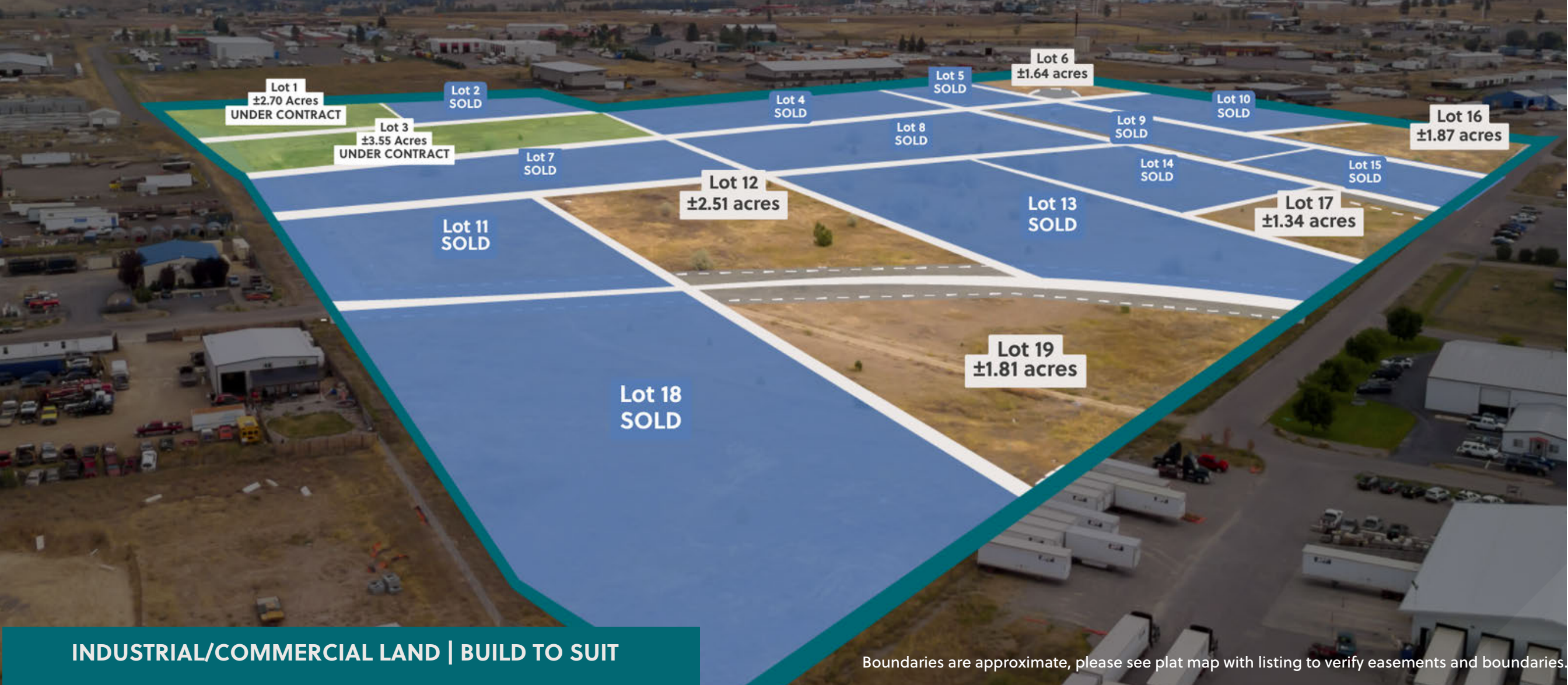




INDUSTRIAL/COMMERCIAL LAND | BUILD TO SUIT

Boundaries are approximate, please see plat map with listing to verify easements and boundaries.



