

!! NEW ON MARKET !!

Office/Shop Building

BILLINGS WEST END

FOR LEASE

WHERE: Located on Billings growing west end at
2671 Gabel Road

WHAT: This 8,732 SF building is currently occupied by Brown Plumbing & Heating. The building includes 1,232 SF of main floor offices, 952 SF of upper-level offices, and 6,548 SF of heated shop/warehouse. The large land parcel is 38,648 SF, so the property has a large graveled and fenced yard adjacent to the building on the north and east sides. Efficient metal building in high traffic location on Gabel Road.

WHEN: Available for August 1, 2024 Occupancy

LEASE: \$8,500 per month plus triple net expenses and utilities. Owners will consider 5-10 year lease terms.

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