

# SALE / LEASE

## 350 S BILLINGS BLVD

350 S Billings Blvd Billings, MT 59101



**SALE PRICE**                    \$3,755,000  
**LEASE RATE**                    \$2,240.00 - \$8,960.00 per month

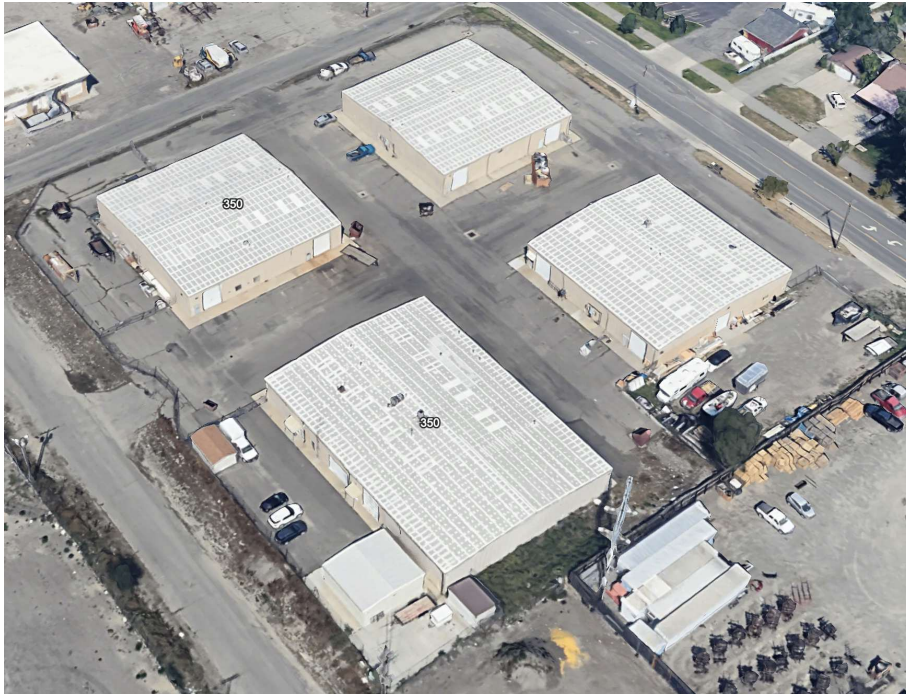
**Nathan Matelich, CCIM**  
(406) 781-6889

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Sale Price	<b>\$3,755,000</b>
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## OFFERING SUMMARY

Building Size:	44,500 SF
Available SF:	2,500 - 10,000 SF
Lot Size:	146,661 SF
Number of Units:	9
Price / SF:	\$84.38
Year Built:	1994
Zoning:	I1-Light Industrial

## PROPERTY OVERVIEW

44,500 SF of Shop/Warehouse Buildings  
3.37 Acres of Land  
Built 1994  
14 ft Overhead Doors  
3 Phase Power  
9 Separate Tenant Spaces – 2,500 SF, 3,000 SF, 5,000 SF, 7,500 SF & 10,000 SF  
3 Fenced Yard Spaces  
Ideal for Owner Occupant, Investment or Owner Occupied with Additional Rental Income  
NNN = \$2.50 PSF

## LOCATION OVERVIEW

350 S Billings Blvd is a centrally located 4 building Shop/Warehouse complex that provides a buyer with tremendous flexibility to owner occupy a building or own for strictly investment purposes. With 4 separate 10,000+ SF buildings, multiple 14 ft overhead doors and 3 phase power, this property caters to both manufacturing companies and contracting businesses alike. Listed for sale at \$84.38 PSF or for lease at \$8.25-\$8.50 NNN, this building provides affordable options for buyers and tenants alike.

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## CUSTOM TABLE HEADLINE

UNIT	SIZE	MONTHLY RENT	TENANT	LEASE END
Unit 1A	10,000 sf	\$8,100/mo (+ utilities)	Hanser's	new 5 year lease
Unit 2	10,000 sf	\$8,960/mo (+ utilities)	Vacant	-
Unit 3A	5,000 sf	\$4,000/mo (+utilities)	Federal Aviation Administration	new 5 year lease
Unit 3B	2,500 sf	\$2,240/mo (+ utilities)	Vacant	-
Unit 3C	2,500 sf	\$2,240/mo (+ utilities)	Vacant	-
Unit 4A	3,000 sf	\$2,990/mo (+ utilities)	Billings Flying Services	month to month lease
Unit 4B	2,500 sf	\$1,600/mo (+ utilities)	Billings School District	new 4 year lease
Unit 4C	7,500 sf	\$6,135/mo (+ utilities)	Government Tenant	9 year lease
<b>TOTALS</b>	<b>43,000 SF</b>	<b>\$37,636/MO</b>		