Grass Valley Industrial Park at I-90 & US-93

Missoula County, Montana

Exclusively listed by:
Matt Mellott, CCIM | SIOR
Matt@SterlingCREadvisors.com
406.203-3950



GRASS VALLEY
Industrial Park



SterlingCRE
ADVISORS

Contents

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[Executive Summary](#)

[Location](#)

[Demographics](#)

[Property Details](#)

[Market Overview](#)

[Brokerage Team](#)

[Limiting Conditions](#)

Boundaries are approximate, please see plat map with listing to verify easements and boundaries

Opportunity Overview

SterlingCRE Advisors is pleased to present Grass Valley Industrial Park (GVIP), Missoula’s newest industrial park located close to the Interstate 90 and US-93 Interchange (Exit 96).

Industrial lots are hard to find in Missoula, especially with municipal services and ease of access to major transit corridors. GVIP offers quick, traffic signal protected truck access to Interstate 90, US Hwy 93, and MT-474.

Each lot has paved access roads, access to city of Missoula sewer and municipal scale water (including fire flow of up to 1,500 gal/min for 4 hours) from the forthcoming Wye West Water System.

The Wye is home to numerous logistics, manufacturing and large equipment sales/service facilities. Companies such as Amazon, XPO Logistics, DSV, Montana Knife Company and TEMCO Logistics have their corporate homes in Missoula here.

Up to 8 lots are available ranging between ±1.34 acres up to ±3.56 acres. The lots are zoned Industrial Center Light (Missoula County zoning, ICL), which allows light manufacturing and warehousing by-right.

Interactive Links

 [Link to Listing](#)

 [Street View](#)

*A member of the seller entity is a licensed real estate broker in Montana

Address	Grass Valley Industrial Park
Price Range	\$375,000 - \$849,000
Zoning	ICL (Light Industrial)
Property Type	Industrial
Road Frontage Lots	Mocassin Lane, Enterprise Way, Racetrack Lane, and Alita Drive
Traffic Counts	MT-474 ±13,283 (2023 AADT) Interstate 90 ±20,998 (2023 AADT) Highway 93 ±10,349 (2023 AADT)
Interstate Proximity	±0.60 miles from I-90/US-93/MT-474 interchange
Access	Hwy 10 via Alita Drive, Summit Drive, or Racetrack Lane
Property Highlights	- City of Missoula Sewer and municipal scale water (including fire flow) from forthcoming Wye West Water System - Located within ±0.60 miles from I-90 / US-93 Interchange (Exit 96) - Flat topography ready for construction

Available Lots & Pricing

Lot #	Acreage	Price	Lot #	Size	Price
1	2.70	\$625,000 UNDER CONTRACT	11	2.31	SOLD
2	2.04	SOLD	12	2.51	\$675,000
3	3.55	\$849,000 UNDER CONTRACT	13	2.90	SOLD
4	2.90	SOLD	14	0.95	SOLD
5	1.45	SOLD	15	1.68	SOLD
6	1.64	\$449,000	16	1.87	\$399,000
7	3.56	SOLD	17	1.34	\$375,000
8	2.90	SOLD	18	4.30	SOLD
9	1.29	SOLD	19	1.81	\$499,000
10	0.95	SOLD			





FUTURE PHASES



GRASS VALLEY
Industrial Park

Opportunity Highlights



3 min drive to traffic signal protected access to I-90 & US-93 interchange



City of Missoula Sewer and municipal scale water (including fire flow) from forthcoming Wye West Water System



Zoned Industrial Center Light (ICL) which allows most light industrial and logistics uses



3 phase power and natural gas available



Corporate neighbors are Amazon, XPO, DSV, Old Dominion Freight, Montana Knife Company, TEMCO Logistics and others

Opportunity Highlights

LOCATION



GRASS VALLEY
Industrial Park



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Area Businesses

Companies including:

