



5201 Southgate Drive

Billings, Montana 59101

Property Highlights

- Apx 21,600 SF Building
- Warehouse / office with showroom for lease
- Asking \$12,500 NNN
- Reception area, showroom ,break room and office apx 4,800 SF
- Three private offices
- Two ADA bathrooms
- Fully sprinkled
- Mezzanine storage
- Paved storage and fenced yard apx
- Three dock doors
- One ground level drive in door
- 24 foot ceiling height
- Paved customer parking
- On city services

OFFERING SUMMARY

Lease Rate:	N/A
Available SF:	Fully Leased
Lot Size:	1.868 Acres
Building Size:	21,600 SF

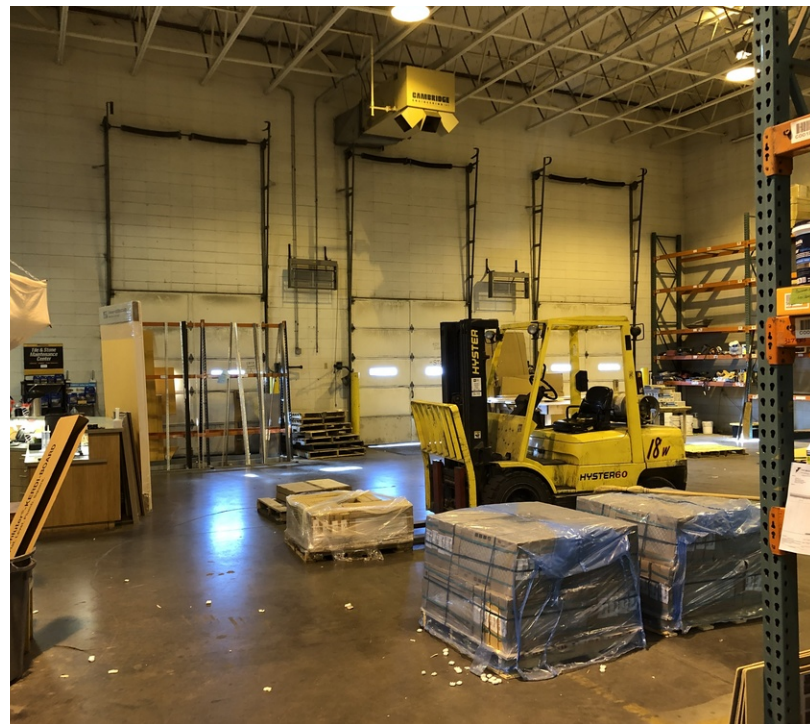
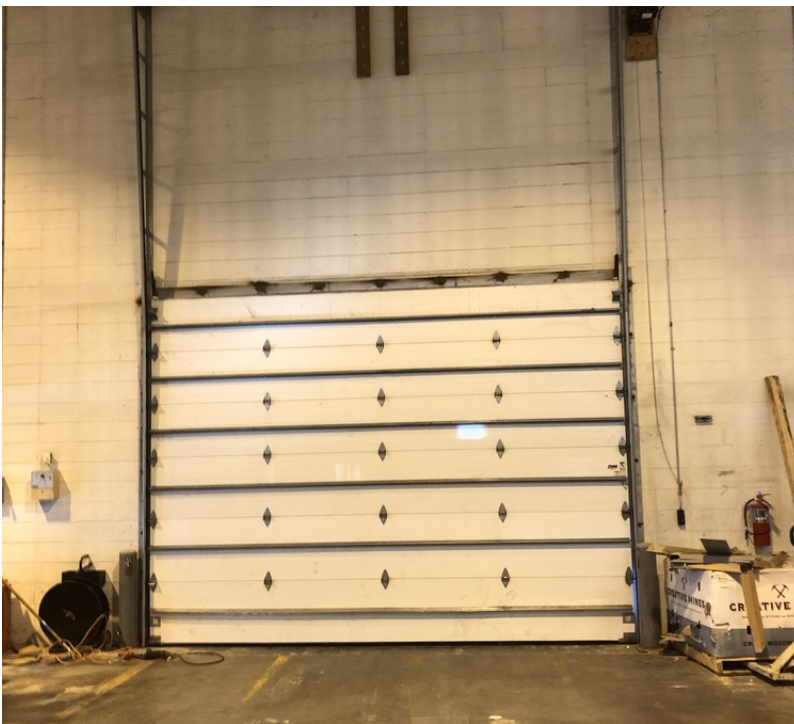
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,704	45,768	64,851
Total Population	3,953	104,640	152,257
Average HH Income	\$49,716	\$54,864	\$59,943





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FOR LEASE



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FULLY LEASED



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