



DIAMOND
REAL ESTATE

145 Grand Avenue, Suite 8
Billings, Montana 59101
office 406-256-0400
diamond-real-estate.com

5505 Abby Road

For Lease



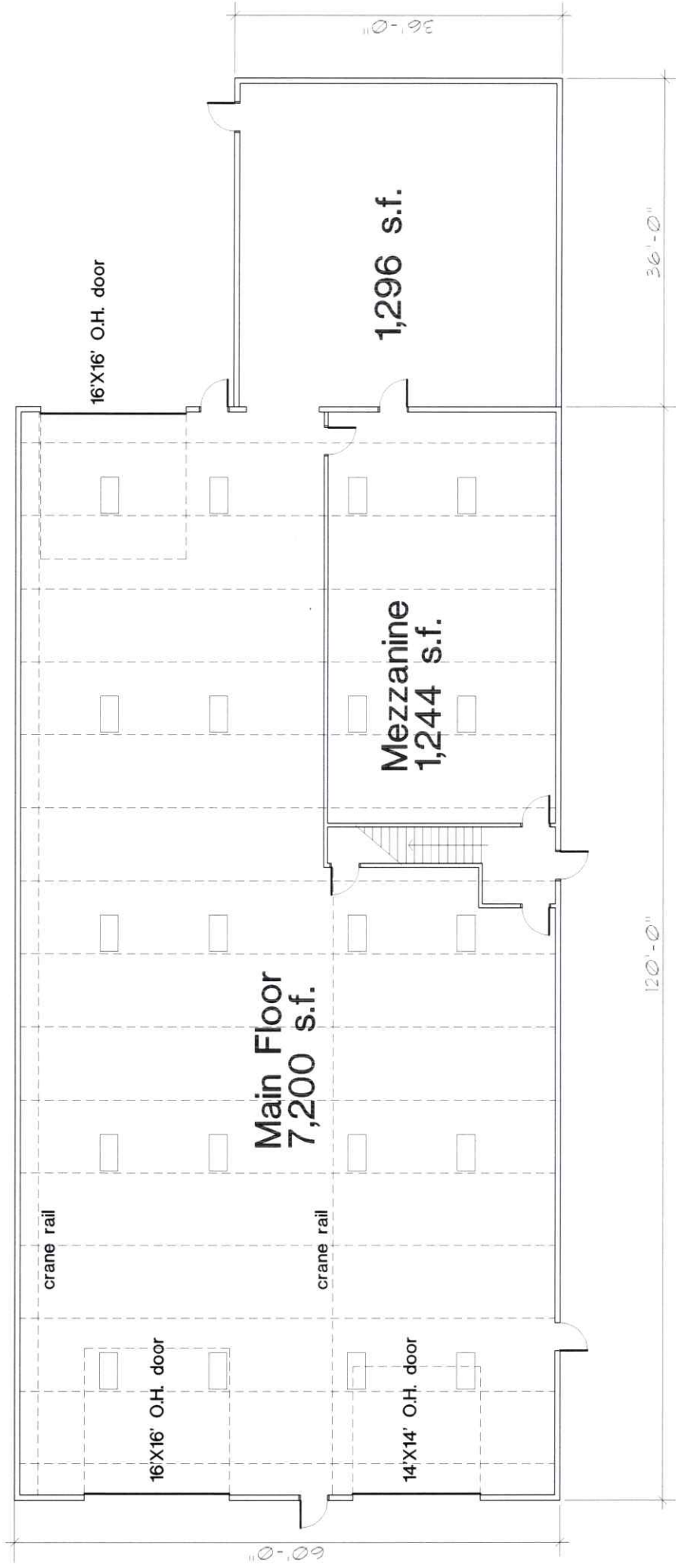
- Mackenzie Meadows Subdivision located at 56th Street W & Neibauer Road
- 8,496 sq. ft. Warehouse with 20' Sidewalls and a Drive-thru Bay
- Warehouse is 60'x120' (7,200 sq. ft.) with 2-16'x16' and 1-14'x14' OH Doors
- It features a Showroom (1,296 sq. ft.) in the front of the building
- Inside the Warehouse is a 1,244 sq. ft. Office Rest Room area with an enclosed Mezzanine area directly above with an 11' ceiling
- The building has 600 Amp/480 Volt 3-Phase power with a well & Septic
- Easy Access to the City and I-90
- Unzoned
- **\$6,700 Month plus Utilities**

Chuck Platt

406-861-8000

PRELIMINARY CONCEPT LAYOUT FOR: 5505 ABBEY ROAD

SPARKS PROPERTIES BILLINGS, MONTANA



REFERENCE NORTH



4-26-2021