Amazon

Montana Knife Company

Paradise Dental Technologies

XPO Logistics

Old Dominion Freight

Love's Travel Center

EverLogs

TEMCO Logistics

DSV

Border States

Wilson Logistics



Location Details

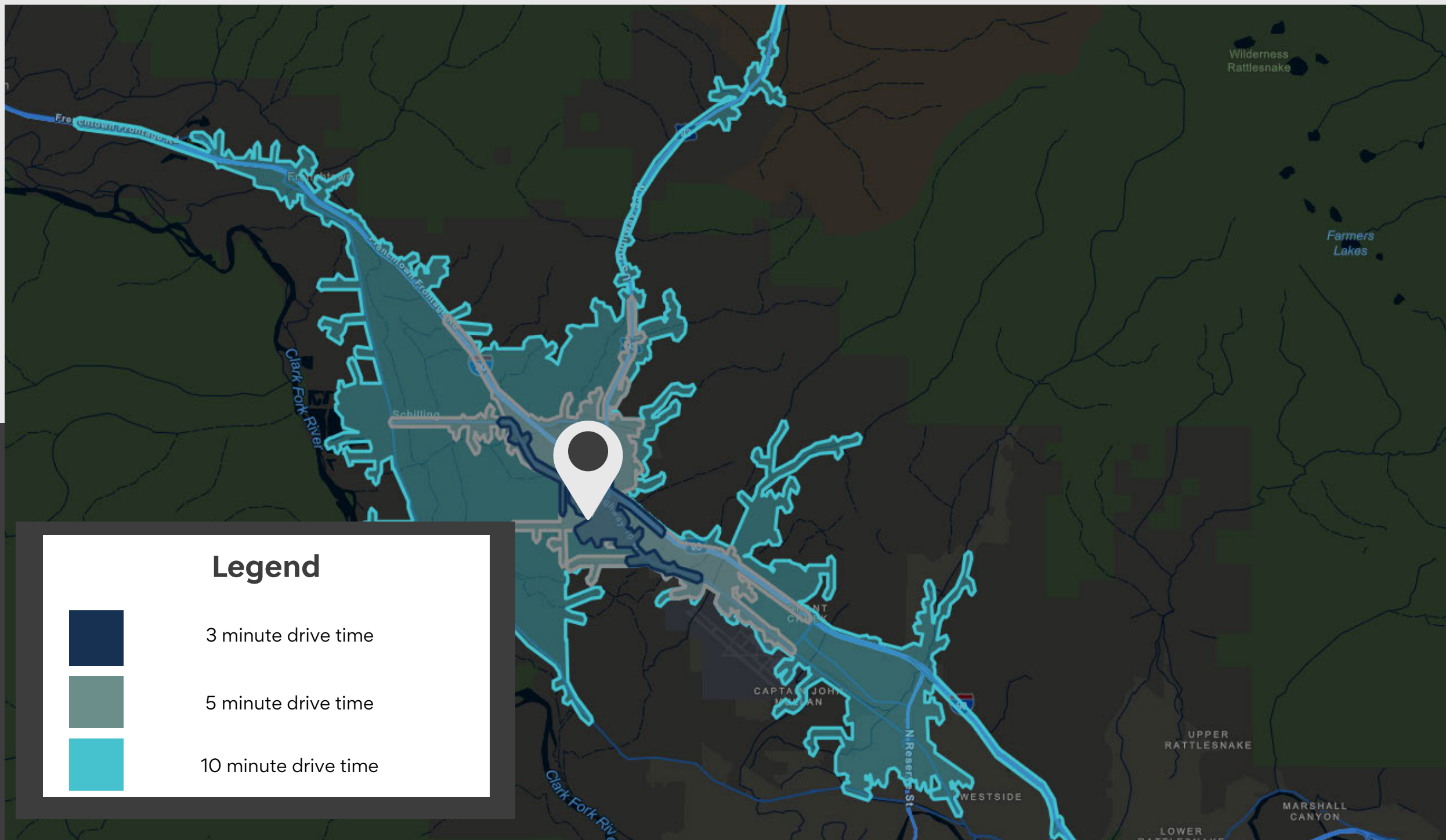
Location Overview



DEMOGRAPHICS



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Drive Time Map

KEY FACTS

10 minutes

9,844

Population



Median Age



Average Household Size

\$81,124

Median Household Income

2,718

2023 Owner Occupied Housing Units (Esri)

1,575

2023 Renter Occupied Housing Units (Esri)

BUSINESS

10 minutes



897

Total Businesses



12,201

Total Employees

HOUSING STATS

10 minutes



\$452,118

Median Home Value



\$11,351

Average Spent on Mortgage & Basics



\$1,075

Median Contract Rent

2024 Households by income (Esri)

10 minutes

The largest group: \$100,000 - \$149,999 (20.4%)

