



4290 Neibauer Rd

4290 Neibauer Rd | Billings, Montana 59106

Property Highlights

- Three 200,000 BTU Heaters
- 3-Phase Power
- Round High Bay LED Lights
- Two 50 Amp Outlets
- Two 200 Amp Panels
- R21 Insulation (Walls) R49 Insulation (Lid)
- Two Single Stall Restrooms

Property Description

Introducing a prime commercial opportunity at 4290 Neibauer Rd in Billings. This property offers multiple drive in doors as well as dock-high access. The spacious interior of 9,600 square feet makes this a great option for small to medium size businesses. The strategic location also has excellent visibility from I-90.

Lease Rate: \$13.00 SF/yr (NNN)

OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (NNN)
Available SF:	9,600 SF
Lot Size:	8.041 Acres
Building Size:	9,600 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	401	6,620	21,070
Total Population	959	13,281	43,630
Average HH Income	\$125,821	\$88,962	\$85,260





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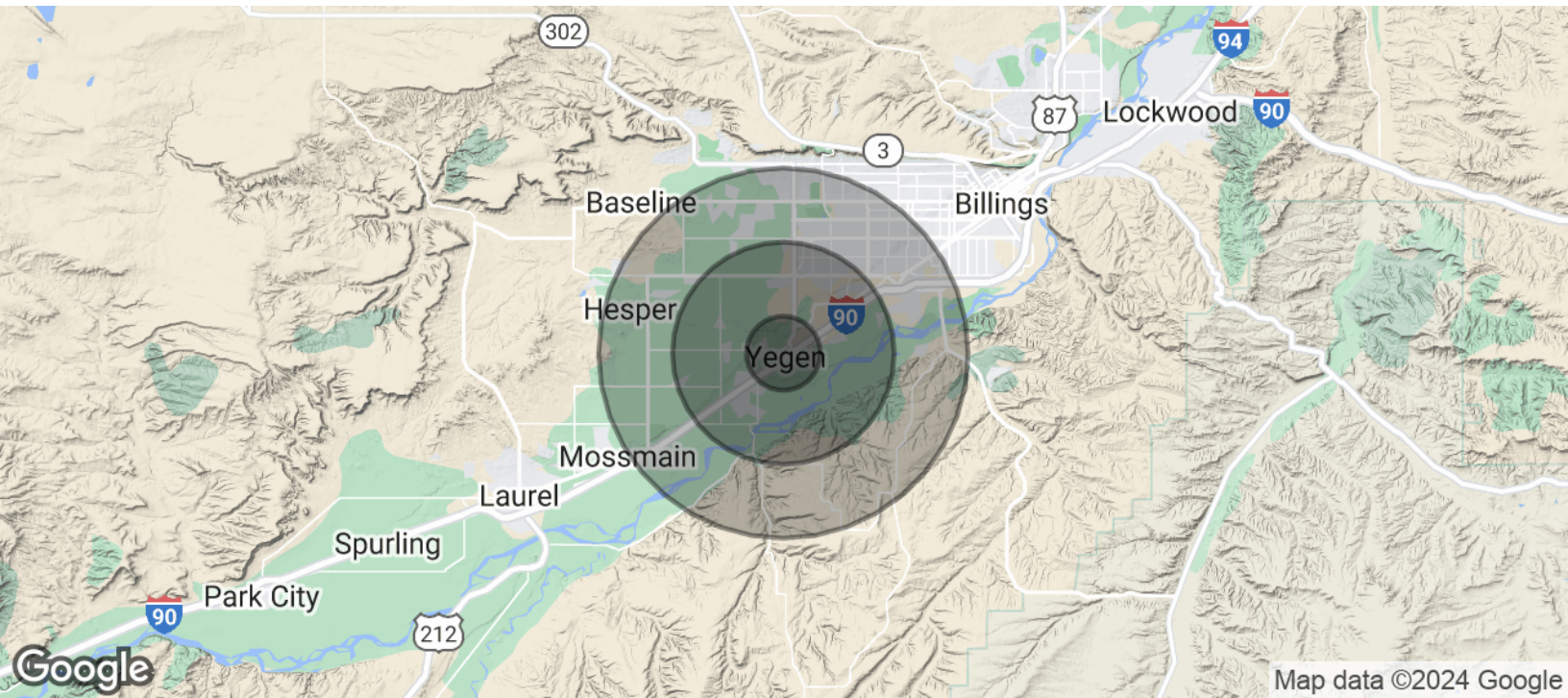




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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	959	13,281	43,630
Average Age	40.5	40.5	42.2
Average Age (Male)	39.9	39.0	40.6
Average Age (Female)	39.9	40.9	43.2

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	401	6,620	21,070
# of Persons per HH	2.4	2.0	2.1
Average HH Income	\$125,821	\$88,962	\$85,260
Average House Value	\$302,092	\$277,805	\$266,476

2020 American Community Survey (ACS)

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