



FOR LEASE



REFRIGERATED/COLD
STORAGE



57,005 SF



UNFI Distribution Warehouse

1629 King Ave W | Billings, Montana 59102

Property Highlights

- Conditioned cooler and freezer space
- 28' clear height
- 7 dock doors
- Multiple cooler rooms with temperatures between 28-36 degrees
- 10 Degree freezer and deep freeze rooms
- Extra parking and yard space

Property Description

Welcome to 1629 King Ave W. a rare opportunity in Billings, MT to lease conditioned cooler and freezer. Boasting 28' clear height, 7 dock doors and multiple cooler and freezer rooms this 50,000 SF+ facility will fit multiple types of users. This property offers the ideal environment for cold storage and distribution. Featuring multiple cooler rooms with temperatures between 28-36 degrees, as well as freezer and deep freeze rooms, it provides a versatile solution for a range of businesses. With additional parking and yard space, this property ensures seamless operations and ample storage capacity.

OFFERING SUMMARY

Lease Rate:	\$9.50 SF/yr (NNN)
Available SF:	57,005 SF
Lot Size:	24.592 Acres
Building Size:	252,715 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,686	28,829	40,794
Total Population	4,072	65,695	94,331
Average HH Income	\$72,562	\$82,792	\$93,761

Matt Robertson, SIOR

Broker/Principal | 406.294.6308

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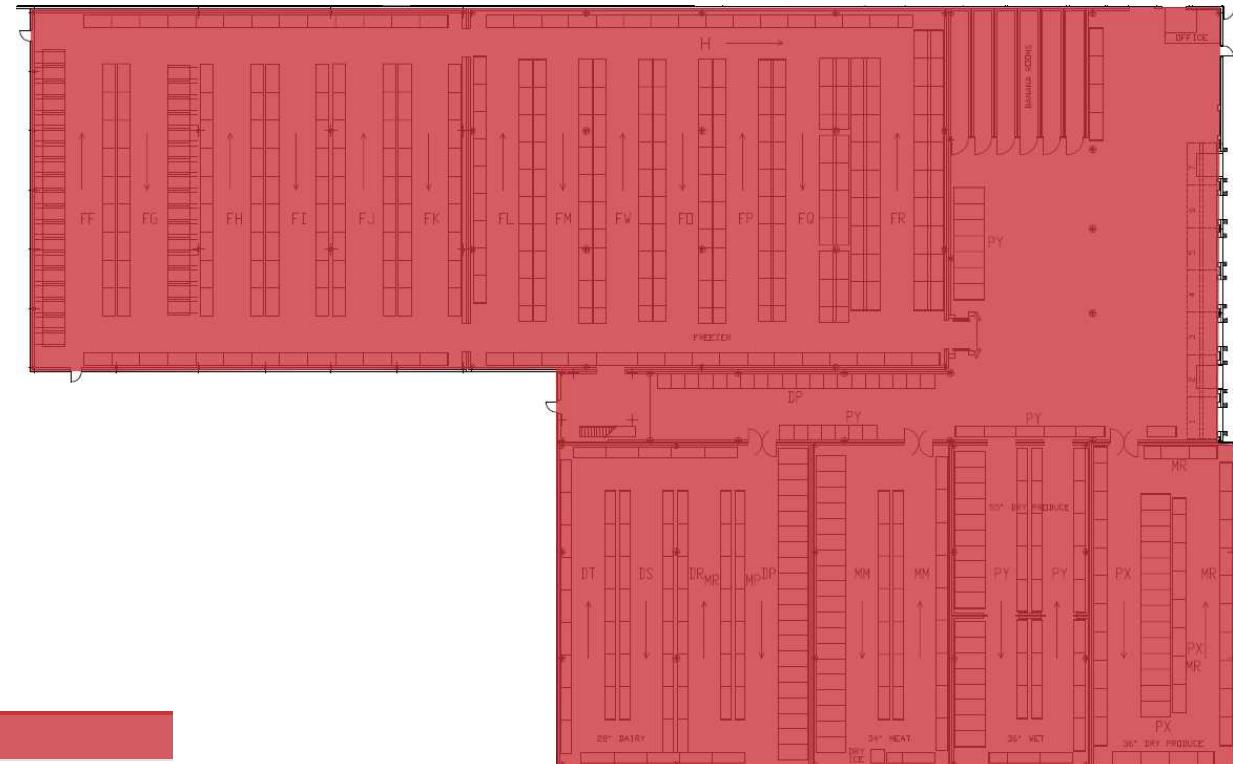
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LEGEND