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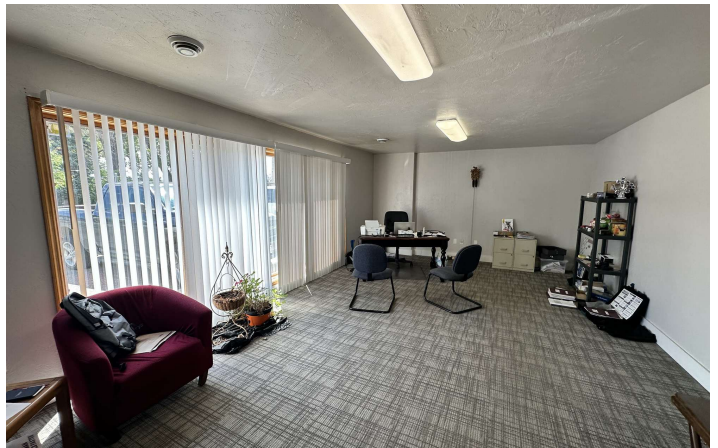
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## UNIT 1A - HANSER'S

- 10,000 SF Shop/Warehouse
- New 5 year lease at \$8,100/mo (+ utilities)
- Reception and Retail/Showroom
- 6 Private Offices
- 2 Bathrooms
- Large Conference Room
- Temperature Controlled Warehouse
- Storage Room
- 4 qty 14 ft Overhead Doors
- Fenced Yard
- Retail Exposure with S Billings Blvd Visibility



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## UNIT 2 - VACANT

- 10,000 SF Shop/Warehouse
- For Lease - \$8,960/mo + Utilities
- Large Shop/Warehouse That Is Mostly Open
- Paint Booth with Fire Suppression & Ventilation
- 3 Phase Power
- 3 Bathrooms
- 3 qty 14 ft Overhead Doors
- 1 Office/Conference Room & 1 Breakroom
- Retail Exposure from S Billings Blvd
- Outside Yard Space Available Adjacent to Building
- Temperature Controlled Warehouse with AC in 5,000 SF
- \$8.25 psf NNN. NNN = \$2.50 psf



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## UNIT 3A- FEDERAL AVIATION ADMINISTRATION

- 5,000 SF Shop/Warehouse
- Offices
- Bathroom
- Yard Space
- 3 Phase Power
- 14 ft Overhead Door
- Leased at \$4,000/mo



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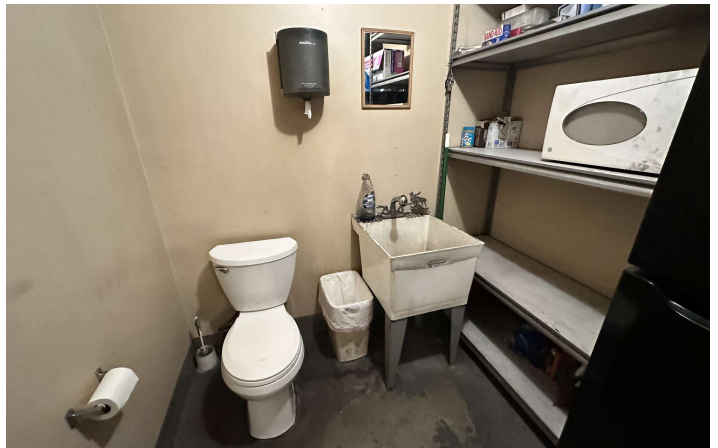
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## UNIT 3B - VACANT

- 2,500 SF Shop/Warehouse
- For Lease - \$2,240/mo
- Bathroom
- 3 Phase Power
- 14 ft Overhead Door
- Shop Heater
- \$8.25 psf NNN
- NNN = \$2.50 psf



