



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



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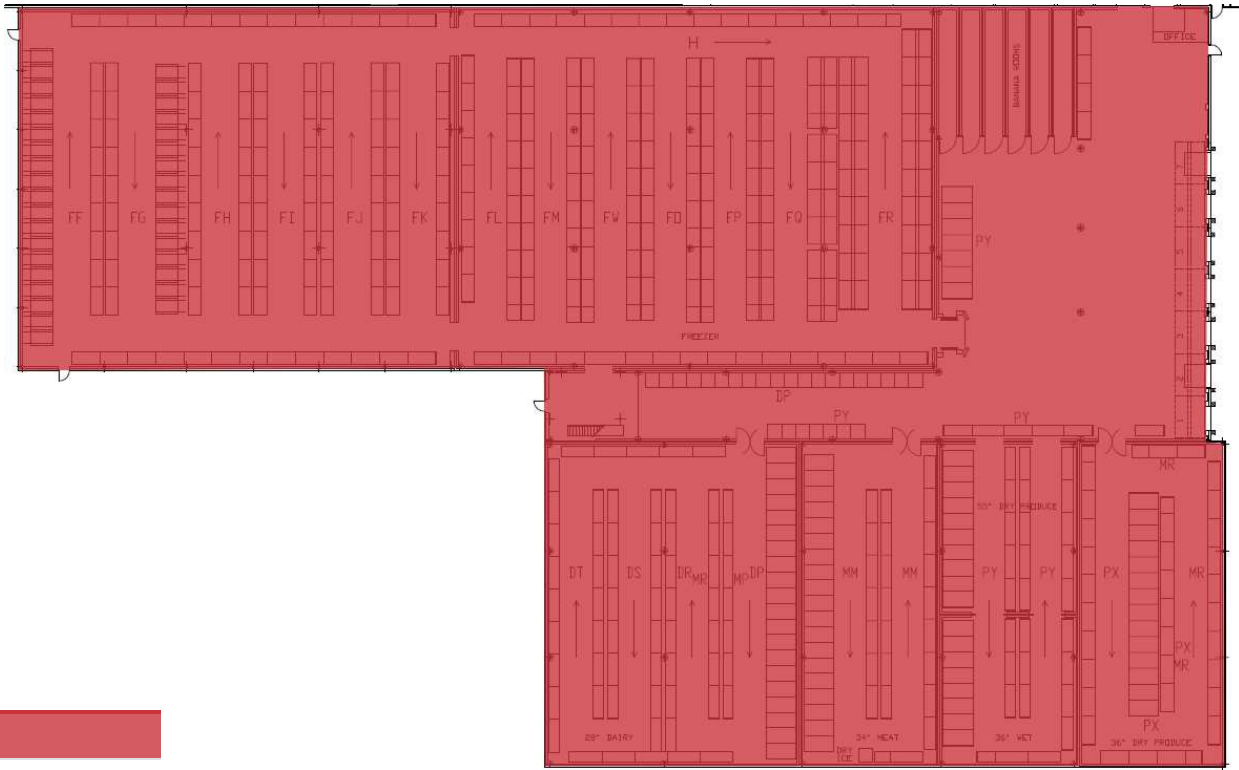
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**57,005 SF**



**LEGEND**

Available

**LEASE INFORMATION**

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	57,005 SF	Lease Rate:	\$9.50 SF/yr







