



# 3218-3226 S. Frontage Road

Billings, Montana 59101

## Property Highlights

- Concrete Tilt Up Construction
- Shared 270' deep Truck Court
- Trailer Parking
- Office/Retail Front
- Demisable to 10,800 SF
- Cold Shell Turnover Q3 2023
- ESFR

## Property Description

This Class A, high cube distribution facility offers excellent access to Interstate 90 and Interstate 94, ample parking, large truck court and a 32' clear height making it perfect for your distribution business. The structures will offer over 175,400 square feet demisable to 10,800 square foot spaces.

**Lease Rate: \$9.50 SF/yr (NNN)**

## OFFERING SUMMARY

Lease Rate:	\$9.50 SF/yr (NNN)
Available SF:	10,800 - 175,400 SF
Lot Size:	23 Acres
Building Size:	295,400 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,548	34,878	58,924
Total Population	3,954	73,332	129,033
Average HH Income	\$53,825	\$67,118	\$80,963

**VIEW PROPERTY VIDEO**










**LEGEND**

Available

Unavailable

**LEASE INFORMATION BUILDING 100**

Lease Type:	NNN
Total Space:	10,800 - 65,400 SF

Lease Term:	Negotiable
Lease Rate:	\$9.50 SF/yr

**AVAILABLE SPACES**

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Building 100 - 1	-	22,500 SF	NNN	-	Drive in and Dock High access, (4+ Docks)
Building 100 - 2	-	10,800 SF	NNN	-	Dock access only (2+ Docks)
Building 100 - 3	-	21,600 SF	NNN	-	Drive in and Dock High Access (8+ Docks)
Building 100 - 4	Available	32,400 SF	NNN	\$9.50 SF/yr	Drive in and Dock High Access (6+ Docks)
Building 100 - 5	Available	43,800 SF	NNN	\$9.50 SF/yr	Drive in and Dock High Access (2+ Docks)




**LEGEND**

Available

**LEASE INFORMATION BUILDING 200**

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	10,800 - 175,400 SF	Lease Rate:	\$9.50 SF/yr

