





WAREHOUSE/DISTRIBUTION

9.600 SF



## 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 dockhigh 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)



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#### **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

## **NA** Business Properties

FOR LEASE



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9,600 SF





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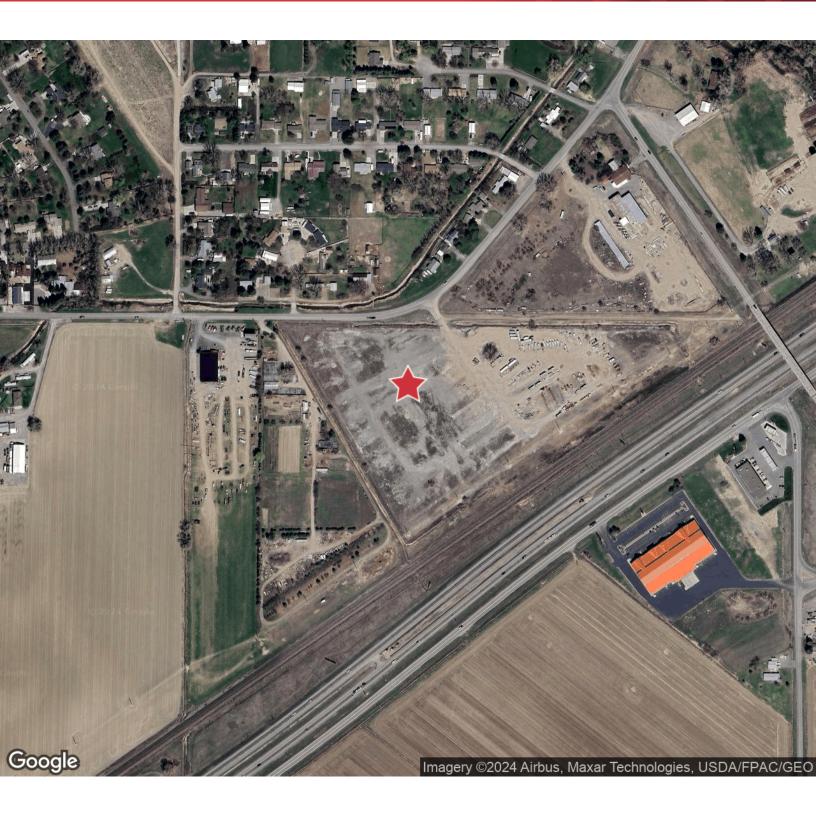
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# **N** Business Properties

FOR LEASE WAREHOU

WAREHOUSE/DISTRIBUTION

9,600 SF





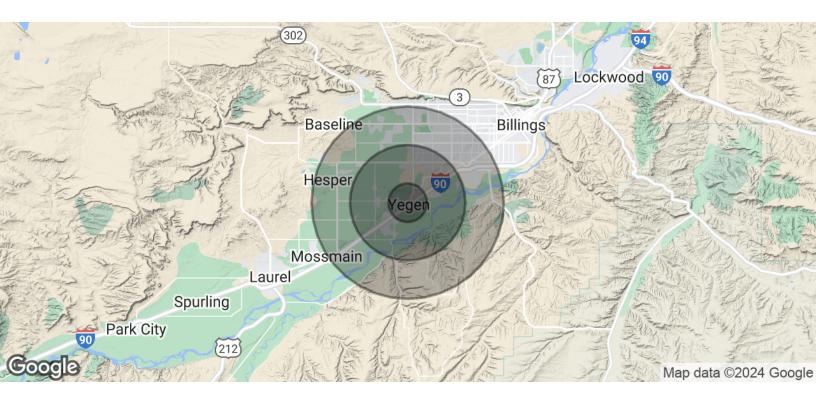
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## **NA** Business Properties

FOR LEASE WAREHOUSE/DISTRIBUTION

9,600 SF



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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