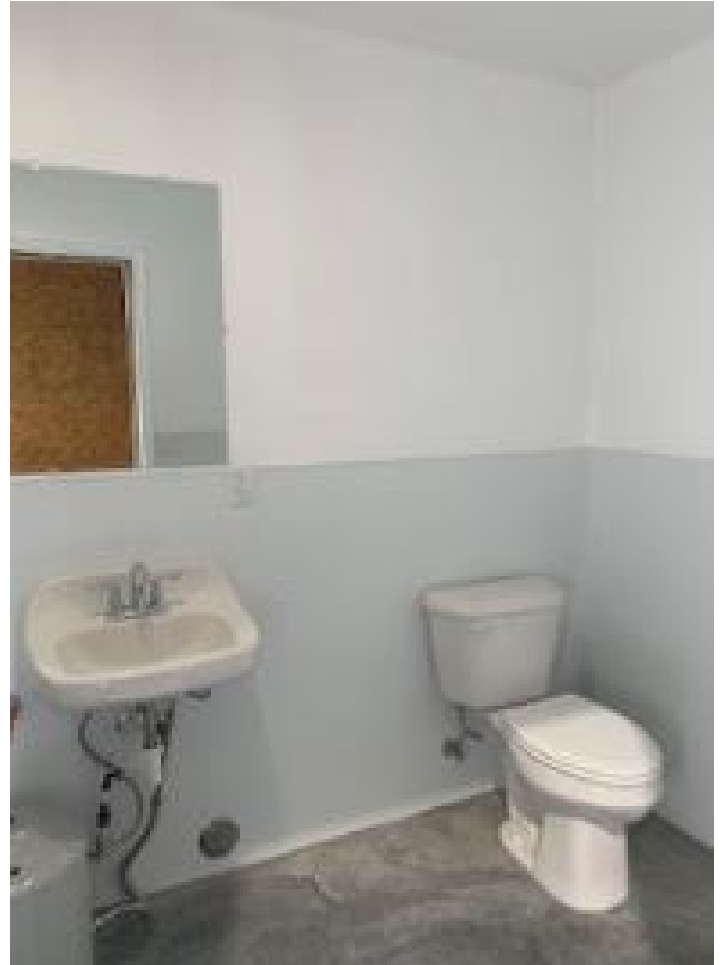


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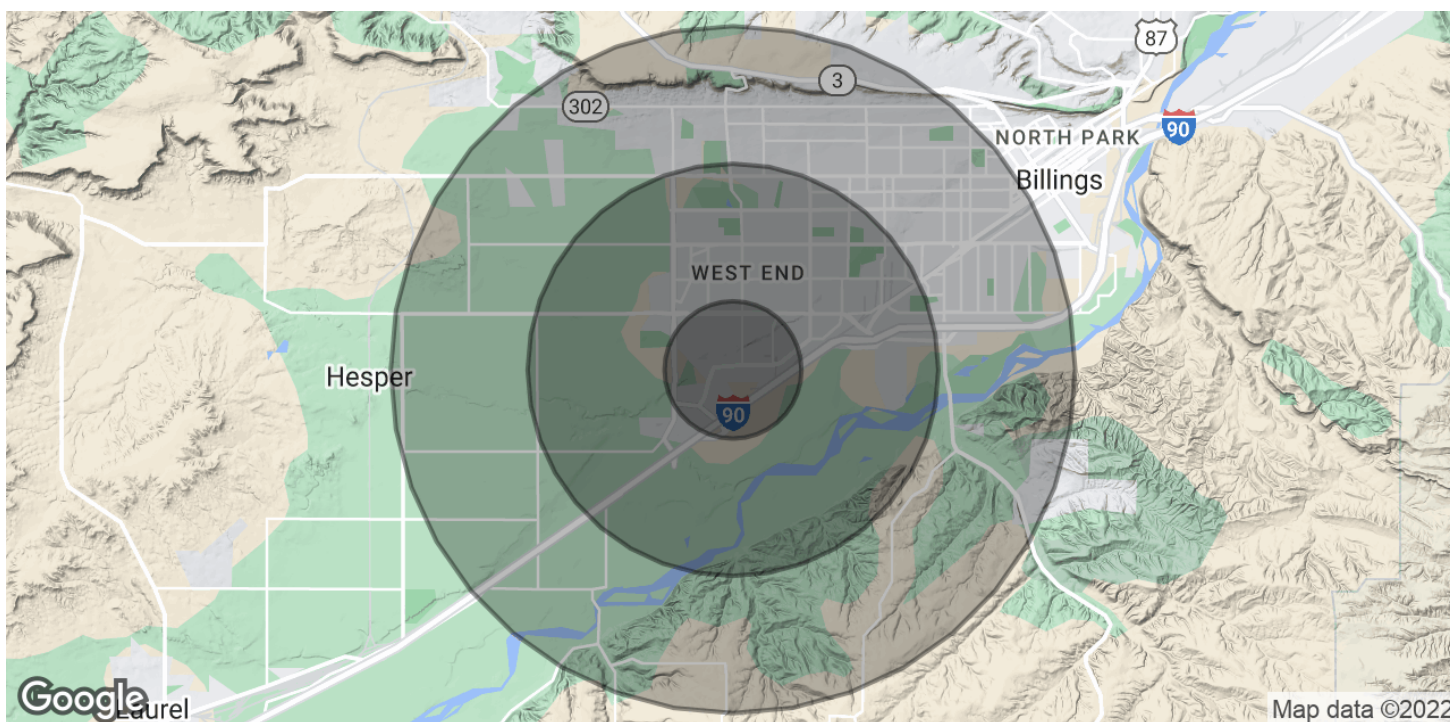


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,479	25,218	68,820
Average Age	34.5	37.9	40.0
Average Age (Male)	33.4	35.3	37.8
Average Age (Female)	35.4	39.2	41.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,181	11,486	30,803
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$53,298	\$55,146	\$61,280
Average House Value	\$255,013	\$158,945	\$198,375

* Demographic data derived from 2020 ACS - US Census

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MT #54530

PROFESSIONAL BACKGROUND

Todd Sherman is a Licensed Commercial Realtor in Billings, Montana for Coldwell Banker Commercial CBS. He has spent the last several years specializing in Sales, Leasing, and Commercial development. Todd works throughout the state finding suitable locations for National tenants, as well as working with Owners and Landlords listing all kinds of Commercial properties including; business sales, land, Industrial facilities, Hospitality, and Medical facilities. Since joining the Coldwell Banker Commercial team in 2018, Todd has been Rookie of the Year as well as Top Producer in 2020, with over \$8 Million in revenue. In 1988, Todd graduated from University Of Oregon with a Bachelor of Science in Business Communications. He spent the next 28 years managing title insurance companies in Oregon, Washington, and Montana. With his extensive industry related background, Todd has an extensive network of Real Estate Professionals and Affiliates throughout the region. Through this network, Todd is able to effectively connect Buyers and Tenants to Sellers and Landlords.

EDUCATION

University of Oregon
BS in Business Communications

MEMBERSHIPS

Todd has been actively involved in trade and civic organizations such as The Big Sky Economic Development Corporation, Chamber of Commerce, Homebuilders Association, Association of REALTORS, Downtown Exchange Club, and East Billings Industrial Revitalization Board. Todd is passionate about what he does, and his enthusiasm for Commercial real estate becomes evident very quickly.

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