**AVAILABLE SPACES**

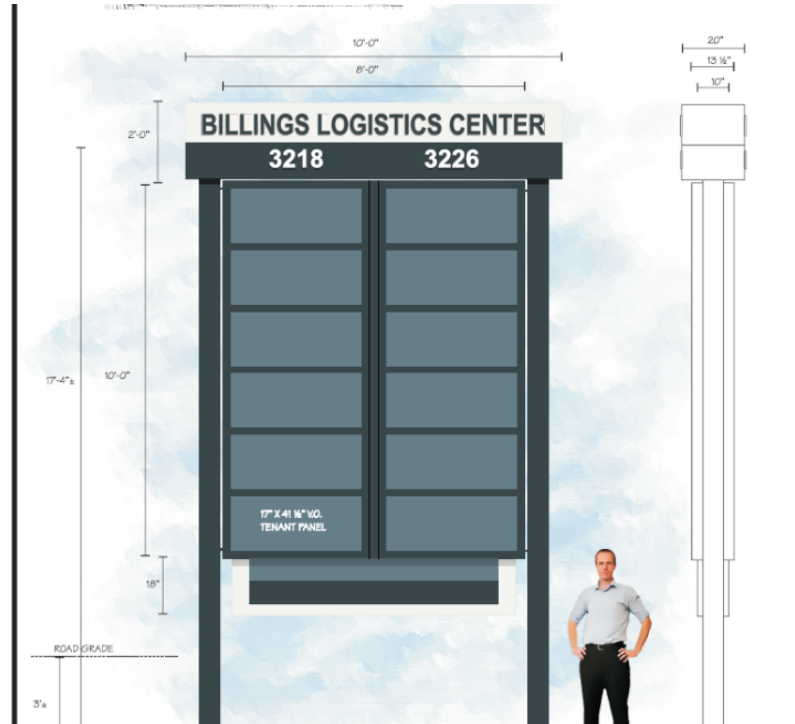
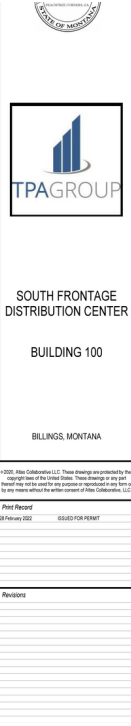
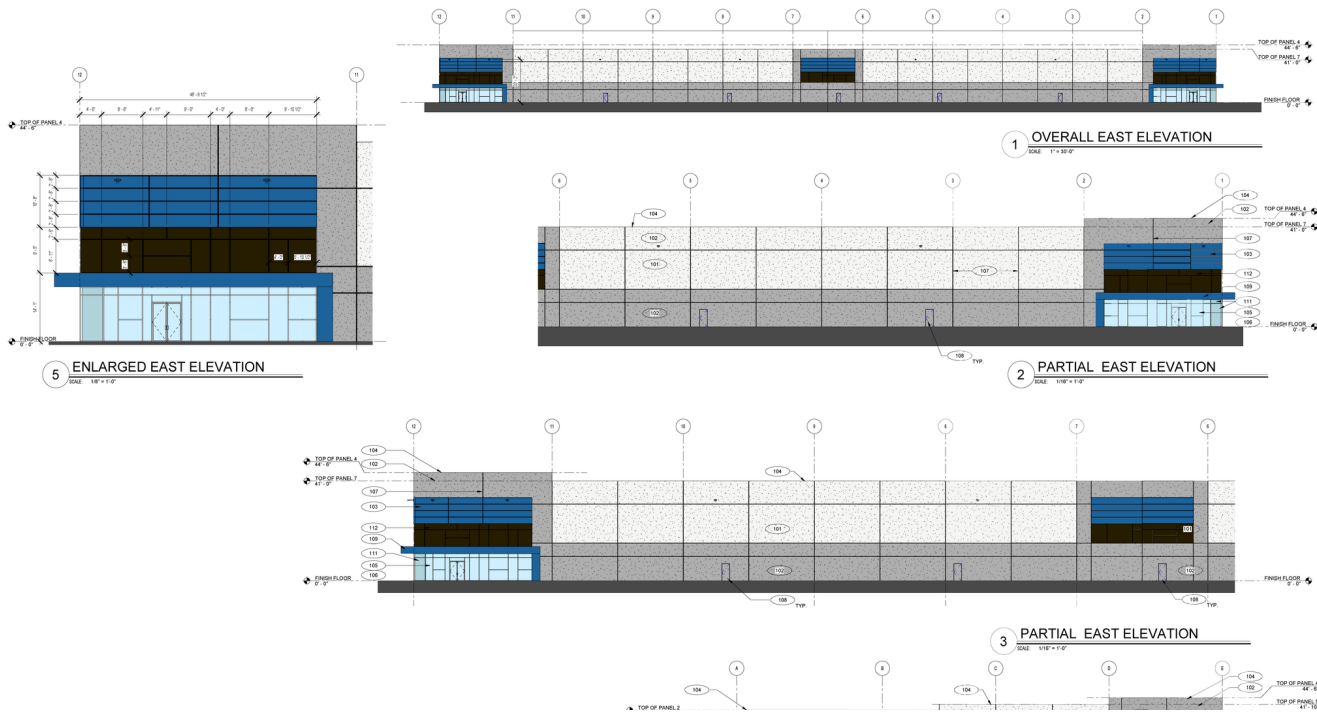
SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Building 200 - 1	Available	55,300 SF	NNN	\$9.50 SF/yr	Drive in and Dock High Access (10+ Docks)
Building 200 - 2	Available	43,200 SF	NNN	\$9.50 SF/yr	Dock High Access (8+ Docks)
Building 200 - 3	Available	76,900 SF	NNN	\$9.50 SF/yr	Drive in and Dock High Access (14+ Docks)







