

# MISSOULA CROSS-DOCK FACILITY

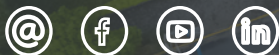
## OFFERING MEMORANDUM

2602 Industry Street, Missoula, MT 59802



**Burr & Temkin**

Transportation Real Estate Specialists Since 1983



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Matt Mellott  
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406.203.4547  
MT License#  
RRE-BRO-LIC-52907

# MISSOULA CROSS-DOCK FACILITY

FULLY LEASED TERMINAL

2602 Industry Street, Missoula, MT 59802



## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Distribution Warehouse
SITE AREA	±1.08 Acres
GROSS BLDG AREA	±3,800 SF
OFFICE AREA	±400 SF ± 300 SF Office Trailer
CLEAR	12'
LOADING DOORS	10
LOADING POSITIONS	13 (1 End Door)
ZONING	D Industrial
ADDITIONAL FEATURES	Asphalt Paving Partially Fenced External Loading Platform
YEAR BUILT	1984

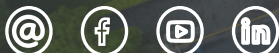


## LOCATION HIGHLIGHTS

This property is strategically positioned in Missoula's industrial corridor with direct access to I-90, approximately 2 miles south via Exit 101. The location offers efficient connectivity to US Highway 93 and MT-200, providing immediate access to major routes serving the Pacific Northwest and Rocky Mountain markets.

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**INDSUTRIAL LEASED INVESTMENT OPPORTUNITY**

2602 Industry Street, Missoula, MT 59802

## LEASE SUMMARY

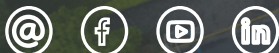
The subject property is currently leased to Montana Air Cargo through May of 2027. The existing lease provides for a monthly base rent of \$4,373 (\$52,476 annually), with 3% annual rent escalations.

- **Commencement Date:** 3/29/2021
- **Lease Expiration Date:** 5/31/2027
- **Existing Rent:** \$4,373/month, NNN
- **Escalations:** 5/1/2026 - \$4,504/month, NNN
- **Extension Options:** None



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