

LEASE

WESTFIELD WAREHOUSES

717 & 719 Blackhawk, C3 Billings, MT 59106

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LEASE RATE \$1,100.00 per month
AVAILABLE SF 1,200 SF

George Warmer, CCIM
(406) 855-8946
george@cbcmontana.com

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OFFERING SUMMARY

Lease Rate:	\$1,100/MO
Building Size:	1,200 SF

PROPERTY HIGHLIGHTS

- High Demand Industrial Shop Space
- Landlord prefers 3 or 5 Year Lease
- ADA restroom, Shop Heater, WIFI Available, and Shop Sink
- Security Fence, Gated and Security Camera System
- Concrete Paved Driveway
- 220 Electrical
- 1200 Sq. Ft Heated Shop Space Available

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PHOTO

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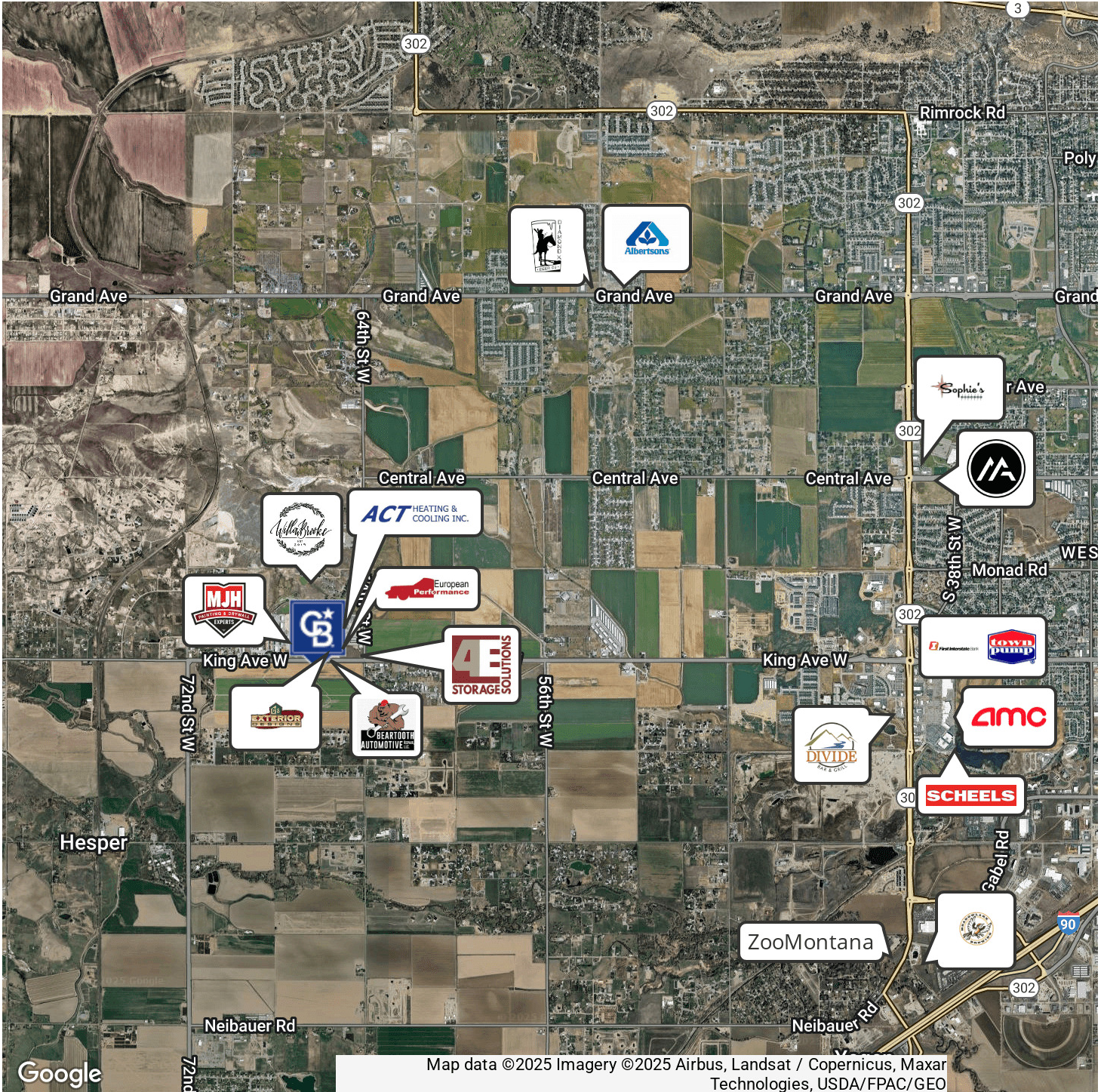