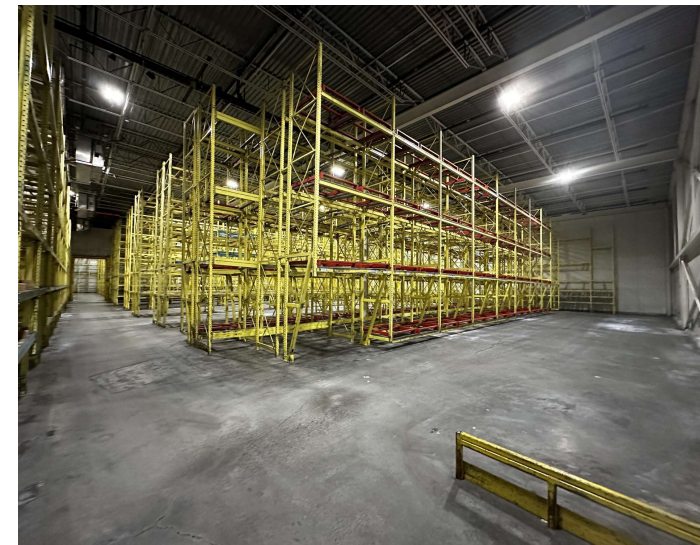
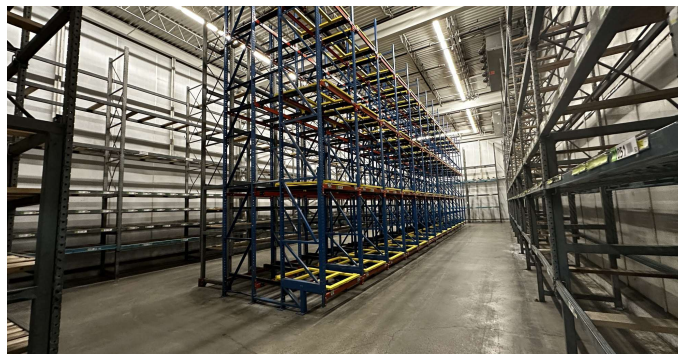
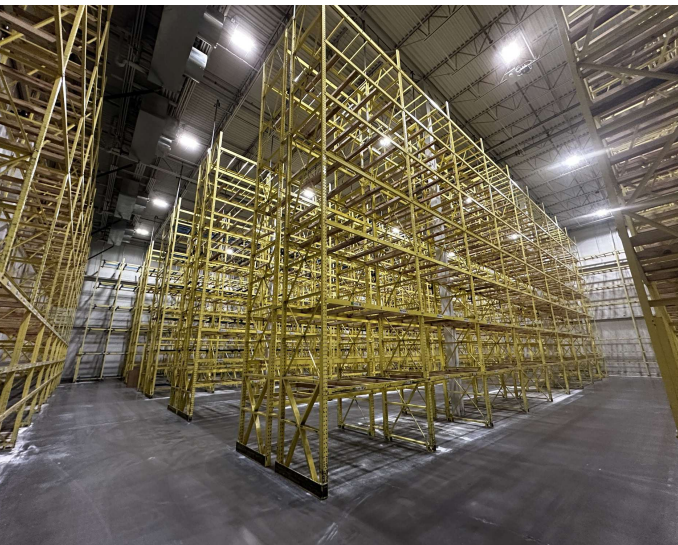
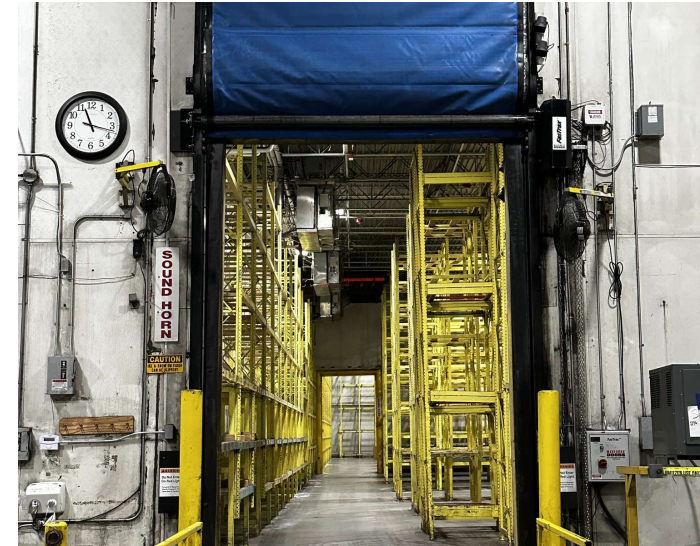
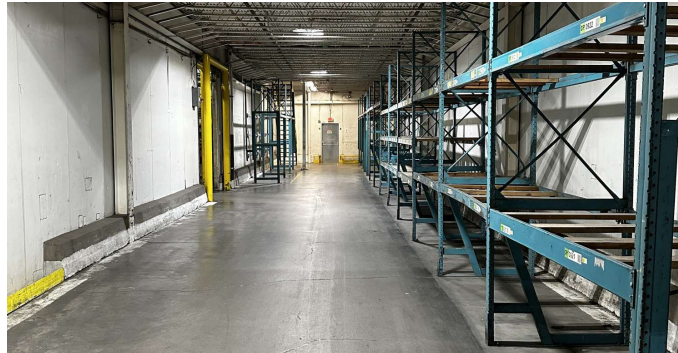