Available

LEASE INFORMATION

Lease Type:

NNN

Negotiable

Total Space:

57,005 SF

Lease Term:

\$9.50 SF/yr

Lease Rate:

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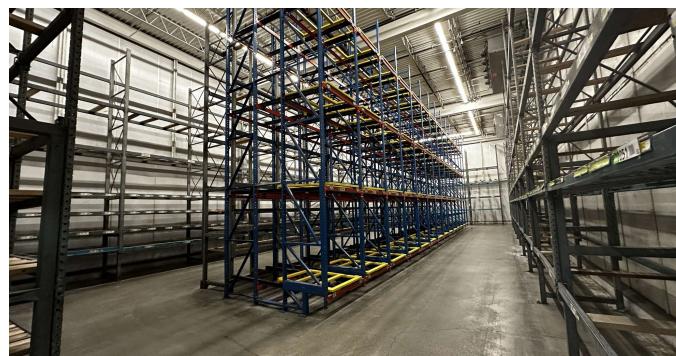
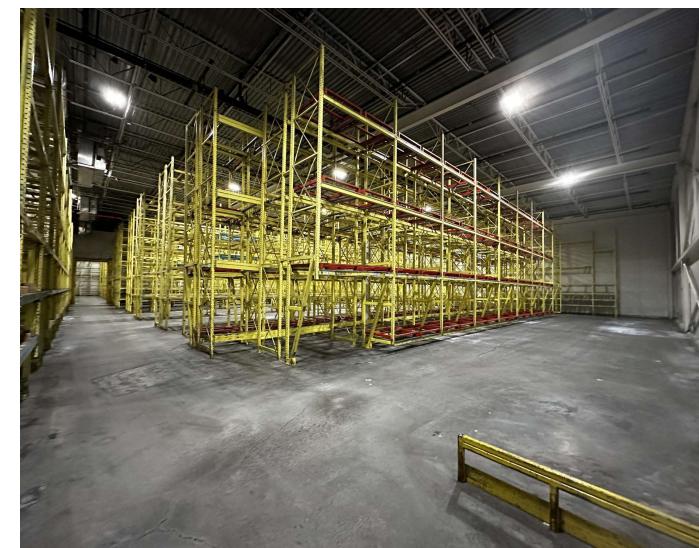
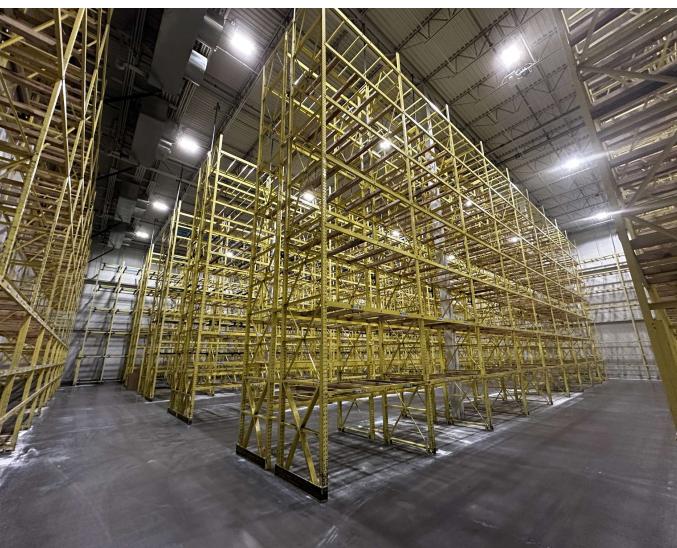
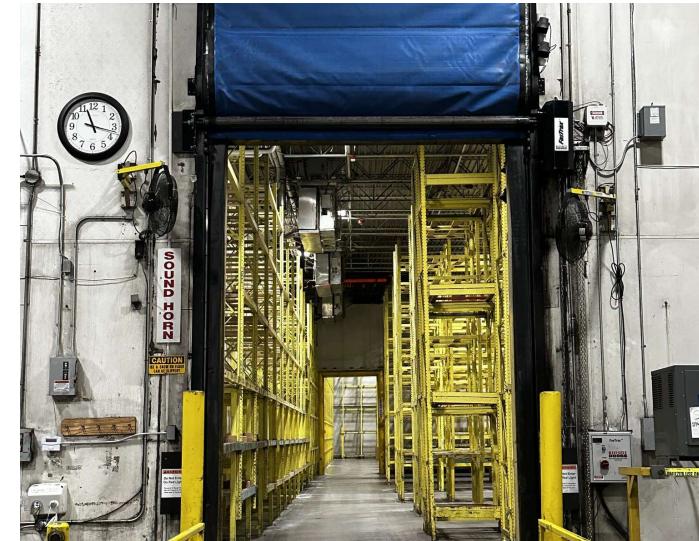
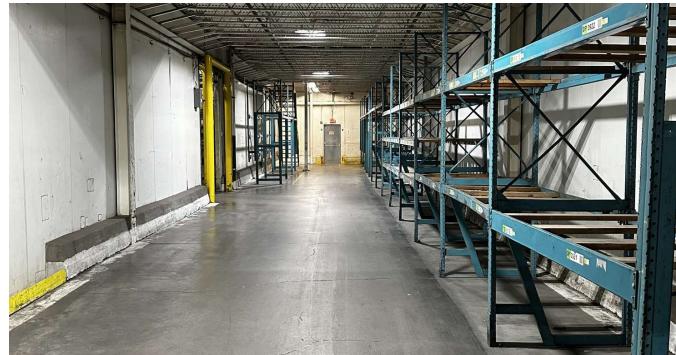
