

LEASE

1125 MAGGIE LANE, UNIT 1

Billings, MT 59101



LEASE RATE \$8.50 SF/yr
AVAILABLE SF 6,820 SF

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George Warmer, SIOR, CCIM
(406) 855-8946

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OFFERING SUMMARY

Lease Rate:	\$8.50 SF/yr (NNN)
Building Size:	6,820 SF
Available SF:	6,820 SF
Year Built:	1979
Zoning:	CX-Heavy Commercial

LOCATION OVERVIEW

6,820 SF
\$8.50 PSF NNN
\$4,830.33 Base Rent
\$601.50 Nets
Total Monthly Rent: \$5,432.33
*.91 Acre fenced yard, may also be leased.

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PHOTOS

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GROSS INTERNAL AREA
FLOOR 1: 6545 sq. ft, FLOOR 2: 1101 sq. ft
TOTAL: 7647 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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MAP

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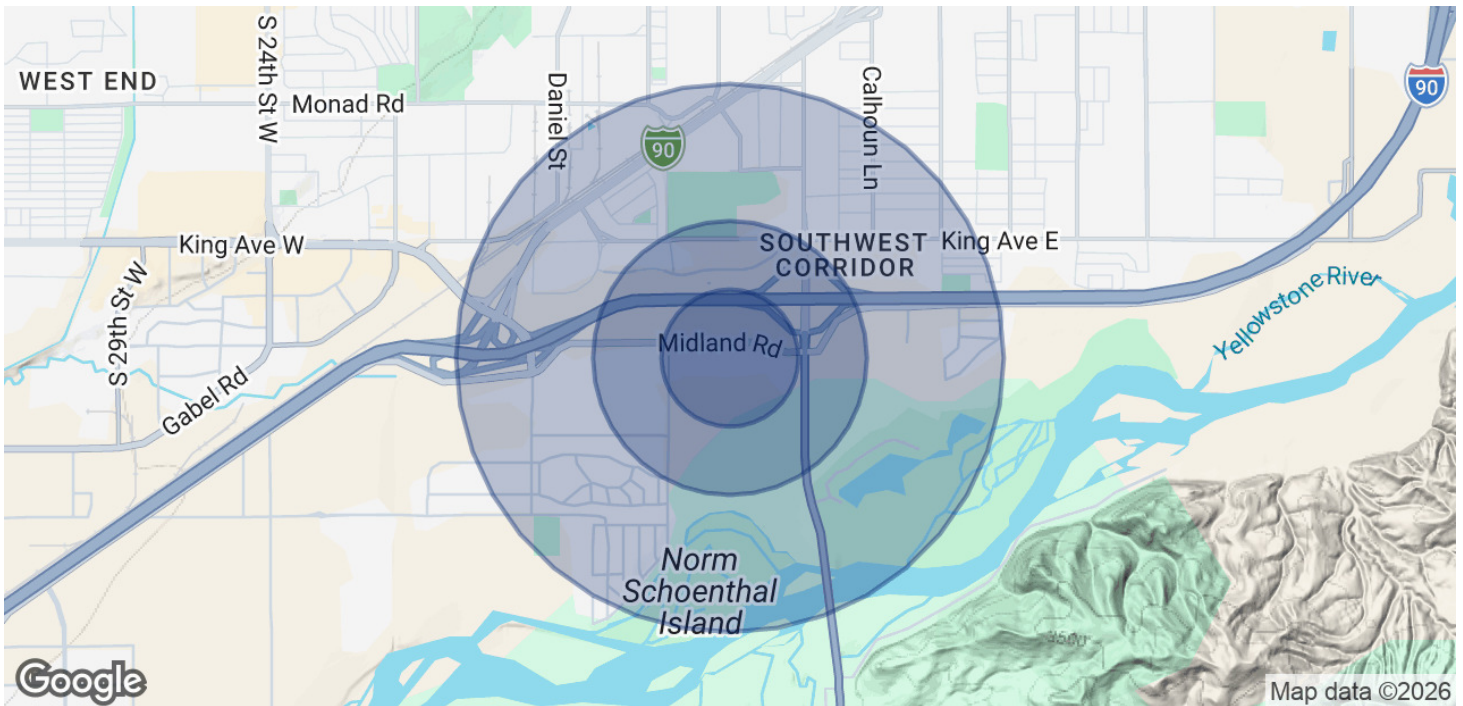


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	113	523	3,085
Average Age	36.1	37.9	39.6
Average Age (Male)	34.8	37.6	40.1
Average Age (Female)	42.5	43	43

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	50	239	1,410
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$89,505	\$86,198	\$80,382
Average House Value	\$334,522	\$300,757	\$253,775

2023 American Community Survey (ACS)

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BROKER BIO

1125 MAGGIE LANE, UNIT 1

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George Warmer, SIOR, CCIM

Principal Broker

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MT #RRE-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 an SIOR & 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

George's 21 years' experience as a commercial real estate specialist, background in banking and business experience gives George a unique insight into the needs of his commercial clients. As an SIOR and CCIM designee, George offers his clients the valuable analytical tools necessary to make sound commercial real estate decisions.

MEMBERSHIPS

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

RECOGNITION

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

2025 Transactions of Note

LOVES TRUCKING, LAUREL MT
LAND
GAS STATION DEVELOPMENT

5509 KING AVE E
INDUSTRIAL
14,500 SF SHOP SPACE

5907 BLUFF LANE
INDUSTRIAL
9,443 SF SHOP SPACE

2815 S 48TH ST
INDUSTRIAL
STORAGE UNITS

1617 1ST AVE N
LAND
2 ACRE DEVELOPMENT SITE

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