



FOR SALE



INDUSTRIAL



11,950 SF



# 6907 Entryway Drive

Billings, Montana 59102

## Property Highlights

- 10,200 SF plus 1,750 SF Mezzanine
- 3 - 14' overhead doors
- 4 Interior offices
- Conference room
- Additional mezzanine space
- 2 Single stall restrooms
- 5 Asphalt parking spaces
- Fully fenced
- Remainder of the land will be roadmix gravel
- Less than 1 mile to I-90

## Property Description

Brand new 11,950 SF steel construction building with offices and 3 - 14' overhead doors. Warehouse sits on 1.5 acres with access off Entryway Drive. Rapidly developing area with easy interstate access.

## OFFERING SUMMARY

|                |             |
|----------------|-------------|
| Sale Price:    | \$1,750,000 |
| Lot Size:      | 1.534 Acres |
| Building Size: | 11,950 SF   |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 306      | 8,179    | 31,615   |
| Total Population  | 625      | 16,378   | 66,372   |
| Average HH Income | \$68,481 | \$72,467 | \$79,613 |



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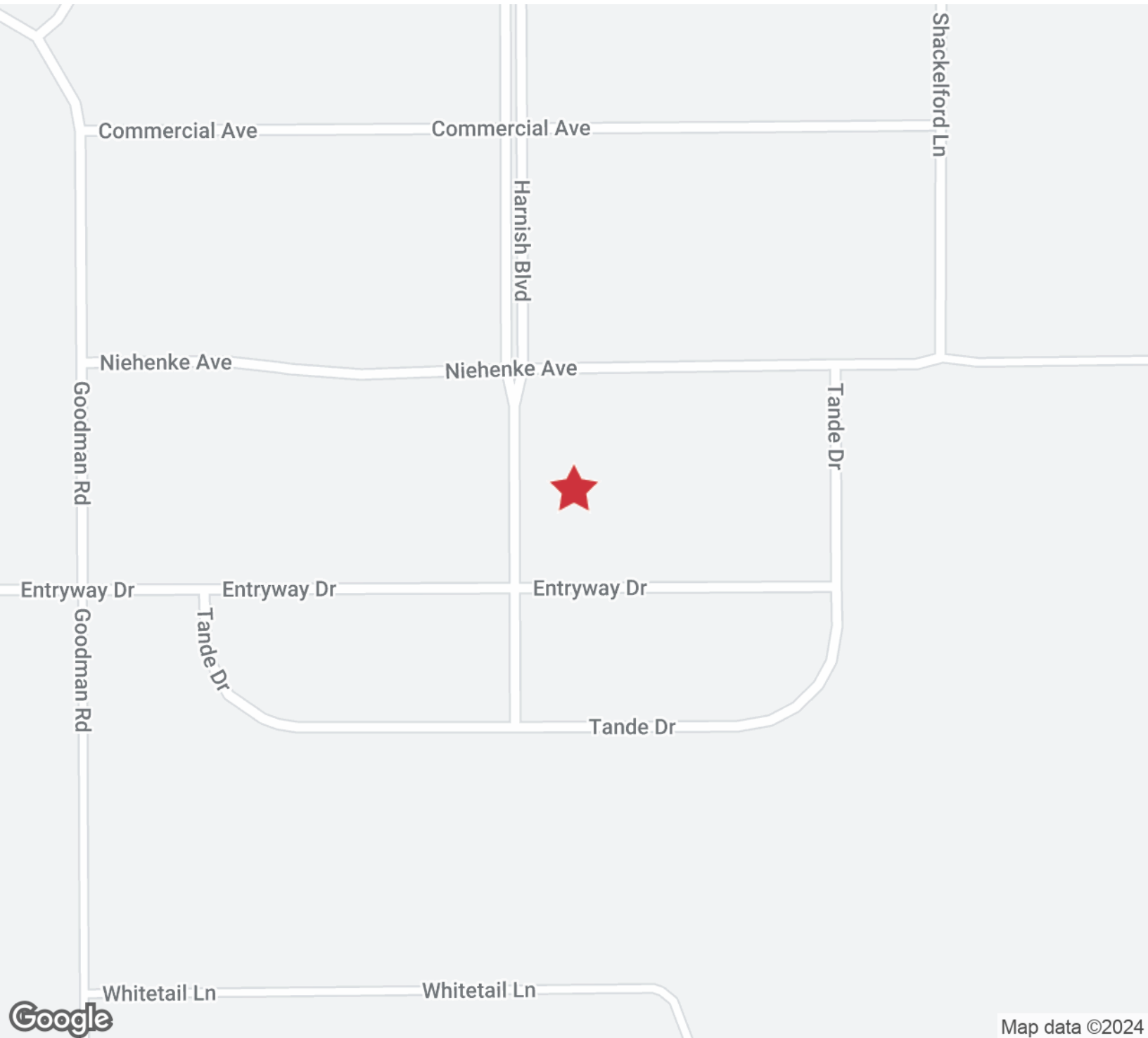
**FOR SALE**