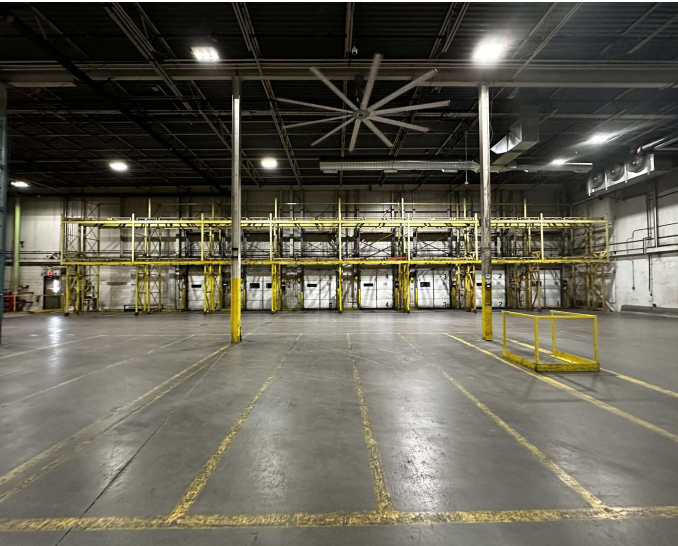
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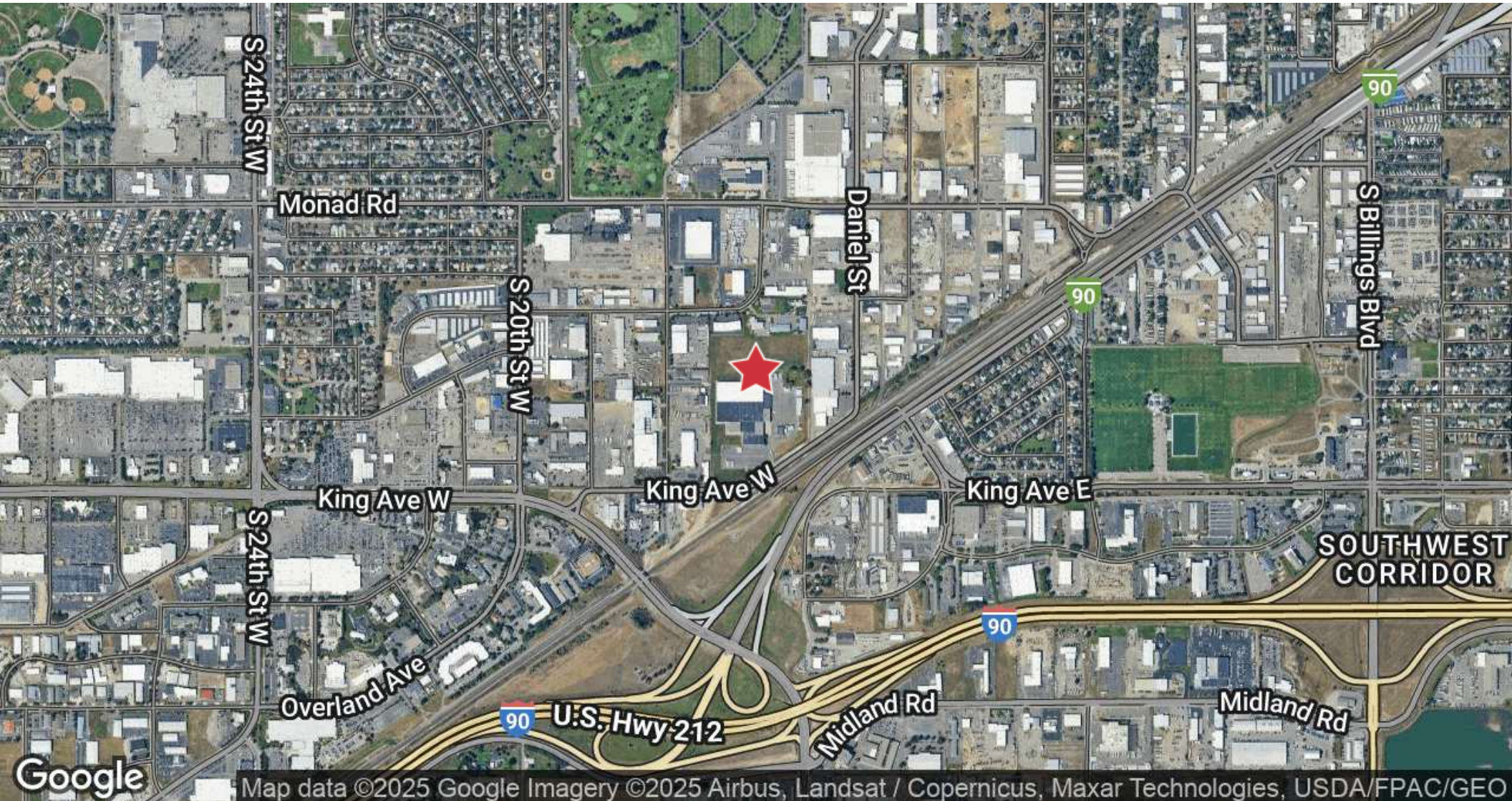
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