

LEASE

6821 COWGIRL WAY, #8

Billings, MT 59106



LEASE RATE \$2,400.00 per month

SIZE 2,400 sf

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

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Lease Rate

**\$2,400.00
PER MONTH**

OFFERING SUMMARY

Building Size:	7,560 SF
Available SF:	2,400 SF
Lot Size:	1.479 Acres
Year Built:	2022
Zoning:	Outside City Limits

PROPERTY OVERVIEW

- *2,400 SF Shop Space
- *New Construction
- *1 Bathroom
- *Small Office
- *LED Lighting
- *14 ft Overhead Door
- *Shop Heater
- *Large Wash Sink in Shop Area
- *Small Fenced Yard Included
- *\$10.13 PSF NNN
- *NNN = \$1.82 PSF

LOCATION OVERVIEW

6821 Cowgirl Way are Billings West End premier shop spaces for lease. Built in 2022, these shops boast high quality finished, energy efficient design and include the elusive fenced yard space. Property is entirely fenced to ensure maximum security.

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Fenced Yard Included in Lease

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ADJACENT 1/2 ACRE YARD

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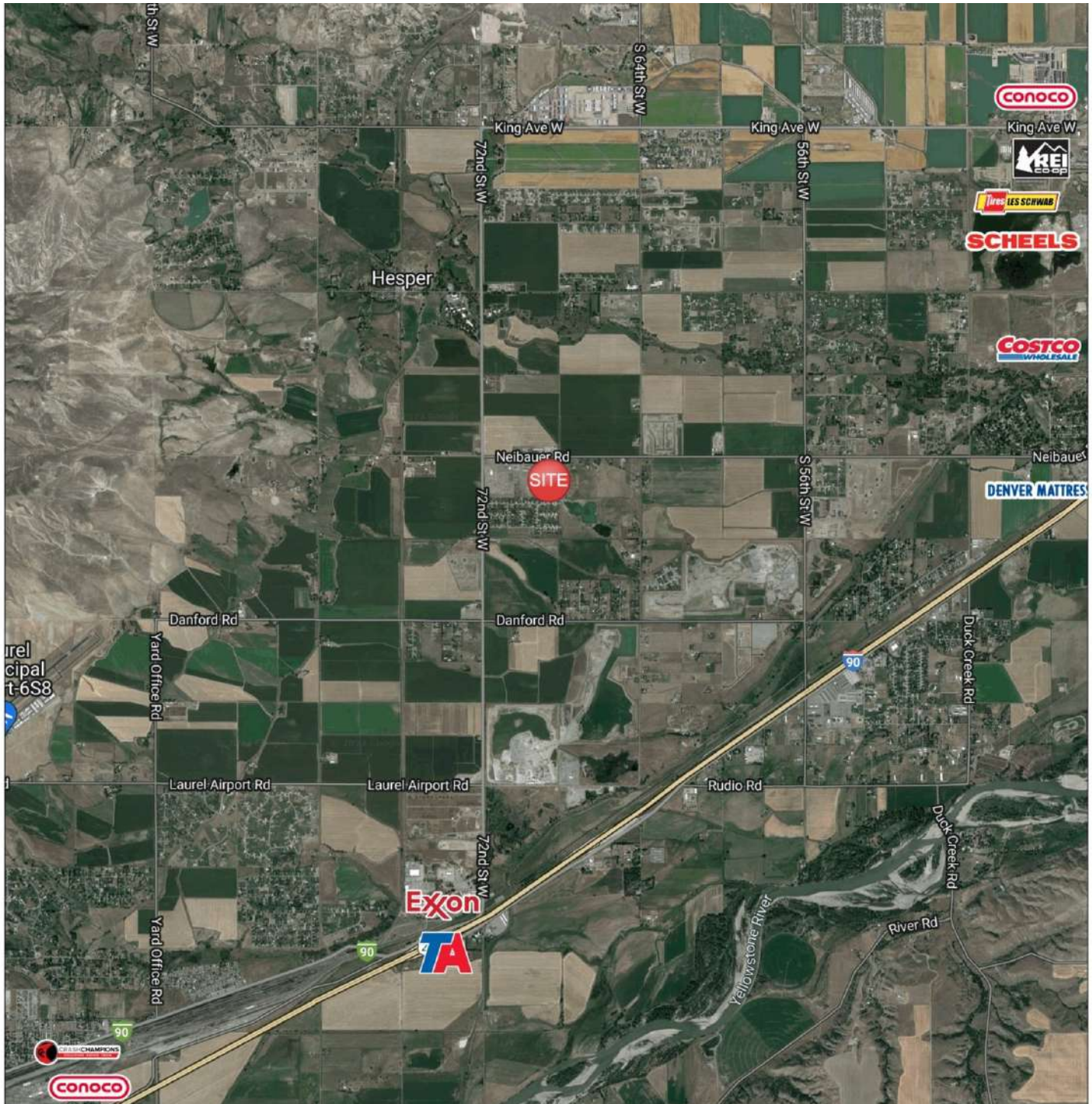