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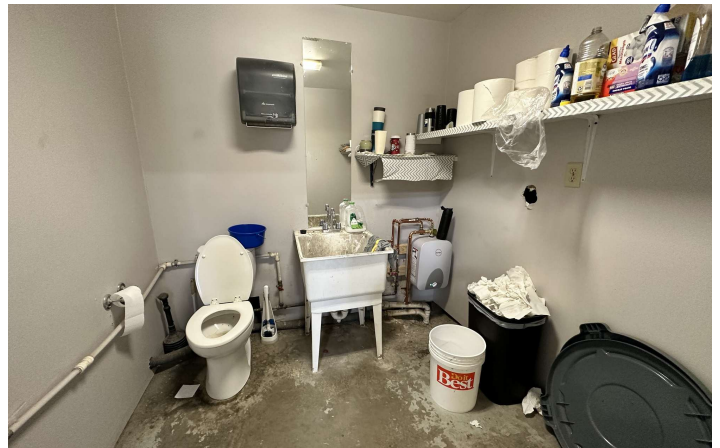
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## UNIT 3C - VACANT

- 2,500 SF Shop/Warehouse
- For Lease - \$2,240/mo
- Bathroom
- 3 Phase Power
- 14 ft Overhead Door
- Shop Heater
- Office/Storage Room
- \$8.25 psf NNN. NNN = \$2.50 psf



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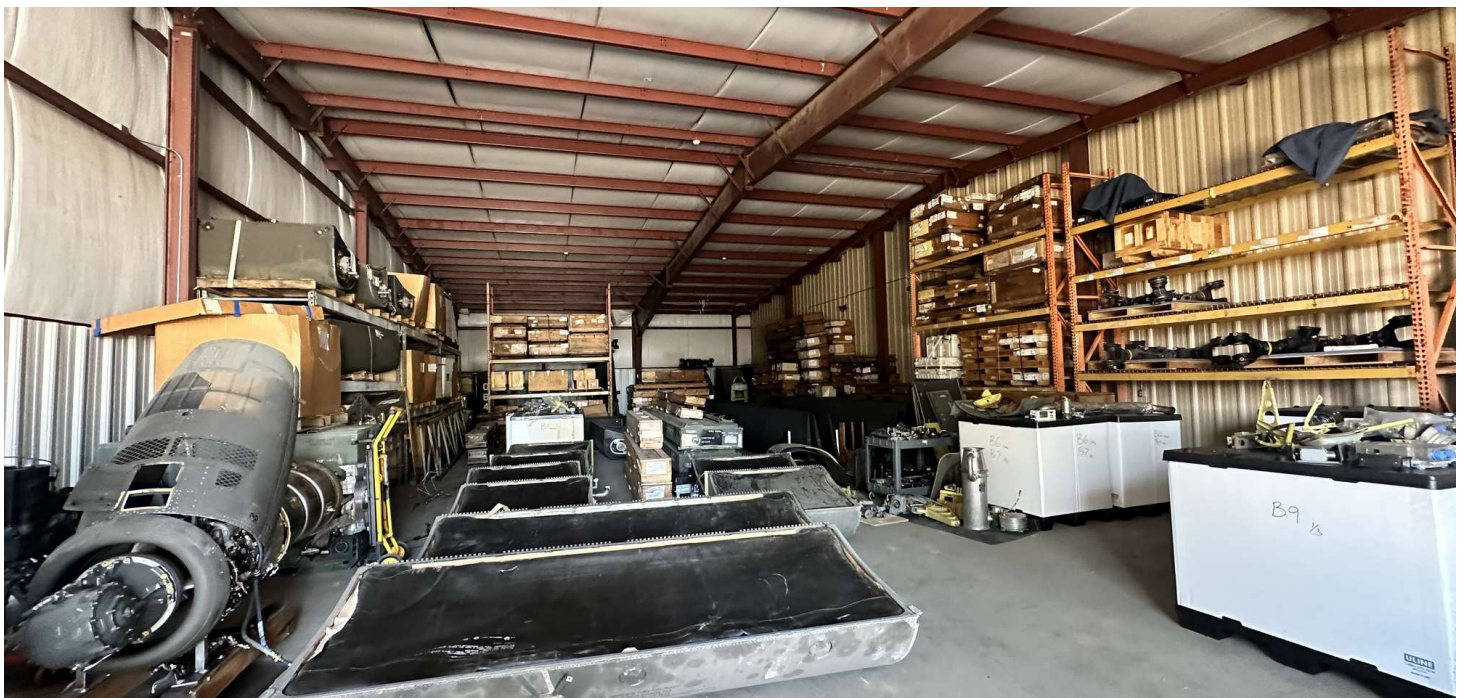


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## UNIT 4A - BILLINGS FLYING SERVICE