SHEET NAME: EXTERIOR ELEVATIONS SHEET 1: MAIN ELEVATIONS AND FINISHES. DISTRIBUTION: C:\naibp\







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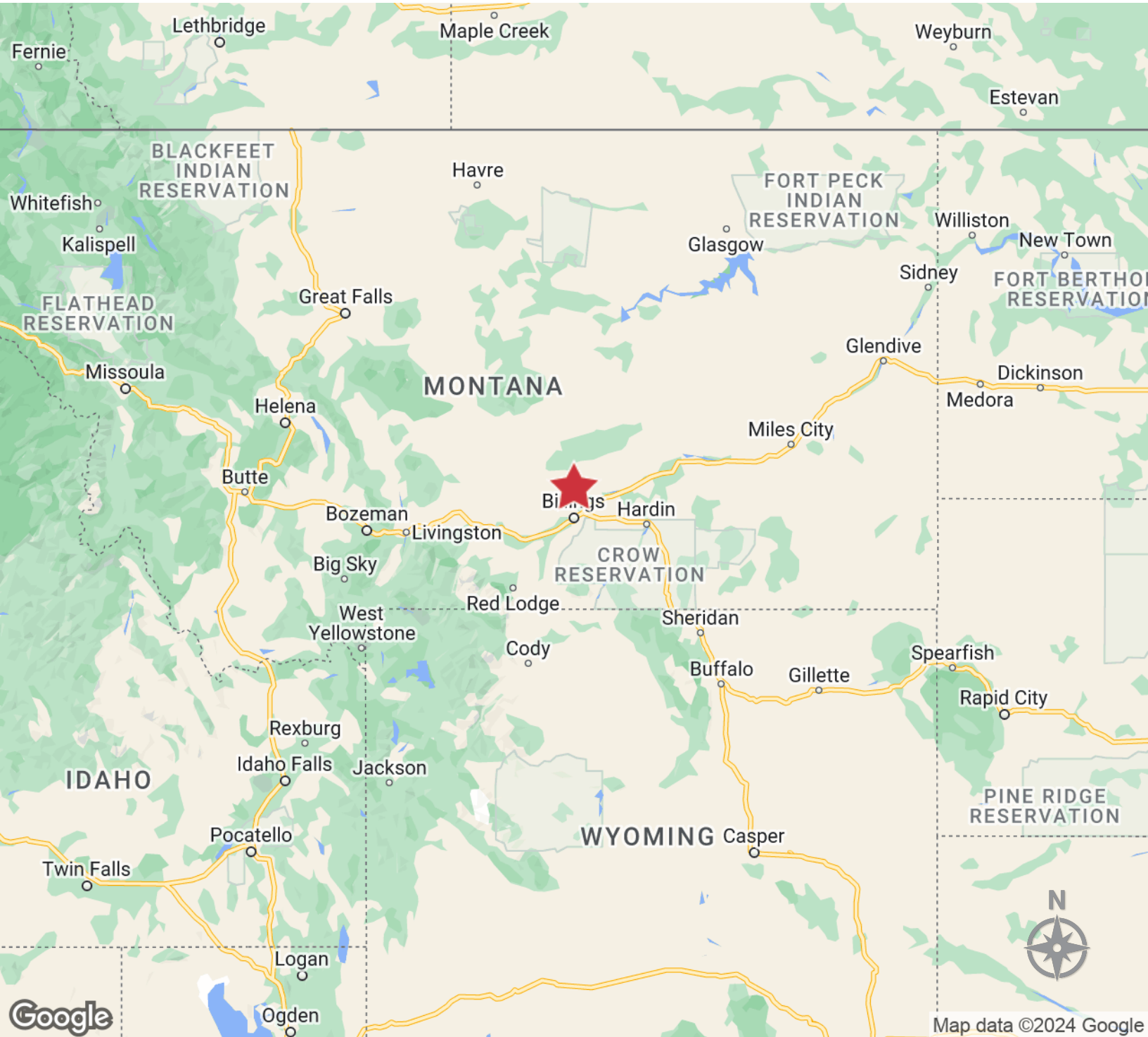