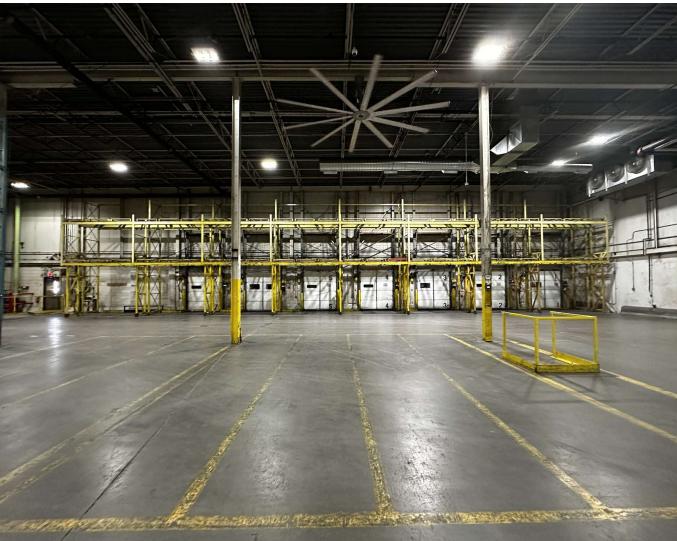
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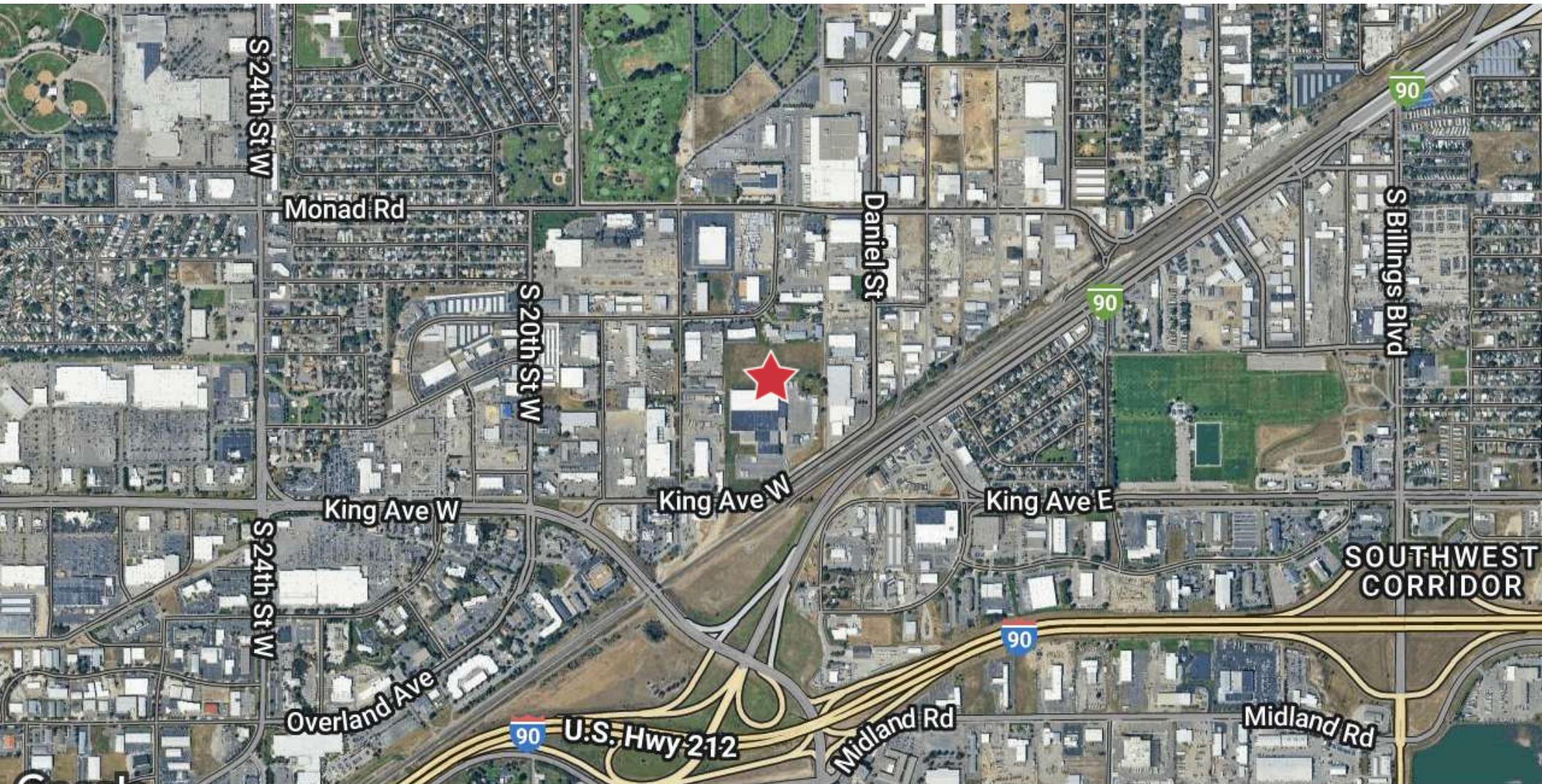
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Google