The smallest group: \$25,000 - \$34,999 (3.4%)

Indicator ▲	Value	Diff	
<\$15,000	5.8%	-1.4%	
\$15,000 - \$24,999	5.8%	-1.1%	
\$25,000 - \$34,999	3.4%	-3.2%	
\$35,000 - \$49,999	17.8%	+2.7%	
\$50,000 - \$74,999	10.8%	-4.7%	
\$75,000 - \$99,999	20.0%	+3.2%	
\$100,000 - \$149,999	20.4%	+4.3%	
\$150,000 - \$199,999	8.8%	+2.0%	
\$200,000+	7.1%	-1.9%	

Bars show deviation from Missoula County

Variables	3 minutes	5 minutes	10 minutes
2022 Total Population	91	904	9,844
2022 Household Population	91	903	9,798
2022 Family Population	75	713	7,310
2027 Total Population	95	932	10,801
2027 Household Population	95	931	10,755

Variables	3 minutes	5 minutes	10 minutes
2022 Per Capita Income	\$36,785	\$49,430	\$42,172
2022 Median Household Income	\$82,494	\$112,613	\$81,124
2022 Average Household Income	\$96,891	\$137,148	\$98,645
2027 Per Capita Income	\$44,409	\$57,716	\$50,429
2027 Median Household Income	\$91,757	\$127,013	\$92,417

PROPERTY DETAILS



GRASS VALLEY
Industrial Park



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PRELIMINARY PLAT OF
GRASS VALLEY INDUSTRIAL SUBDIVISION
A SUBDIVISION OF THE COUNTY OF MISSOULA, MONTANA
LOCATED IN THE W 1/2 OF SECTION 28,
T. 14 N., R. 20 W., PRINCIPAL MERIDIAN, MONTANA



LEGEND-PROPOSED

- EDGE OF ASPHALT
- ASPHALT
- GRAVEL SURFACING
- WATER MAIN
- WATER SERVICE
- SANITARY SEWER MAIN
- SANITARY SEWER SERVICE
- STORM DRAIN
- CULVERT
- FENCE
- ROAD DITCH
- FIRE HYDRANT
- WELL
- SANITARY SEWER MANHOLE
- STORM DRAIN INLET
- STORMWATER INFILTRATION FACILITY
- SIGN
- UTILITY EASEMENT
- NO ACCESS STRIP (ACCESS CONTROL LINE)
- NET LOT AREA (EXCLUDES ACCESSORY EASEMENTS)
- GROSS LOT AREA (INCLUDES ACCESSORY EASEMENTS)

LEGEND-EXISTING

- SUBJECT PROPERTY BOUNDARY
- PUBLIC RIGHT-OF-WAYLINE
- CONTRACT/PARCEL LINE
- EASEMENT LINE
- CONCRETE SIDEWALK
- ASPHALT
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- SANITARY SEWER MAIN
- BURIED COMMUNICATIONS LINE
- GAS MAIN
- FENCE
- IRRIGATION DITCH
- CULVERT
- CONTOUR (1 FOOT INTERVAL)
- WATER VALVE
- SANITARY SEWER MANHOLE
- COMMUNICATIONS PEDESTAL
- DECIDUOUS TREE
- MAIL BOX
- SIGN

LEGAL DESCRIPTION

LOT 9A OF RACETRACK INDUSTRIAL PARK,
LOT 9 AND RACETRACK DEVELOPMENT PARK,
PHASE 1, LOTS 1 AND 2

BASIS OF BEARINGS

MONTANA 2500 STATE PLANE COORDINATE
SYSTEM - NORTH AMERICAN DATUM 1983 (CORS).