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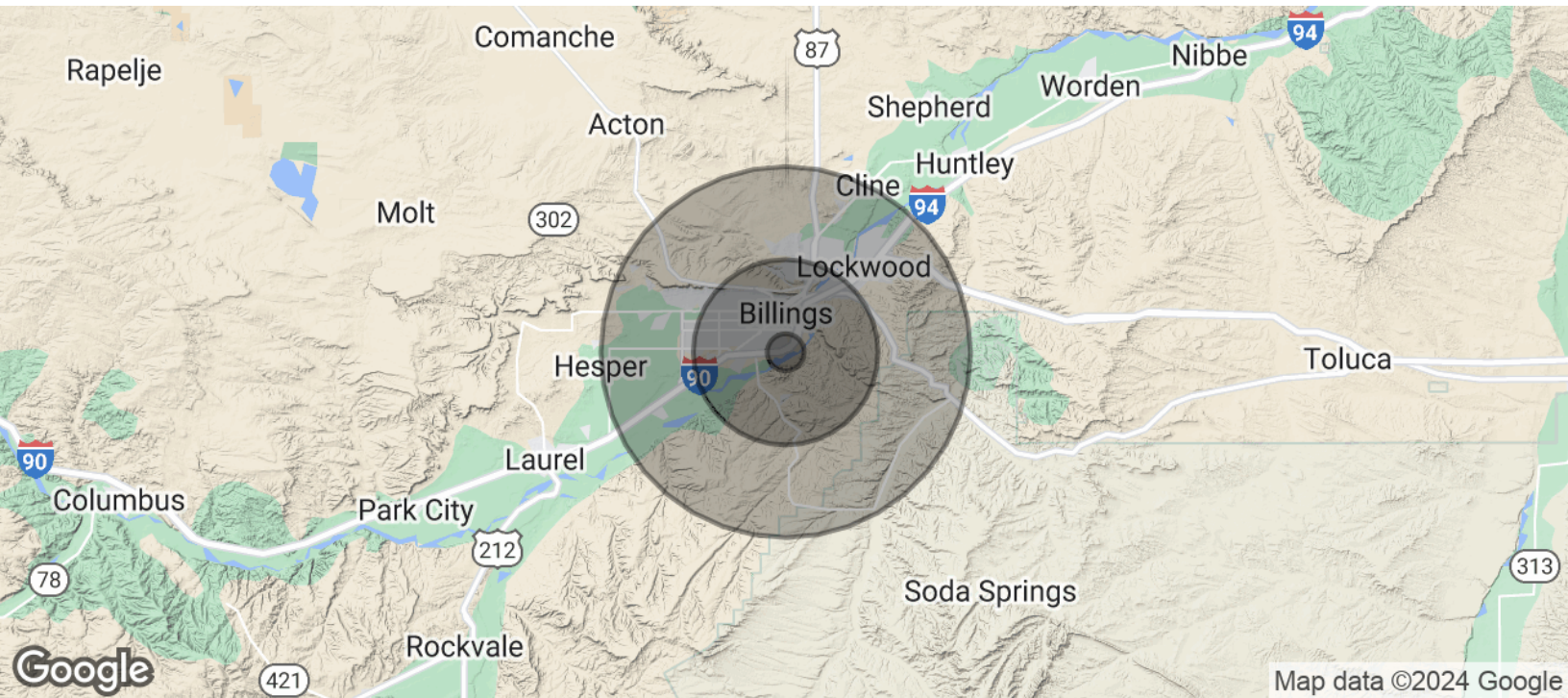


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,954	73,332	129,033
Average Age	36.6	37.9	39.0
Average Age (Male)	36.9	36.0	38.2
Average Age (Female)	38.8	39.8	39.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,548	34,878	58,924
# of Persons per HH	2.6	2.1	2.2
Average HH Income	\$53,825	\$67,118	\$80,963
Average House Value	\$176,523	\$209,433	\$244,980

\* Demographic data derived from 2020 ACS - US Census

