

# NAI Business Properties

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Warehouse/Shop Space  
Available January 2010

For Sale or For Lease  
Billings, Montana

## History of Grand Totals

YEAR	SQ. FT.
1997	537,755
1998	451,339
1999	557,669
2000	345,638
2003	550,244
2004	665,503

Up to 5,000 SF (24)	Land Acres or SF	Building Sq. Ft.	Price or Rent/Month
5825 Titan Avenue (9B)		1,200	
610 Lohwest Lane (7)		1,320	
610 Lohwest Lane (8)		1,320	
2525 Old Hardin Road		2,000	
2521 Old Hardin Road		2,000	
1033 S. 29th St W.		2,250	
708 Lohwest Lane (D)		2,400	
2625 Overland Ave. (C)		2,520	
1728 Lampman Dr. (E)		2,560	
1728 Lampman Dr. (F)		2,560	
1375 Montana Avenue		2,827	
1111 Maggie Lane		3,000	
7340 Eggebrecht Lane		3,000	
2539 Old Hardin Road		3,075	
1150 So. 29th St. W		3,300	
3907 1st Avenue So.		3,400	
2101 Lampman Drive		3,500	
2209 Grand Avenue		3,700	
1375 4th Ave No. (C10)		4,000	
530 Sioux Lane		4,800	
1315 Montana Avenue		4,809	
525 Kuhlman Drive		4,936	
2751 Enterprise Avenue		3,900	
2747 Enterprise (2 units)		5,186	
<b>SUBTOTAL</b>		<b>73,563</b>	
<b>5,000 - 10,000 SF (10)</b>			
2815 King Ave. E. (2)		5,320	
26 Orchard Lane		5,400	
6809 King Avenue W		6,000	
457 Daniel		6,000	
116 North 11th Street		6,736	
1415 S. 32nd St. W.		7,000	
Sugar Avenue		7,200	
7342 Eggebrecht Lane		7,500	
1339 Montana Avenue		7,792	
1724 8th Avenue North		9,895	
<b>SUBTOTAL</b>		<b>68,843</b>	
<b>10,000 - 20,000 SF (15)</b>			
2701 Overland		10,000	
1353 Taylor Place		11,308	
5056 Jellison Road		11,500	
7128 Commercial Ave.		12,000	
3708 S. Frontage Road		12,000	
3101 1st Avenue So.		12,250	
7325 Mossmain Lane		12,800	
1215 Monad Road		13,200	
415 North 16th Street		15,800	
423 Erie Drive		15,800	
141 Florine		15,982	
401 North 23rd Street		16,680	
1535 Industrial Avenue		18,000	
1701 Minnesota Ave.		19,565	
1415 1st Avenue No.		19,800	
<b>SUBTOTAL</b>		<b>216,685</b>	
<b>Over 20,000 SF (9)</b>			
419 Daniel Street		21,480	
131 Moore Lane		23,000	
4005 1st Avenue S		23,547	
1480 Pacific Avenue		24,141	
10148 Rudio Road		25,200	
3805 Hwy 312		27,000	
1737 King Avenue W		28,000	
301 Orchard Lane		28,264	
7232 Grand Avenue		43,000	
1440 S 24th Street W		69,490	
<b>SUBTOTAL</b>		<b>313,122</b>	

**GRAND TOTAL (58)**

**672,213**



This survey is a best estimate of properties available, including listings of all brokers as well as unlisted properties in Billings.