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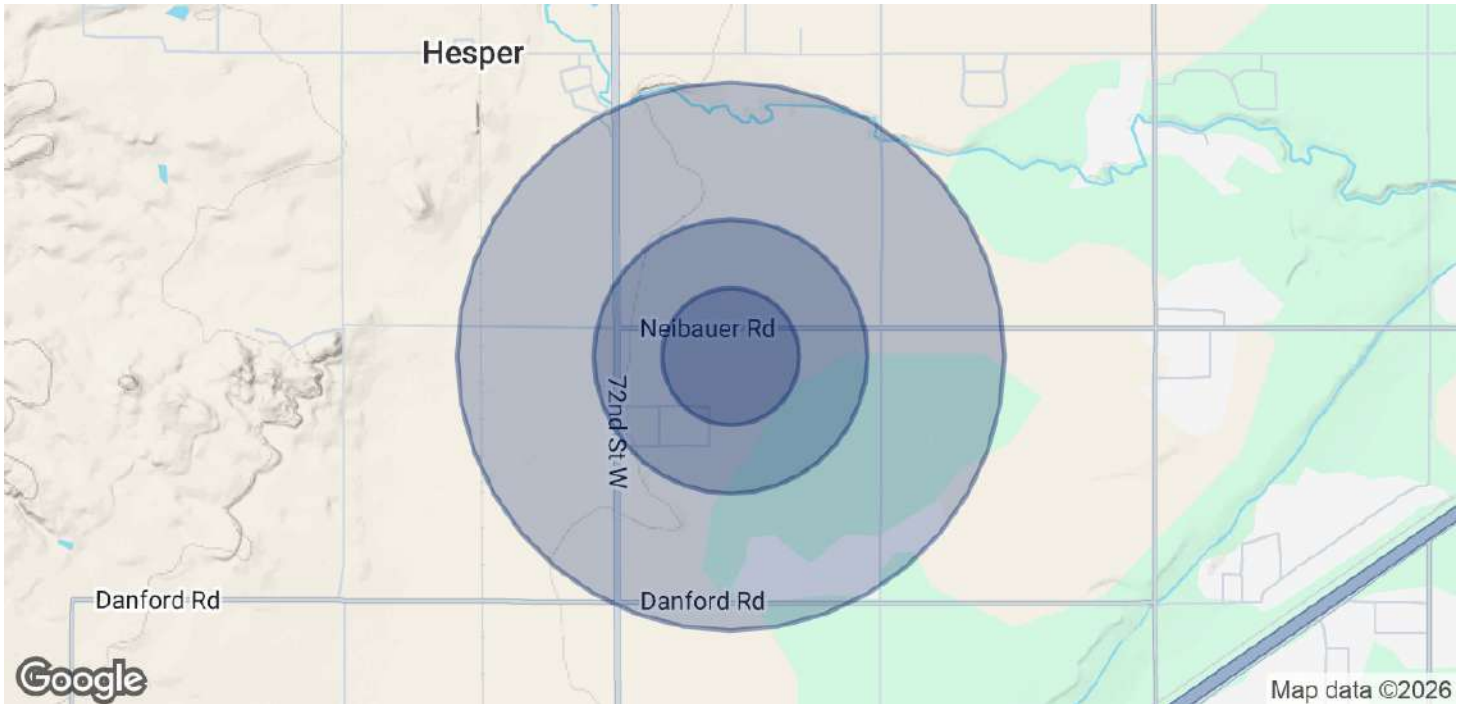


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	20	82	472
Average Age	43.1	42	38.8
Average Age (Male)	45.7	44.6	40.2
Average Age (Female)	34.9	34.1	35.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	7	30	165
# of Persons per HH	2.9	2.7	2.9
Average HH Income	\$147,761	\$137,910	\$165,794
Average House Value	\$1,375,636	\$1,320,611	\$940,095

2023 American Community Survey (ACS)

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