- 3,000 SF Shop/Warehouse
- 14 ft Overhead Door
- Shop Heater
- No Bathroom
- Rented Month to Month for \$2,990/mo



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## UNIT 4B - BILLINGS SCHOOL DISTRICT

- 2,500 SF Shop/Warehouse
- 14 ft Overhead Door
- Shop Heater
- No Bathroom
- New 4 Year Lease at \$1,600/mo



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## UNIT 4C - GOVERNMENT TENANT

- 7,500 SF Shop/Warehouse
- 14 ft Overhead Door
- Offices
- Bathrooms
- Shop Heater
- Yard Space
- New 5 Year Lease at \$6,135.80/mo



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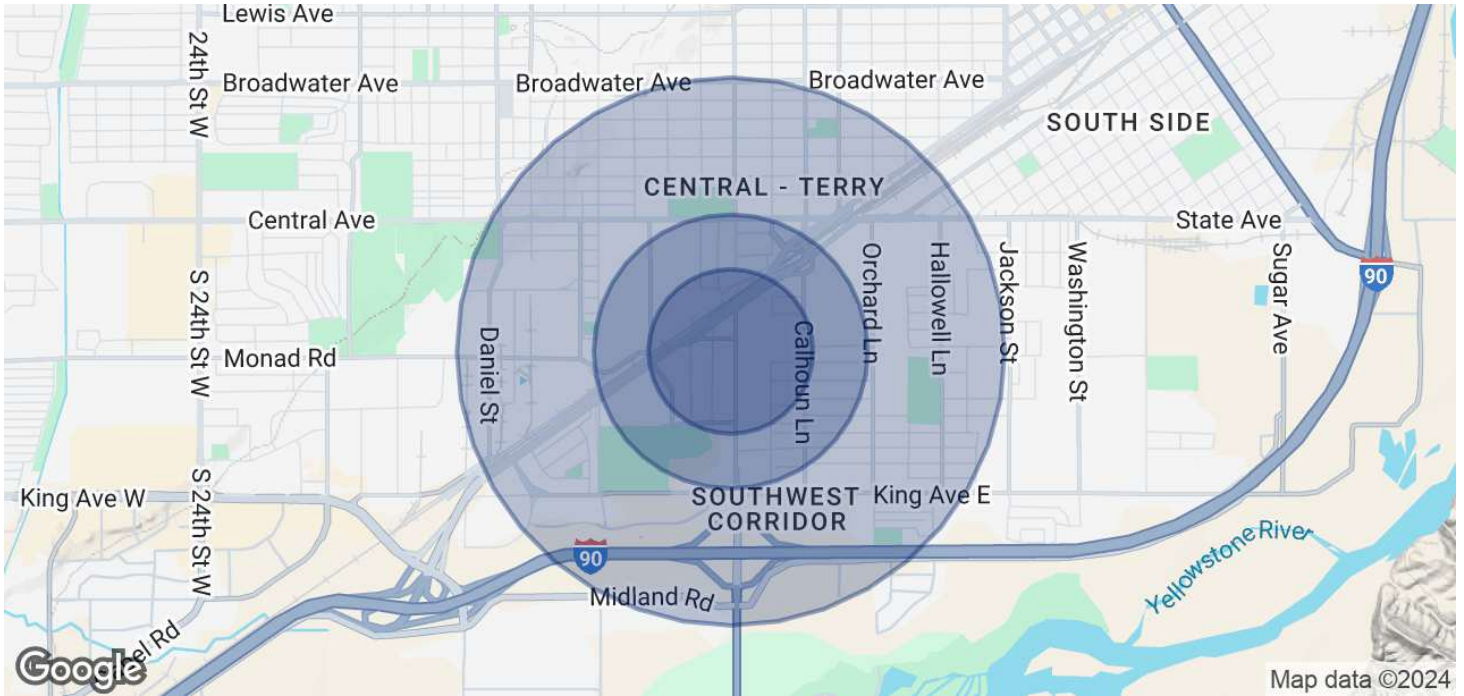
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	0.3 MILES	0.5 MILES	1 MILE
<b>POPULATION</b>			
Total Population	272	1,742	8,908
Average Age	38	39	38
Average Age (Male)	38	39	37
Average Age (Female)	38	39	38
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	119	754	3,861
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$58,183	\$60,155	\$61,520
Average House Value	\$264,944	\$259,135	\$269,570

Demographics data derived from AlphaMap

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