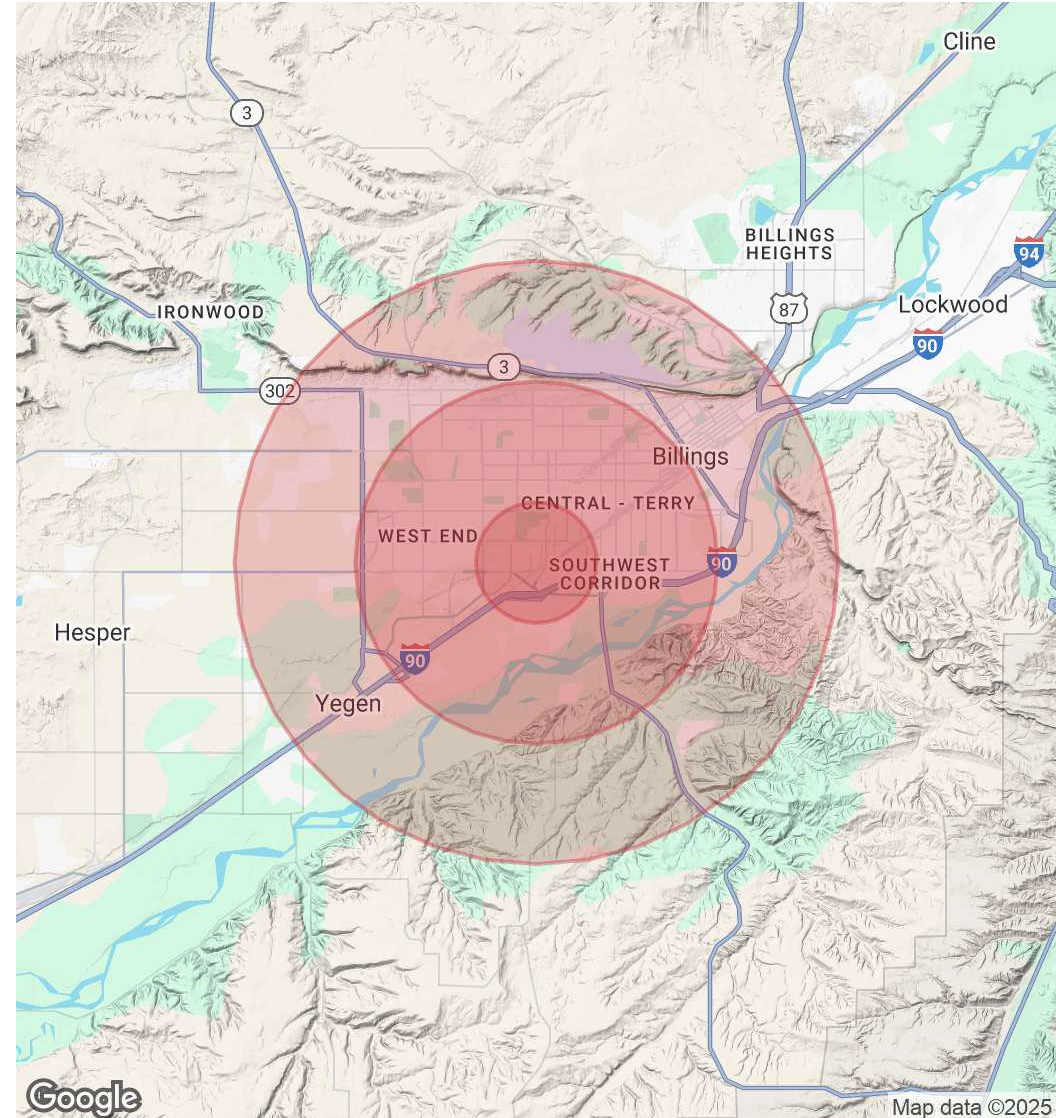
**57,005 SF**

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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