OWNER

WILSON HOLDINGS MT LLC

SUBDIVIDER

MONTANA REAL ESTATE PROJECTS, LLC.

COMPREHENSIVE PLAN

INDUSTRIAL CENTER

TYPE OF SUBDIVISION

INDUSTRIAL

ZONING

ICL

VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM 1988

CERTIFICATE OF ENGINEER

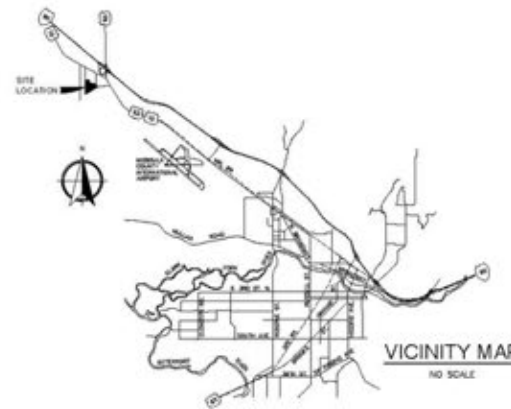
I HEREBY CERTIFY THAT THE PRELIMINARY STREET, STORM
DRAINAGE, SEWER, AND WATER PLANS WERE PREPARED
UNDER MY SUPERVISION.

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THE BOUNDARY AND PRELIMINARY
LOT DESIGNS OF THIS PROPOSED SUBDIVISION WERE
PREPARED UNDER MY SUPERVISION.

