



## 5443 Knox Ave

Billings, Montana 59106

### Property Highlights

- 9,600 SF (60'x160') Shop/Warehouse Building
- 1,600 SF (40'x40') Office/Reception, with 3 private offices
- 1.12 Acre Lot (adjoining additional 1.12 acre lot available for \$1,800/month)
- Unzoned at this time
- Brand New 2023 Construction
- 6 – 14' overhead doors with operators
- 1 Shop Bathroom w/ ADA shower
- 1 Office Bathroom
- 480v/400A 3 Phase power
- Shop area fully insulated and liner paneled
- Full Fire Suppression and Monitoring System
- Large ceiling fans in shop area
- Data wired throughout office area
- High efficiency LED lighting throughout
- CCTV wiring throughout interior and exterior of office and shop area
- Driveway and parking area paved
- Natural gas furnace and AC unit in office
- Four 300,000 BTU natural gas heaters in shop area
- Stained concrete floors in office area
- NNN = \$2.50/ft

### OFFERING SUMMARY

Available SF	11,200 SF
Lease Rate	\$8.50 SF/yr (NNN)
Building Size	11,200 SF

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	7,707	\$43,775
2 Miles	26,657	\$53,868
3 Miles	49,458	\$60,579

For more information

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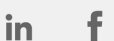
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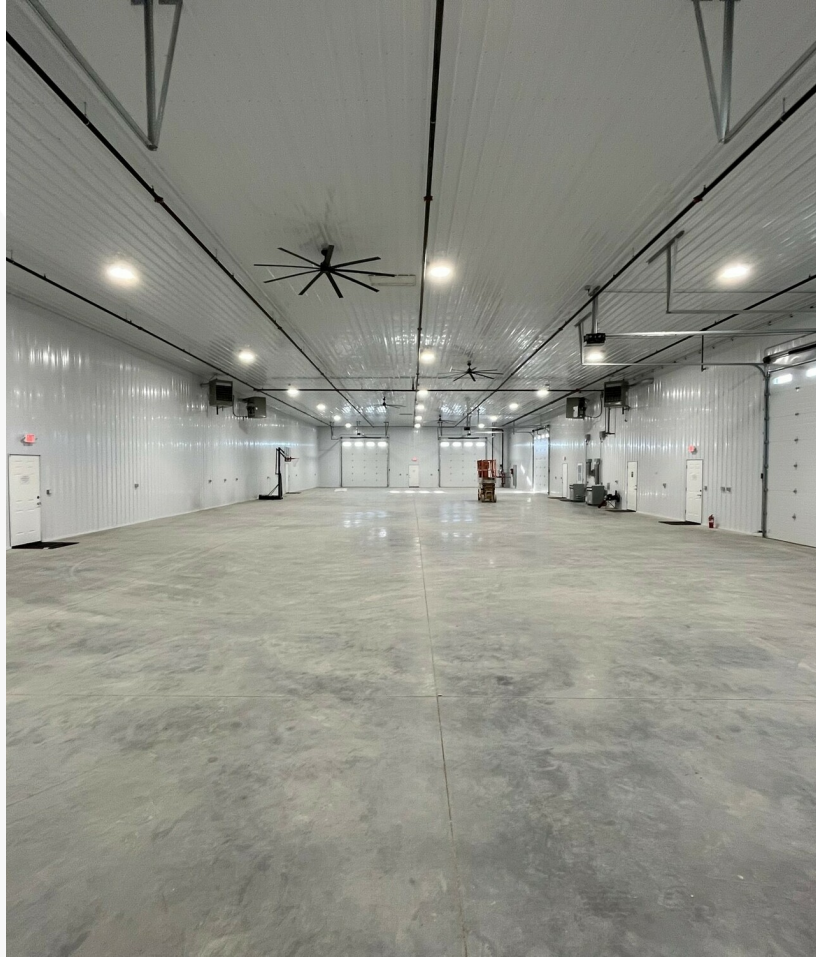