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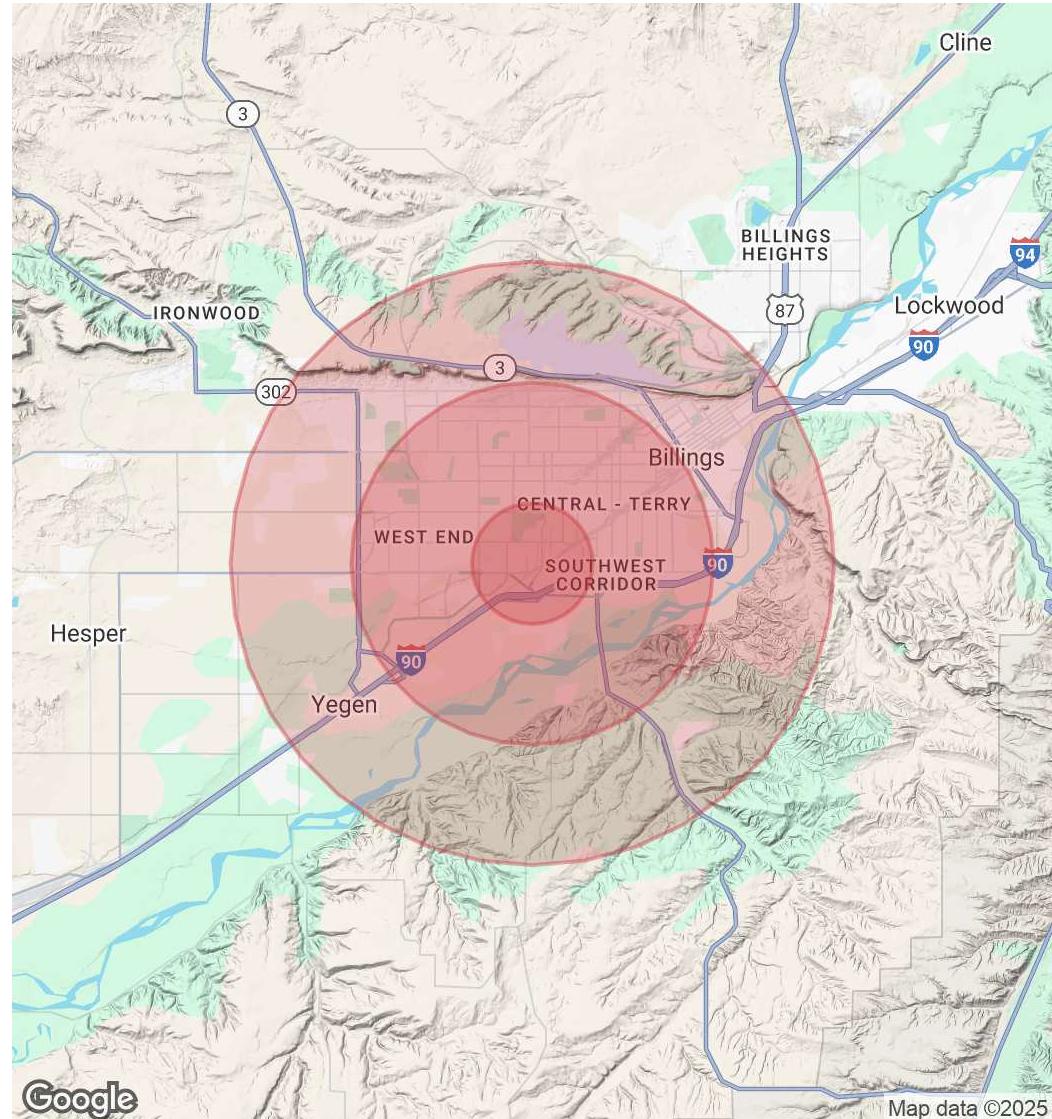
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,072	65,695	94,331
Average Age	38	41	41
Average Age (Male)	37	39	40
Average Age (Female)	39	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,686	28,829	40,794
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$72,562	\$82,792	\$93,761
Average House Value	\$284,067	\$357,748	\$404,832

Demographics data derived from AlphaMap



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