AREAS

LOT AREA = 42.89 ACRES
UTILITY TRACT = 0.49 ACRES
TOTAL AREA = 43.38 ACRES

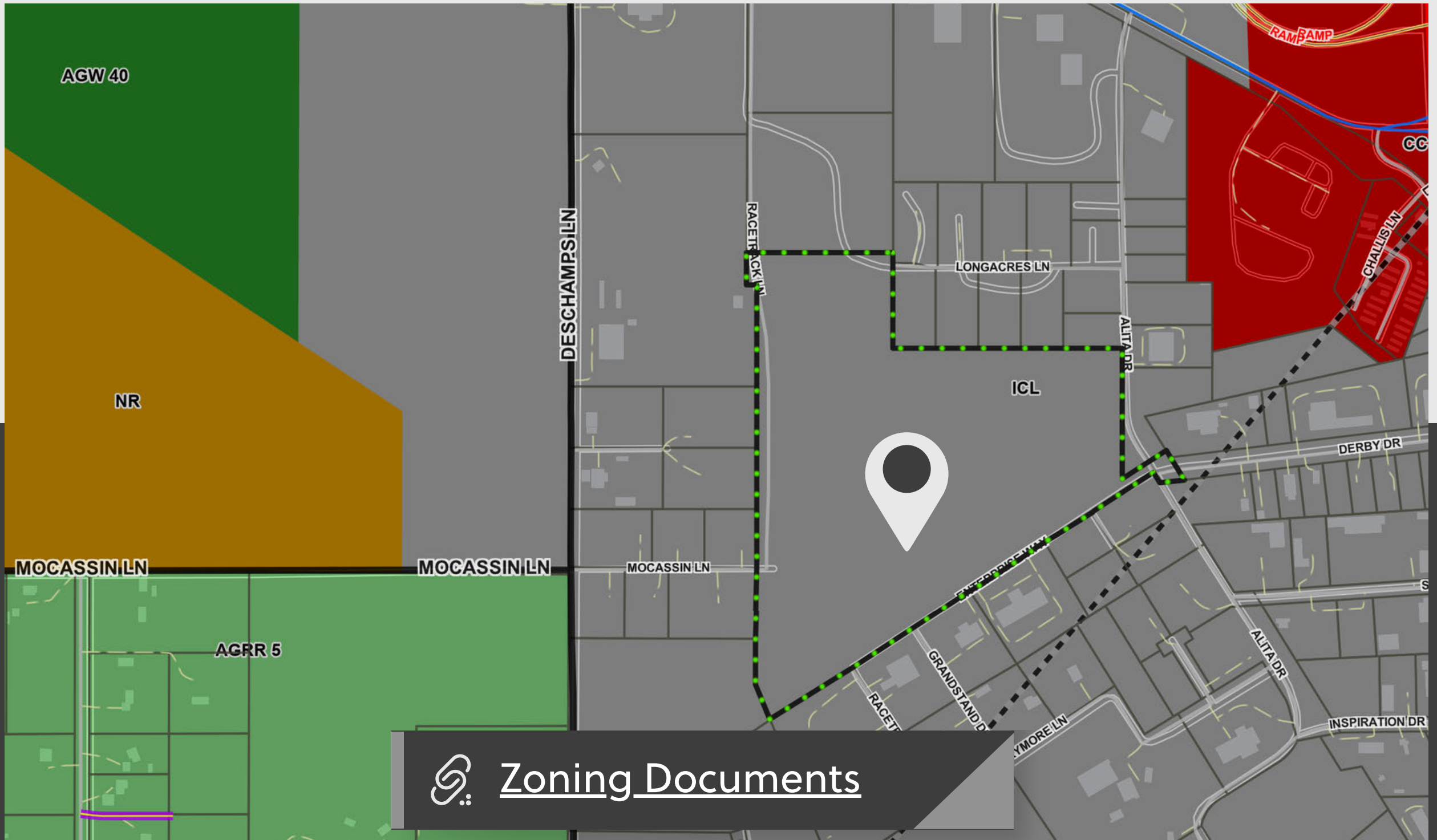


1/4	SEC.	T.	R.
8	28	14N.	20W.
9			
10			

SHEET 1 OF 3
DATE: OCTOBER 2023
DRAFT: CEG
PROJECT NO.: 22-10-17.2
FILE NO.: 221017_PREL PLAT.DWG
LAYOUT TAB: SH1

PRELIMINARY
PLOTTED: 10/31/23
SAVED: 10/30/23





Financials



GRASS VALLEY
Industrial Park



SterlingCRE
ADVISORS

2026 Grass Valley Industrial Park Budget

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Totals
Admin													
Software Fees	-	-	-	\$85.50	-	-	\$85.50	-	-	\$85.50	-	-	\$256.50
Postage	-	-	-	\$15	-	-	\$15	-	-	\$15	-	-	\$45
Annual SOS Filing	-	-	-	\$20	-	-	-	-	-	-	-	-	\$20
Insurance													
Common Area Insurance	-	-	\$2,500	-	-	-	-	-	-	-	-	-	\$2,500
Professional Services													
Accounting/Tax Prep	-	-	-	\$750	-	-	-	-	-	-	-	-	\$750
Management Fees													
Management Fees	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000
Repairs & Maintenance													
Snow Removal	\$879	\$1,900	\$1,550	\$250	-	-	-	-	-	-	-	\$500	\$5,079
Taxes													
Taxes	-	-	\$500	-	-	-	-	-	-	-	-	-	\$500
Total Expenses	\$1,379	\$2,400	\$5,050	\$1,620.50	\$500	\$500	\$600.50	\$600.50	\$500	\$600.50	\$500	\$1000	\$15,150.50

MARKET OVERVIEW



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Missoula Air Service

Missoula International Airport offers direct flights to major cities on the west coast and midwest.