For Lease

# Industrial Property

11,200 SF | \$8.50 SF/yr

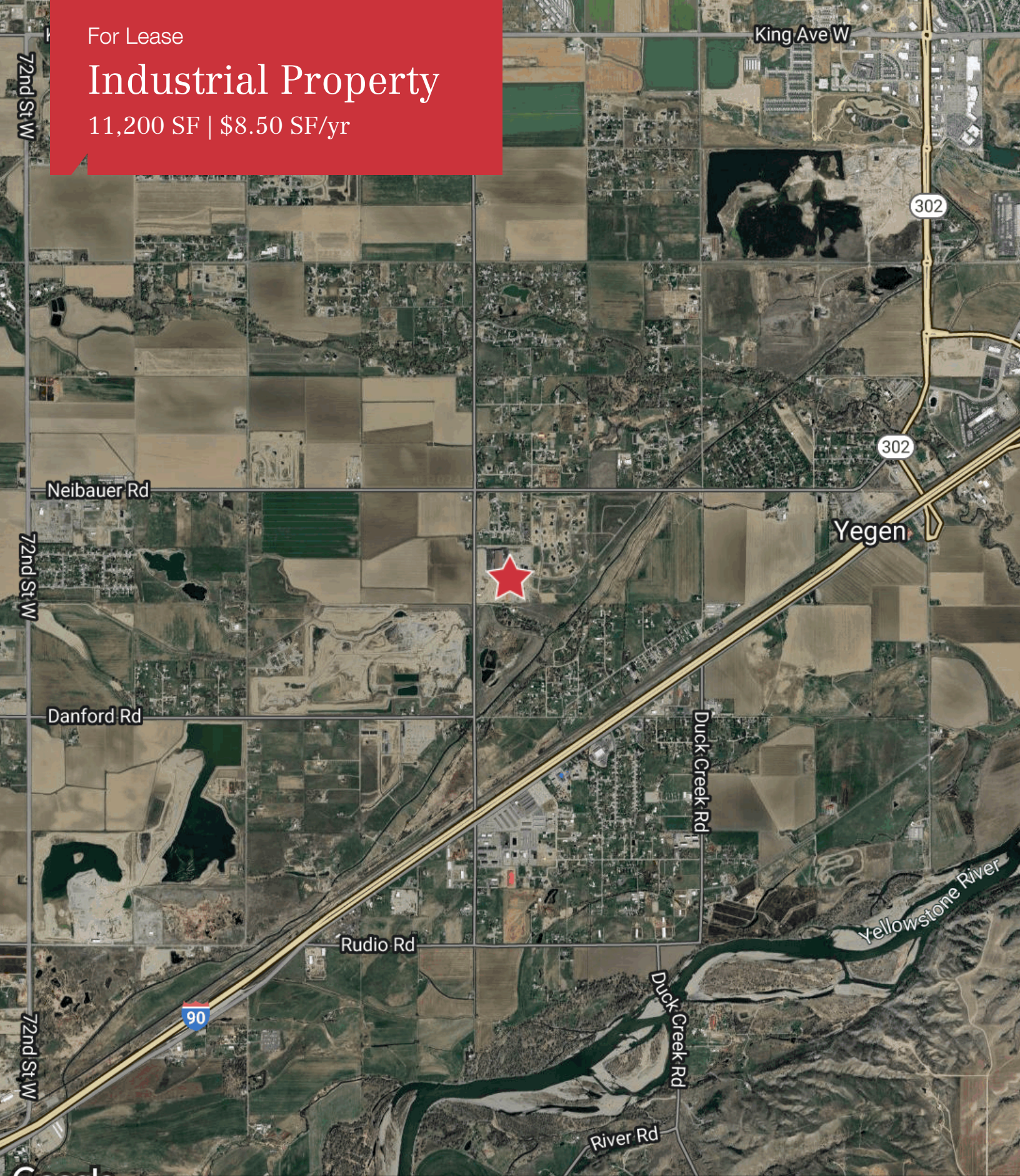




For Lease

# Industrial Property

11,200 SF | \$8.50 SF/yr



Google

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