

# LEASE

**4380 US HIGHWAY 312**

Billings, MT 59105



**LEASE RATE**

\$3,750.00 per month

**SIZE**

2,100 SF Shop on 4 AC Fenced Yard

**Nathan Matelich, CCIM**

(406) 781-6889

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## OFFERING SUMMARY

Building Size:	2,100 SF
Lot Size:	4 Acres
Number of Units:	1
Year Built:	1993
Zoning	Outside City Limits

## PROPERTY OVERVIEW

- 2,100 SF Shop For Lease
- 4 Acres of Fenced Yard
- 2 qty 10 ft Overhead Doors
- Heated and Cooled Shop
- Epoxy Floors
- Small Office
- 2 Bathrooms
- Shop Sink
- Propane, Well & Septic
- Washer & Dryer Hookups

## LOCATION OVERVIEW

Excellent visibility and access just outside the Billings Heights! This 2,100 SF shop sits on a spacious 4-acre parcel along Highway 312, offering outstanding exposure for your business. Perfectly suited for construction firms, equipment dealers, excavation or fencing companies, landscaping businesses, trucking operations, or pipe and supply distributors. Take advantage of this versatile space in a strategic location ideal for growing your operation.

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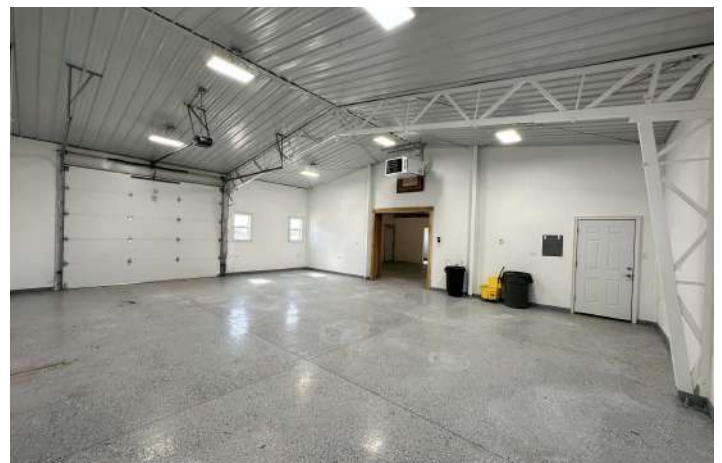
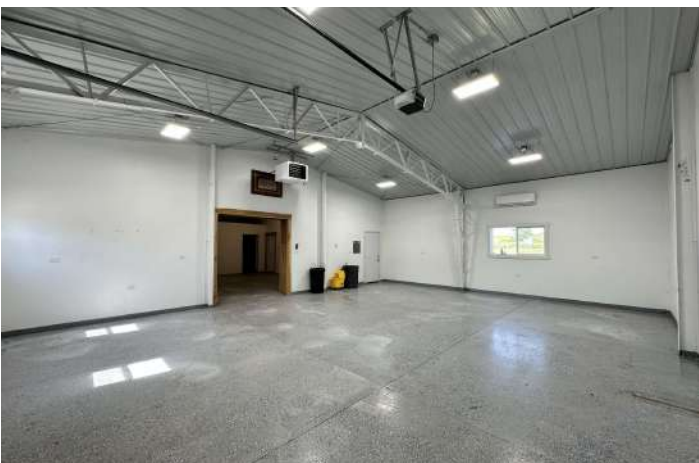


