

# LEASE

## 1190 S 29TH ST W

1190 S 29th St W Billings, MT 59102



**LEASE RATE** \$1,600/MO

**AVAILABLE SF** 2,400 sf

**Todd Sherman**  
(406) 570-8961  
todd@cbcmontana.com

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### LOCATION DESCRIPTION

Conveniently located near essential amenities and major transportation routes, these industrial space's offers easy access to everything you need. Equipped with radiant heat, it ensures consistent warmth throughout the year, making it ideal for colder months. Each space includes a bathroom for added convenience and the property features two 12x14 overhead doors along with an additional loading dock, providing excellent accessibility. One unit is currently available: Unit 3 provides 2,400 square feet for \$1,600 per month. Don't miss out on this functional and well-equipped space—contact Todd Sherman today for more details or to schedule a tour!

### OFFERING SUMMARY

Lease Rate:	\$1,600 MO (NNN)
Available SF:	2,400 SF
Building Size:	8,400 SF

### PROPERTY DESCRIPTION

1 Unit Available:

- Unit: 2,400 sf - \$1,600/MO

### PROPERTY HIGHLIGHTS

- Conveniently located near essential amenities and transportation, providing easy access to everything you need.
- Equipped with radiant heat, ensuring consistent warmth throughout the year, especially during colder months.
- Includes a bathroom for added convenience.
- Contains 2 12x14 overhead doors
- Plus an additional loading dock

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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,400 SF	Lease Rate:	\$1,600/MO (NNN)

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 2	-	6,000 SF	NNN	\$4,000 per month	Radiant Heat
Unit 3	Available	2,400 SF	NNN	\$1,600 per month	Radiant Heat

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# LEASE

**UNIT 3**

Billings, MT 59102



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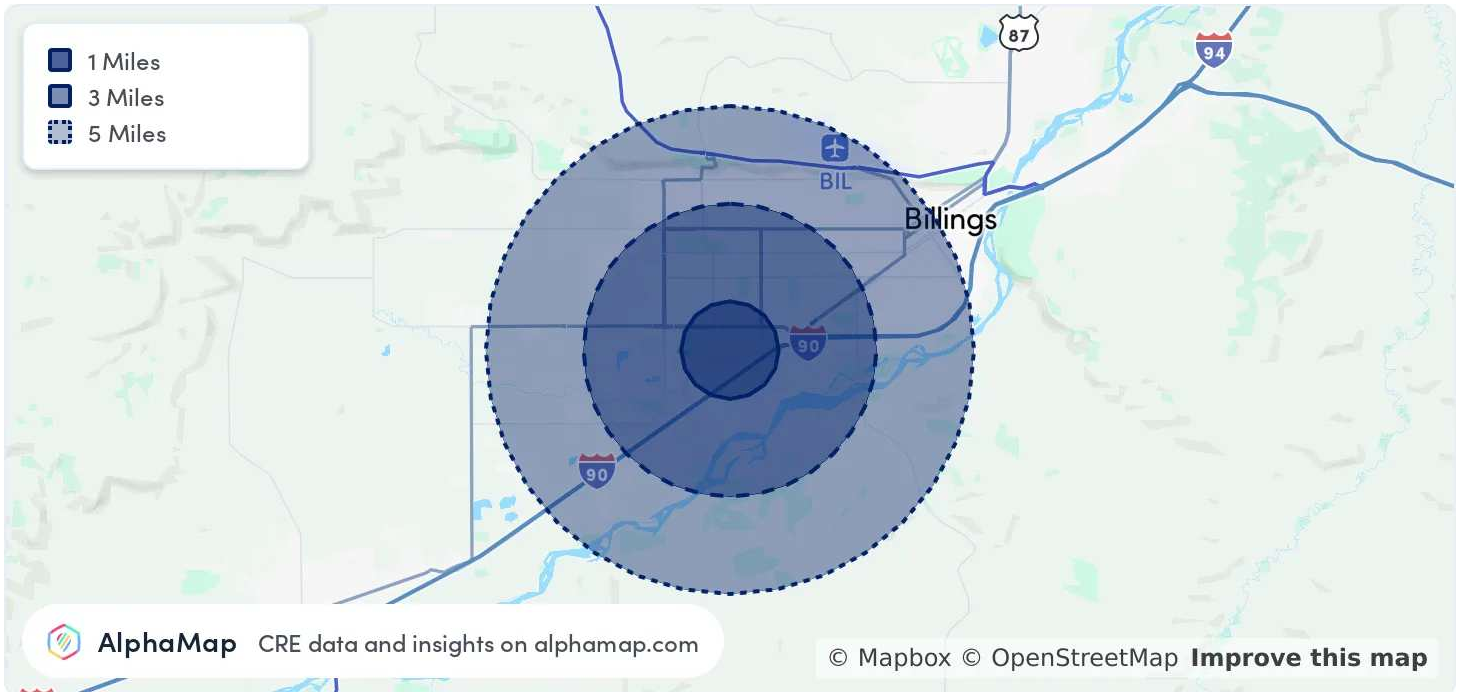
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1190 S 29TH ST W

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,745	42,463	93,741
Average Age	42	42	41
Average Age (Male)	39	40	40
Average Age (Female)	44	43	43

## HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,667	18,668	40,302
Persons per HH	2.2	2.3	2.3
Average HH Income	\$74,601	\$88,956	\$97,425
Average House Value	\$329,484	\$382,686	\$418,807
Per Capita Income	\$33,909	\$38,676	\$42,358

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**TODD SHERMAN**

Commercial Realtor

todd@cbcmontana.com

Direct: (406) 570-8961 | Cell: (406) 570-8961

MT #54530

## PROFESSIONAL BACKGROUND

Todd Sherman is a Licensed Commercial Realtor in Billings, Montana for Coldwell Banker Commercial. Todd has spent his career in the real estate industry throughout Montana helping his clients acquire and sell Businesses, Casinos, Convenience stores, Industrial properties, Land, Mobile-Home parks, Multi-Family, and Retail properties. He also works with Landlords and Tenants to negotiate leases in Industrial, Office, Restaurant, and Retail. His accomplishments include Rookie of the Year, Top Associate Producer of the Year, and Bronze Distinction of Excellence Top 10% of Coldwell Banker Commercial Internationally the last 3 years in a row. Todd graduated from University Of Oregon with a Bachelor of Science in Business Communications.

## EDUCATION

University of Oregon

BS in Business Communications

## MEMBERSHIPS

Todd has been an active member of various trade and civic organizations, including The Big Sky Economic Development Corporation, Chamber of Commerce, Homebuilders Association, Association of Realtors, Downtown Rotary Club, Western States Petroleum Association, Montana Tavern Association, and East Billings Industrial Revitalization Board. He is also the Vice President on the Board of Directors for the nonprofit organization Sustainable Montana. Todd is passionate about what he does, and his enthusiasm for commercial real estate becomes evident very quickly.

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