



**FOR LEASE**



**FLEX WAREHOUSE WITH  
YARD SPACE**



**5,947 SF**



# 1000 Shiloh Overpass Rd

1000 Shiloh Overpass Rd | Billings, Montana 59106

## Property Highlights

- Newly Remodeled Flex Warehouse with Yard Space
- Full internal and external overhaul with new furnace
- Fully fenced yard space
- Drive through bay
- (4) 10 x 10 overhead doors
- BONUS: 900 sf of unheated shop space
- \$4,500 monthly plus utilities and internet

## Property Description

Introducing the newly remodeled flex warehouse at 1000 Shiloh Road, Billings, MT, 59106. Featuring all-new doors, office flooring, LED lighting, and a fully fenced yard space, this property is ideal for versatile commercial use. With (4) 10x10 overhead doors and a bonus 900 square feet of unheated shop space, it's the perfect choice for your business needs.

## OFFERING SUMMARY

Lease Rate:	\$9.08 SF/yr (MG)
Number of Units:	1
Available SF:	5,947 SF
Lot Size:	10.35 Acres
Building Size:	13,073 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	26	108	437
Total Population	72	278	1,083
Average HH Income	\$146,861	\$134,299	\$125,508

... (10) ...

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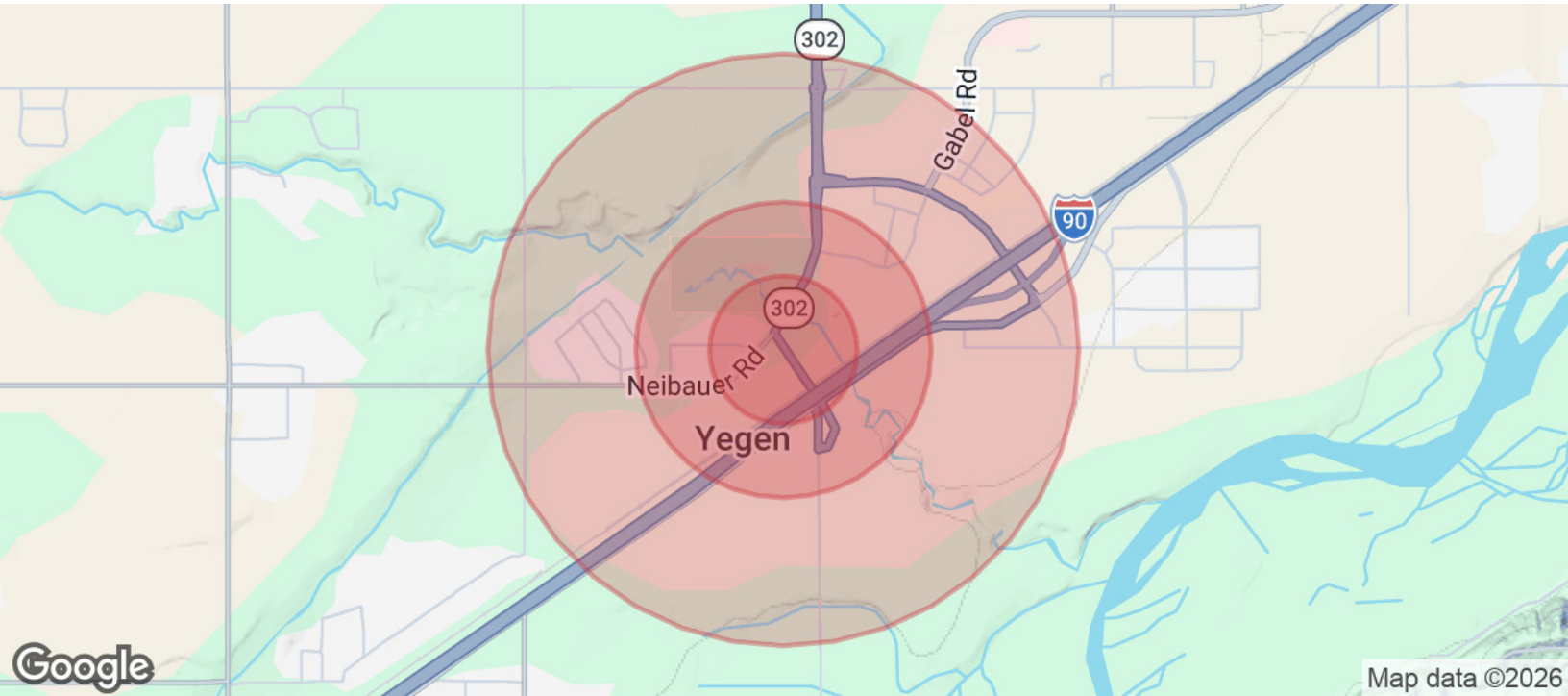
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5,947 SF



## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	72	278	1,083
Average Age	34.9	33.4	32.9
Average Age (Male)	34.6	33.4	33.0
Average Age (Female)	36.1	34.4	33.5

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	26	108	437
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$146,861	\$134,299	\$125,508
Average House Value	\$339,015	\$349,672	\$346,037

2023 American Community Survey (ACS)

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