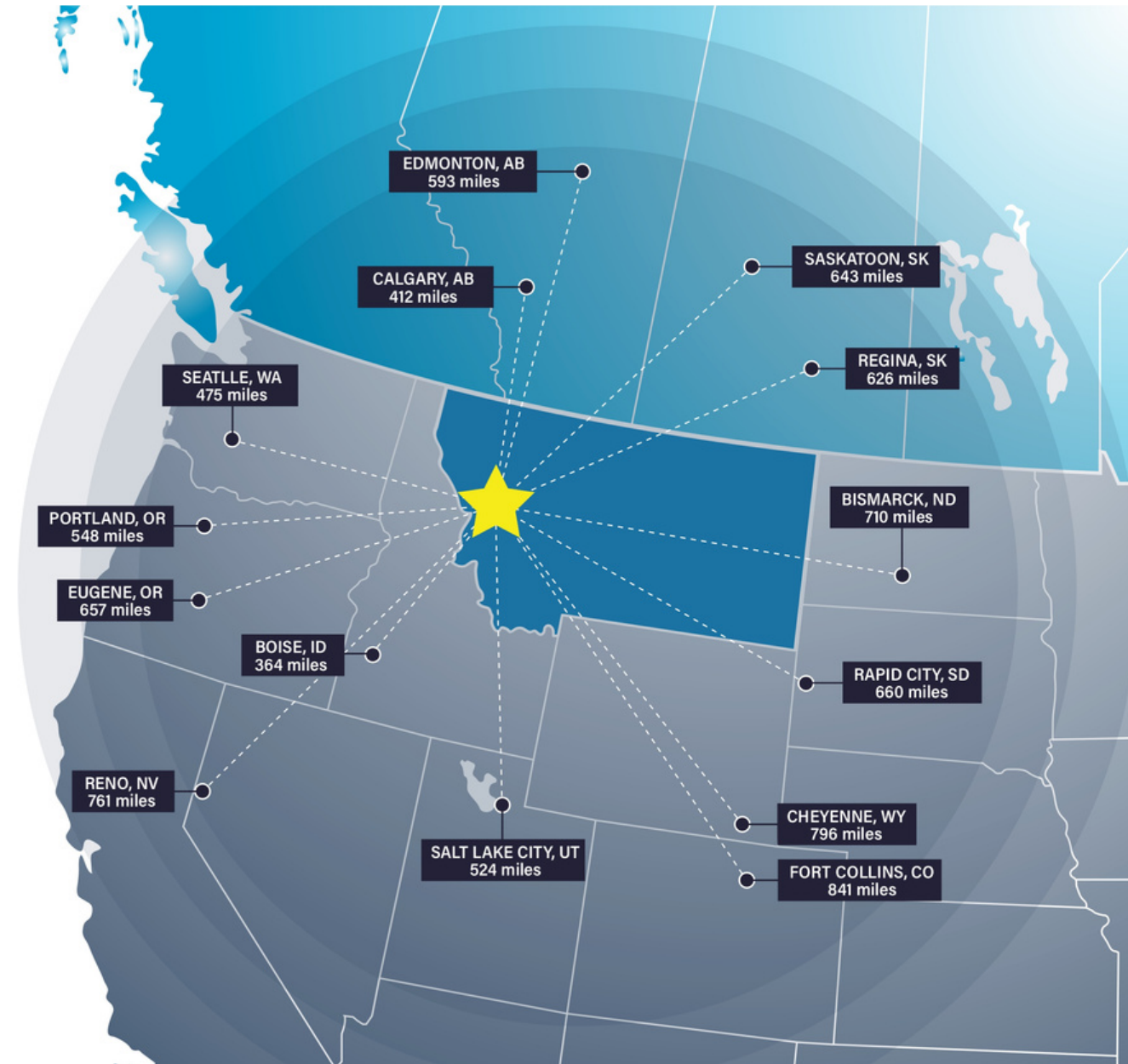


Missoula Access

Missoula offers strategic proximity to major cities in the Pacific Northwest, Midwest, and Canada.

Missoula is within a day's truck drive of cities across the Northwest, including major Canadian metros. Easy access to Interstate 90 and US Highway 93 means Montana's major cities including Billings, Bozeman, Butte, Helena, Great Falls, Kalispell and Missoula are within a half day's drive.

Access to rail and the Missoula International Airport round out the city's access to a multimodal transportation network.



