



# 13th Street Warehouse

1300 6th Avenue North | Billings, Montana 59101

## Property Highlights

- 400+ Parking spaces
- 90,350 indoor un-heated SF
- Full Fire Suppression
- New LED lighting
- Security
- 2+ Acres of Fenced parking
- \$4.50 PSF NNN

## Property Description

Rail served industrial distribution site with over 2 Acres of fenced yard space, 90,000 SF of warehouse space and excellent frontage to 6th Avenue North with over 14,000 ADT. The site can accommodate 203 covered parking spaces and 230+ outdoor spaces.

**Lease Rate: \$4.50 SF/yr (NNN)**

## OFFERING SUMMARY

Lease Rate:	\$4.50 SF/yr (NNN)
Available SF:	90,926 SF
Lot Size:	186,979 SF
Building Size:	90,926 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	487	2,393	5,632
Total Population	858	4,465	10,956
Average HH Income	\$37,779	\$42,011	\$53,297



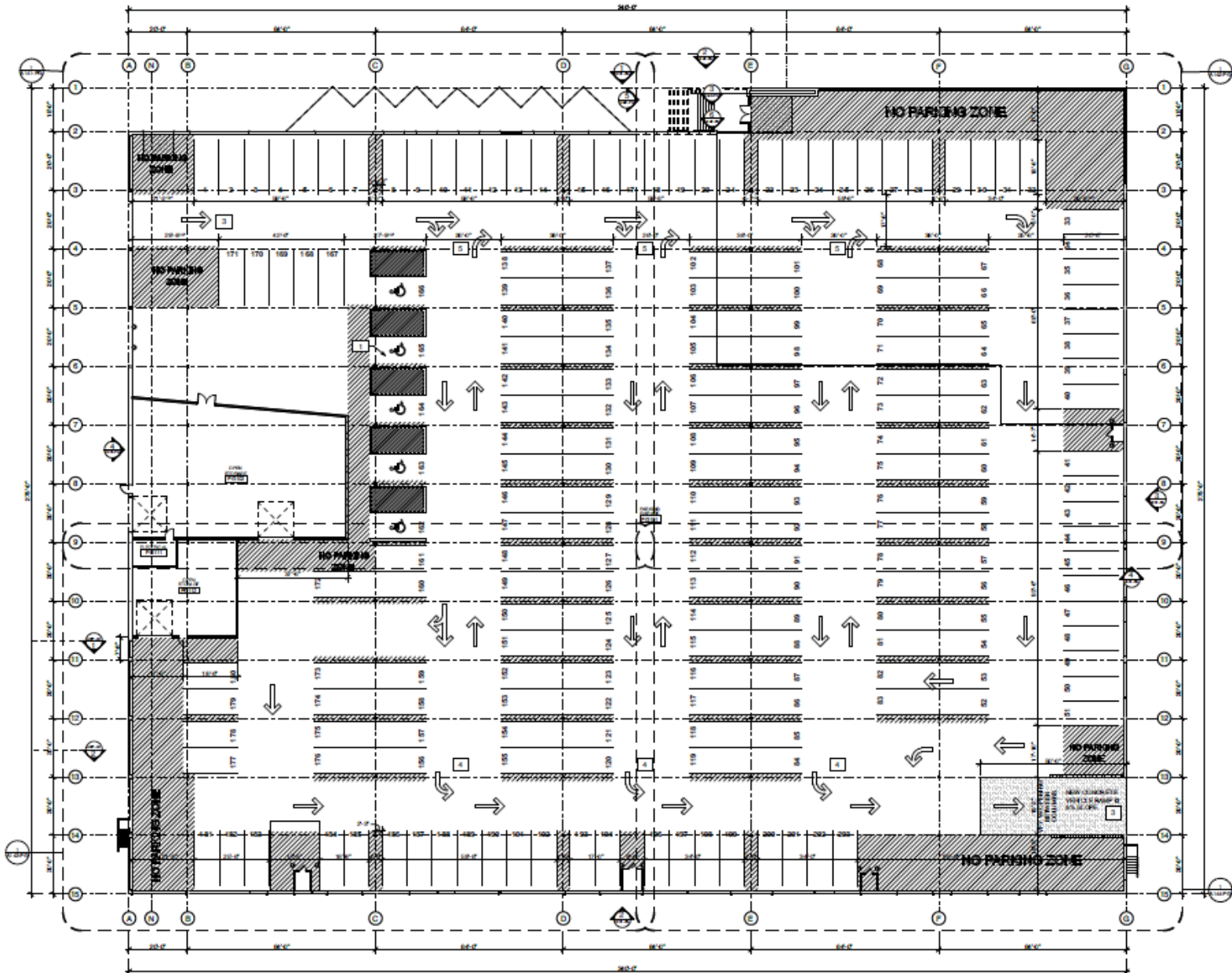




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1 PARKING GARAGE - OVERALL PLAN  
A10-PG 1/10" = 1'0"

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**FOR LEASE**



**WAREHOUSE**



**90,926 SF**



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