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MAP

WESTFIELD WAREHOUSES

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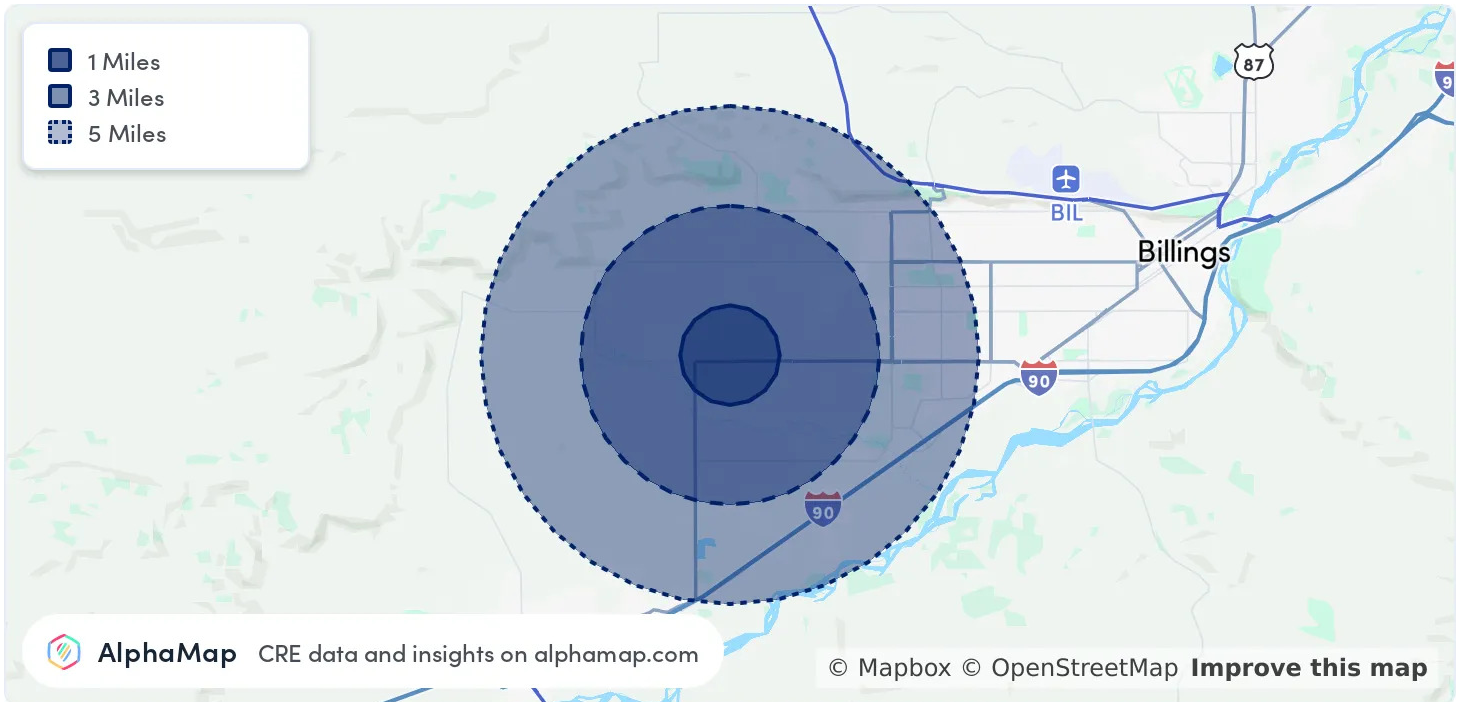
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	563	10,820	40,924
Average Age	38	40	42
Average Age (Male)	38	39	40
Average Age (Female)	38	40	43

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	208	4,274	16,841
Persons per HH	2.7	2.5	2.4
Average HH Income	\$127,481	\$133,253	\$123,363
Average House Value	\$626,433	\$613,966	\$521,889
Per Capita Income	\$47,215	\$53,301	\$51,401

Map and demographics data derived from AlphaMap

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GEORGE WARMER, CCIM

Principal Broker

george@cbcmontana.com

Direct: (406) 855-8946 | Cell: (406) 855-8946



MT #FRE-RBS-LIC-14174

PROFESSIONAL BACKGROUND

George Warmer is a Broker/Owner of Coldwell Banker Commercial CBS, specializing in sales, leasing, and development of commercial properties in Montana. George is a CCIM Designee and has worked in the commercial real estate business since 2005. During that time, he has brokered millions of dollars in leasing and sales transactions.

EDUCATION

In 1987 George graduated with a Bachelor of Arts degree from USC and a MBA from the University of Denver in 1995. George's background in banking and management of personally owned businesses gave George a unique insight into the needs of his commercial clients. As a CCIM designee, George offers his clients the valuable analytical tools necessary to make sound commercial real estate decisions.

MEMBERSHIPS

Board Member: Big Sky Economic Development Association
Board Member: City of Billings Board of Adjustments
Board Member: Coldwell Banker Commercial Advisory Board
Member: CCIM
Active Member of West End Rotary

RECOGNITION

2024 Halter Case Award Recipient
Top 2% Producer, Platinum Circle of Distinction

2024 Transactions of Note



2675 KING AVE W
RETAIL
FORMER BANK



2075 OVERLAND
OFFICE
10,000 SF OFFICE BUILDING



707 N 31ST
MULTI-FAMILY
12-PLEX



206 PLAINVIEW
INDUSTRIAL
80,000 SF WAREHOUSE



6807 DANFORD
LAND
+/- 66 Acres
66 ACRE LAND DEVELOPMENT

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