Access Across the Northwest

Top Employers

University of Montana

3,000+ employees

Missoula County Public Schools

3,000+ employees

St. Patrick Hospital

1000+ employees

Montana Rail Link

1,000+r employees

Community Medical Center

1000+ employees

Missoula County

500+ employees

City of Missoula

500+ employees

Allegiance Benefits

500+ employees

Noteworthy

Submittable 



workiva



Pathlabs



Cognizant



Source: Montana Department of Labor & Industry | lmi.mt.gov & Zippia | zippia.com



About Missoula

ACCOLADES

#1 Most Fun City for Young People

Smart Assets

#2 Best Places to Live in the American West

Sunset Magazine

Top 10 Medium Cities for the Arts

2023 Southern Methodist University

#4 Best Small Cities in America to Start a Business

Verizon Wireless

#10 Best Small Metros to Launch a Business

CNN Money

#6 Best Cities for Fishing

Rent.com

#1 City for Yoga

Apartment Guide

Top 10 Cities for Beer Drinkers

2015, 2016, 2017, 2019, 2022

International Public Library of 2022

The International Federation of Library Associations World Congress

PEOPLE

12.5% Population Growth - 2012-2022

Missoula ranks among highest net migration cities in US

Median Age 34 Years Old

The median age in the US is 39

58.8% Degreed

Associates degree or higher, 18.7% have a graduate level degree

24.7% High Income Households

Incomes over \$100,000 a year

53.4% Renters

Top 5 Occupations

Office & Admin Support, Food Service, Sales, Transportation

ACCESS

16 Minutes

Average Commute Time

15.6% Multimodal Commuters

Walk or bike to work

81 Hours Saved

81 hours saved in commute yearly over national average

14 Non-Stop Air Destinations

With a recently upgraded terminal at the Missoula International Airport

62 Miles

Of bike lanes with a Gold rating from the League of American Bicyclists

12 Routes

Provided by a bus network across the City of Missoula

11 EV Charge Stations

Available to the public across Missoula

ECONOMY

Designated as a Tech Hub

Western Montana was one of 30 applicants out of 200 designated as a Tech Hub by the federal government and now eligible for millions of dollars in funding for research in smart, autonomous and remote sensing technologies.

Diversity Among Top Employers

University of Montana (education), Providence Health Services/St. Patrick's Hospital (medical), Community Medical Center (medical), Montana Rail Link (transportation), Neptune Aviation (aviation services)

High Labor Participation

Missoula consistently offers one of the highest labor force participation rates in the country.

Expanding Industries

Missoula has seen major growth in construction, professional, scientific, and manufacturing businesses over the past decade.

Growing Number of Technology Companies

Cognizant, onX, Submittable, and Lumenad are some leading tech firms in Missoula

Brokerage and Marketing Team



MATT MELLOTT, CCIM | SIOR
Commercial Real Estate Advisor

Matt delivers results for his clients through superior market knowledge, data analysis and effective negotiating. His areas of expertise include office and industrial leasing and sales, land sales and development consulting.



JESSICA BALDWIN
Brand Marketing & PR Director

Jessica enhances property visibility through strategic marketing in print, digital, and PR. Drawing on her background in brand building and online lead generation, she effectively positions properties to attract the right audience, maximizing their market presence and investment potential.



JOE TREDIK
Leasing Specialist

Joe brings a personal understanding of the local market, its trends, and its unique opportunities to the Sterling Team. He leverages his accounting background and leasing experience to provide clients with detailed financial analysis and strategic insights that enable clients to make well informed leasing decisions.



MAGGIE COLLISTER
Marketing & Project Analyst

With a background in real estate development and graphic design, Maggie creates punchy and compelling marketing pieces for listings. Her understanding of real estate and economic trends and data create strong selling points for properties in Montana's growing markets.



SARA TOWNSLEY
Research Director

Sara manages the extensive library of real estate data that provides the Sterling team accurate and up to date information on transactions and sales. Her attention to detail and organization allows for efficient valuations and pricing guidance. Sara is also the first to know about new developments and businesses in the community.

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