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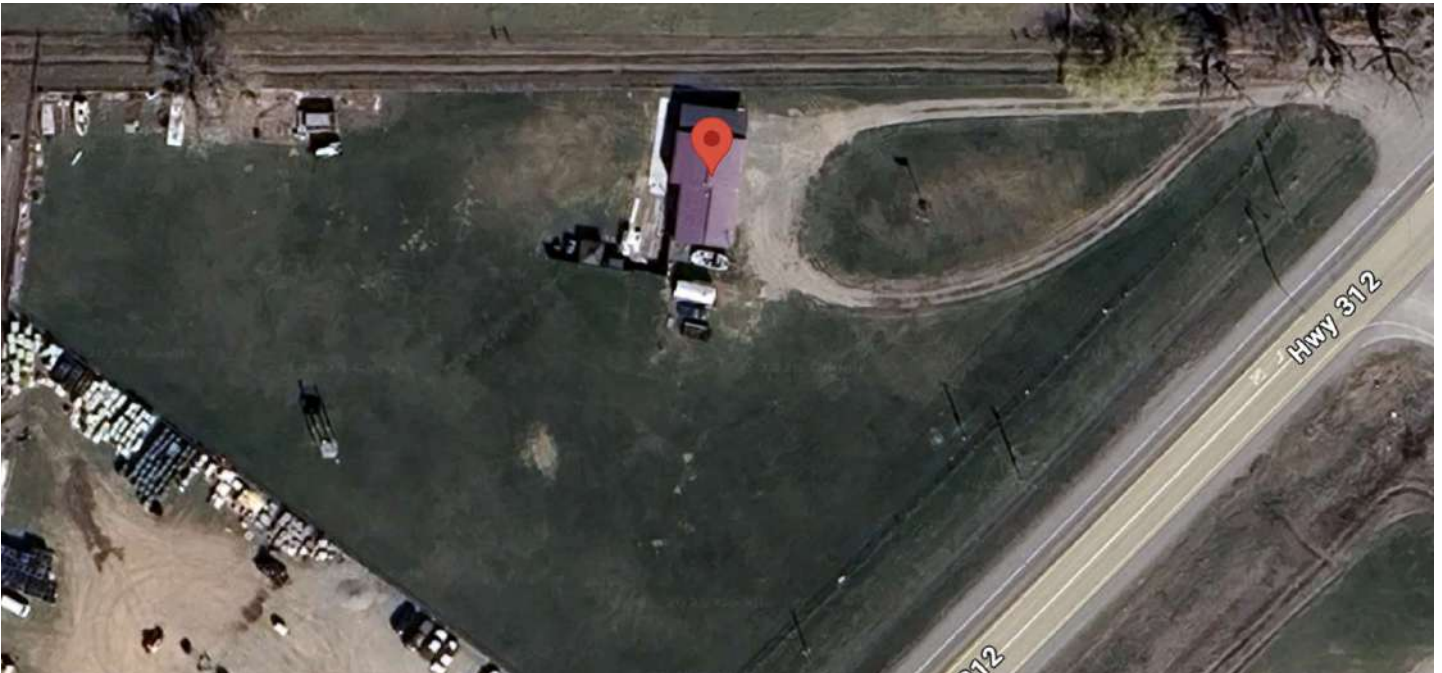
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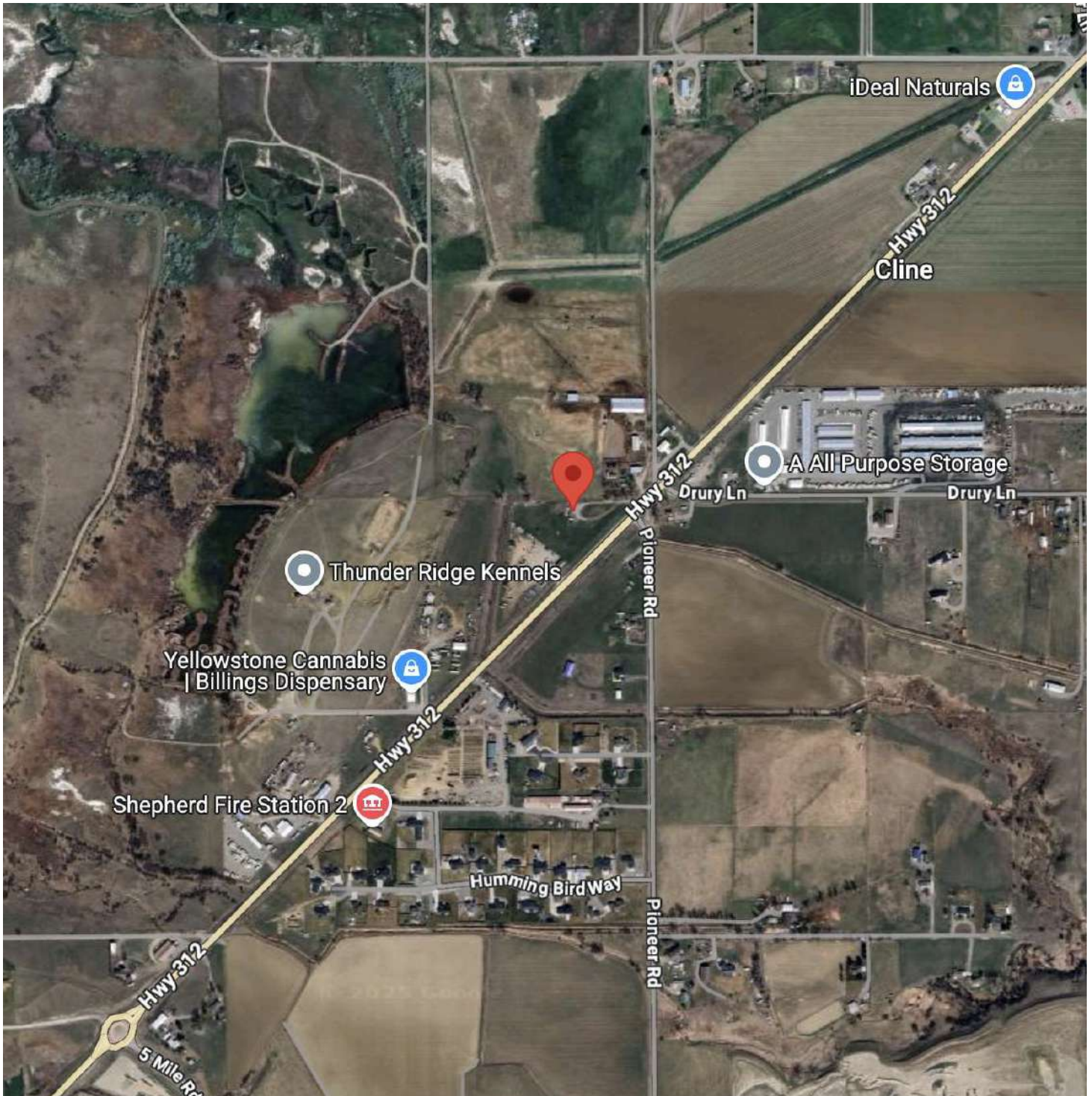
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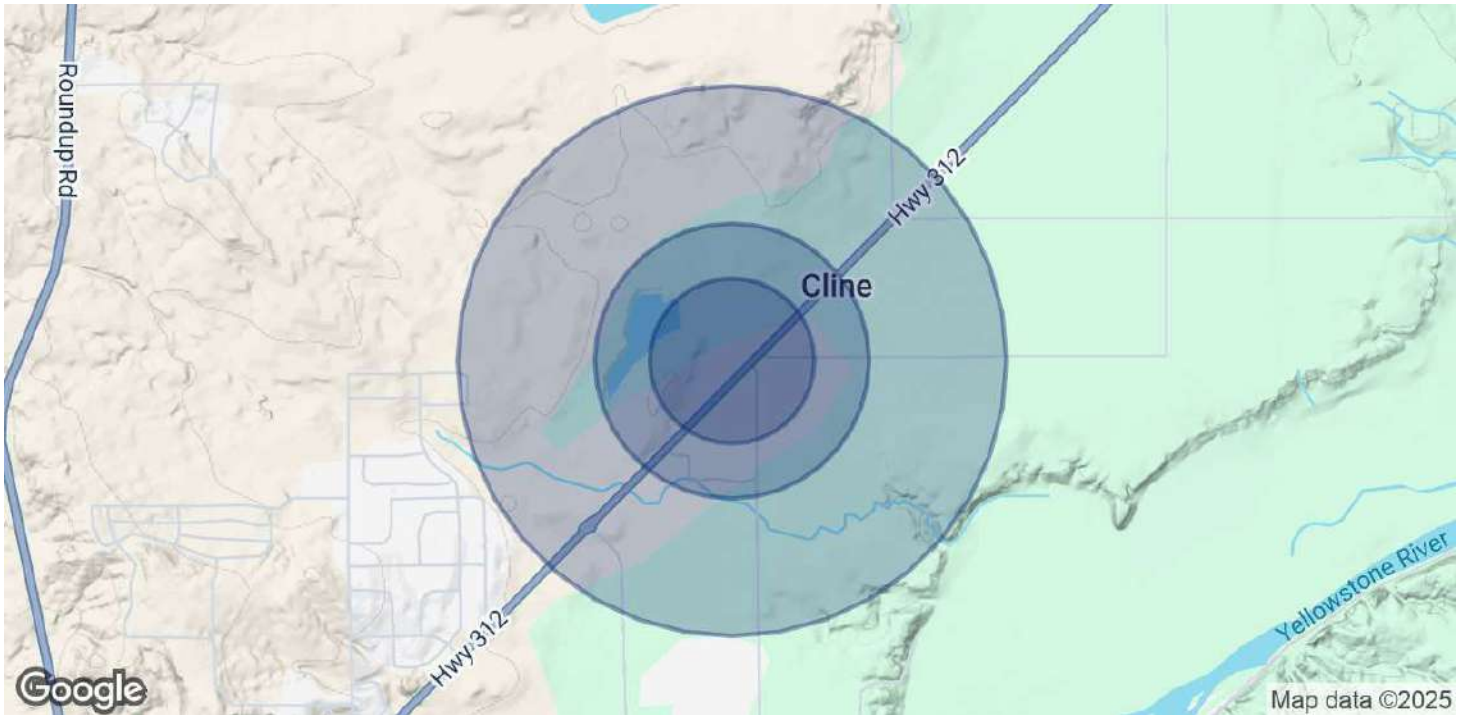


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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	30	109	387
Average Age	42	42	41
Average Age (Male)	41	41	41
Average Age (Female)	42	42	42

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	11	42	146
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$106,947	\$106,947	\$107,641
Average House Value	\$491,421	\$491,423	\$490,359

Demographics data derived from AlphaMap

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