



## 421 N 24th Street

Billings, Montana 59101

### Property Highlights

- Office Space - 1,296 SF
- Warehouse 7,104 SF
- Fenced and Graveled Yard Space with 3-Phase Power
- Monthly Rate: \$4,250 plus nets
- Estimated NNN: \$3.23 sf/yr

### Property Overview

Very clean office warehouse space located on the north side adjacent to the Billings Central Business District. The property offers a well-apportioned office space, shower, open warehouse space, 3-Phase Power, off-street parking and fenced and graveled yard space.

### Offering Summary

Lease Rate:	\$6.07 PSF NNN
Building Size:	8,400 SF
Lot Size:	23,100 SF

### For More Information

#### Matt Robertson, SIOR

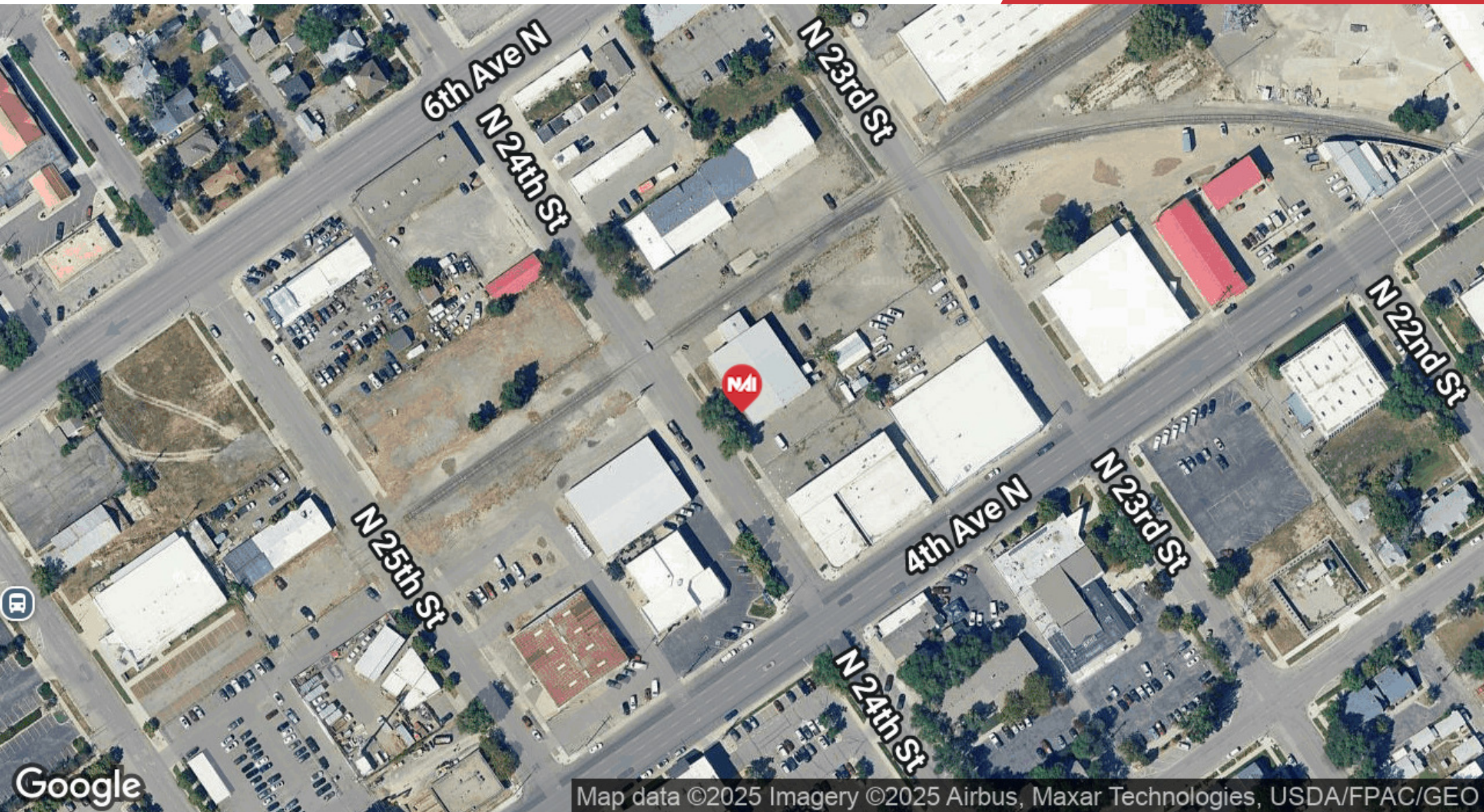
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For Lease  
8,400 SF | \$6.07 SF/yr  
Industrial Space



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies, USDA/FPAC/GEO

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For Lease  
8,400 SF | \$6.07 SF/yr  
Industrial Space





Population	1 Mile	3 Miles	5 Miles
Total Population	7,785	58,759	100,563
Average age	35.8	34.6	35.9
Average age (Male)	35.4	33.4	34.4
Average age (Female)	35.8	36.6	37.9
Households & Income	1 Mile	3 Miles	5 Miles
Total households	3,577	25,028	42,519
# of persons per HH	2.2	2.3	2.4
Average HH income	\$37,866	\$50,495	\$53,928
Average house value	\$191,925	\$150,732	\$161,671

\* Demographic data derived from 2020 ACS - US Census