**INDUSTRIAL**



**11,950 SF**



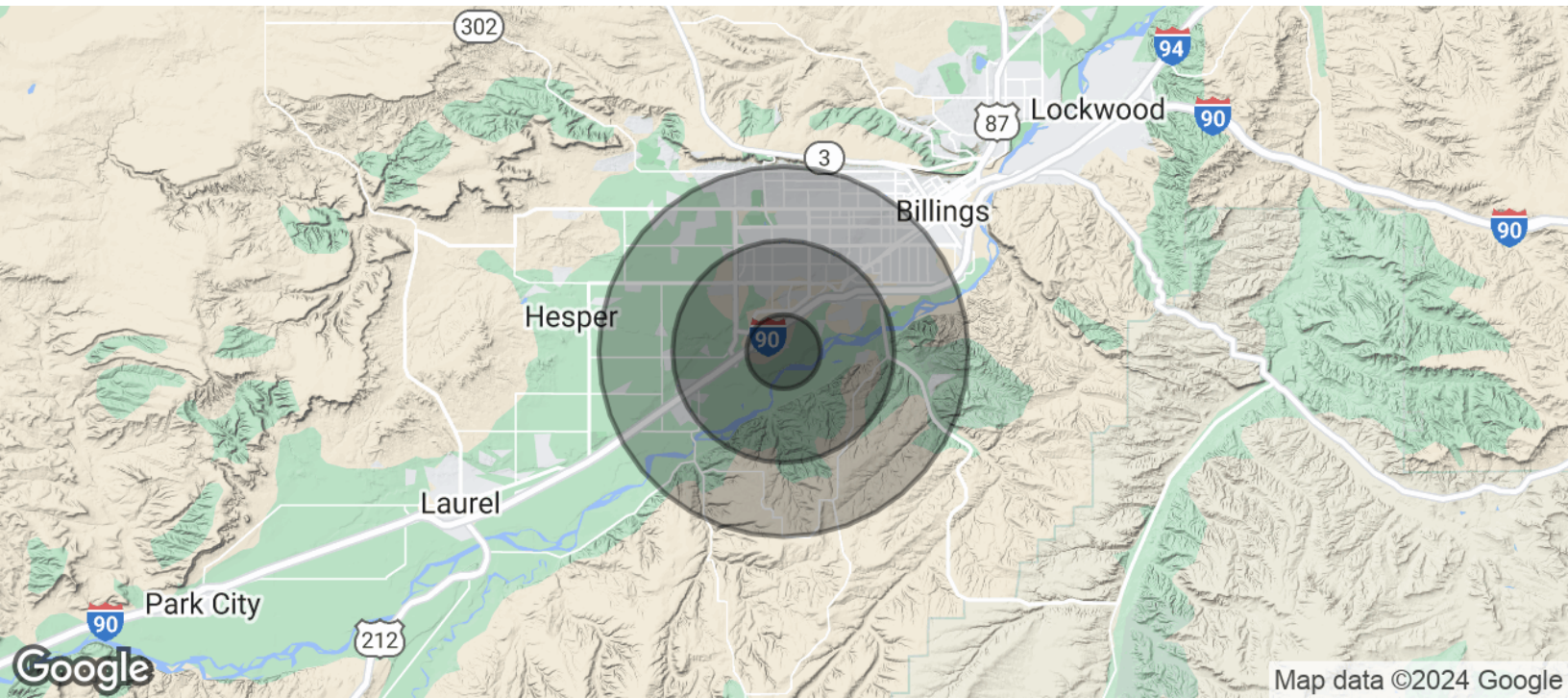
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### POPULATION

#### 1 MILE

#### 3 MILES

#### 5 MILES

|                      |      |        |        |
|----------------------|------|--------|--------|
| Total Population     | 625  | 16,378 | 66,372 |
| Average Age          | 48.2 | 40.3   | 40.5   |
| Average Age (Male)   | 48.9 | 37.8   | 38.7   |
| Average Age (Female) | 44.7 | 42.0   | 42.2   |

### HOUSEHOLDS & INCOME

#### 1 MILE

#### 3 MILES

#### 5 MILES

|                     |           |           |           |
|---------------------|-----------|-----------|-----------|
| Total Households    | 306       | 8,179     | 31,615    |
| # of Persons per HH | 2.0       | 2.0       | 2.1       |
| Average HH Income   | \$68,481  | \$72,467  | \$79,613  |
| Average House Value | \$216,508 | \$231,073 | \$244,242 |

\* Demographic data derived from 2020 ACS - US Census

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