



SterlingCRE
ADVISORS

For Sale | Industrial Flex Condominium

5730 Expressway Unit D

Missoula, Montana

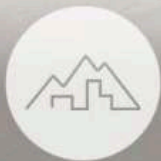
± 2,120 SF | Industrial Flex Condominium

Exclusively listed by:

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A D V I S O R S

**Image shown is of a similar unit



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Opportunity Overview

SterlingCRE Advisors is pleased to present 5730 Expressway Unit D in Missoula, Montana. This versatile industrial space has ±2,120 SF and is situated just a half mile from Interstate-90 with easy access to the Reserve Street corridor.

Suite D offers one (1) 14' grade level door, a mezzanine for storage, an air-conditioned office space, a private restroom, 200A power single phase power panel and PTAC units for added climate control in the office.

Additionally, two (2) parking spaces are available in front of the suite. Additional, dedicated parking is available for an additional monthly fee at the adjoining property.

Condo Owner Association fees are estimated at \$227 monthly and include expenses such as maintenance, repair & replacement of common elements.

The unit is currently leased but coming available for occupancy in September.

Interactive Links

 [Link to Listing](#)

 [3D Tour](#)

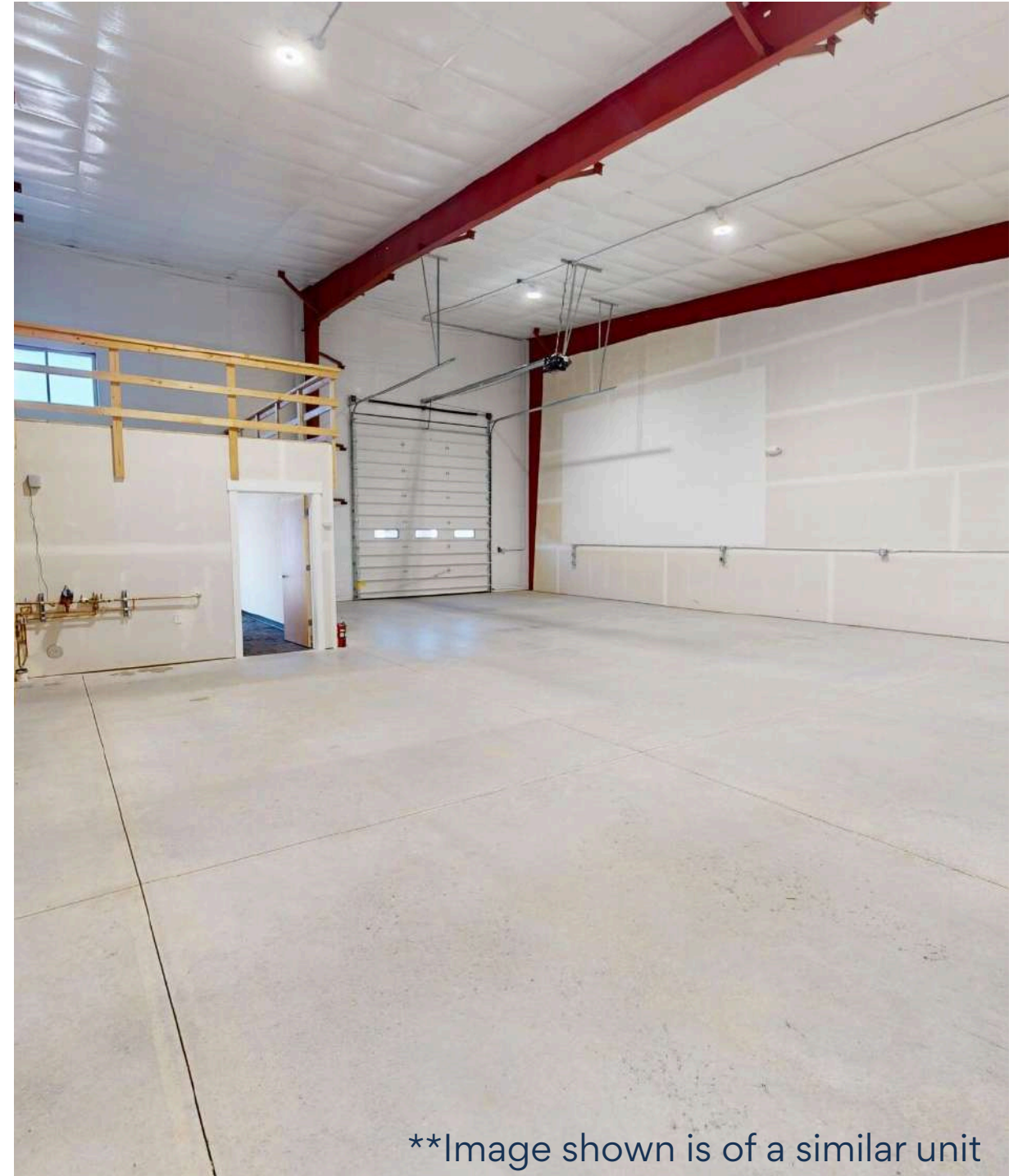
Address	5730 Expressway Unit D
Purchase Price	\$439,000
Property Type	Flex Warehouse
Building Size	±2,120 SF
Price Per Square Foot	\$207/SF
Loading	One (1) Grade Level 12' x 14' Loading Door
Utility	City of Missoula Water / Sewer 200A Single Phase power
Clear Height	18'
Buildout	±300 SF office with Restroom ±1,820 SF of Warehouse Mezzanine for extra storage

Interactive Links

 [Link to Listing](#)

 [3D Tour](#)

Note: If there are issues with video launch, you may need to update your PDF software or use the links above



**Image shown is of a similar unit

Interactive Links

5730 Expressway Unit D

\$460,000

Building SF	±2,120 SF
Geocode	04-2325-36-3-04-09-7005
Year Built	2021
Zoning	Limited Industrial (M1-2)
Access	Via Expressway
Services	City of Missoula; Northwestern Energy
Taxes	\$4,777.40 (2025)
Parking	2 Designated Parking Spaces
Traffic Count	6,313 (2022 AADT)
Interstate Proximity	½ Mile from I-90



Property Details



Located off the North Reserve Commercial Corridor; ± 0.5 mile from the Interstate 90 Interchange



12 x 14' grade level loading; 18' clear height



Designated office space & restroom area



Two (2) Dedicated parking spaces



Additional mezzanine/storage area

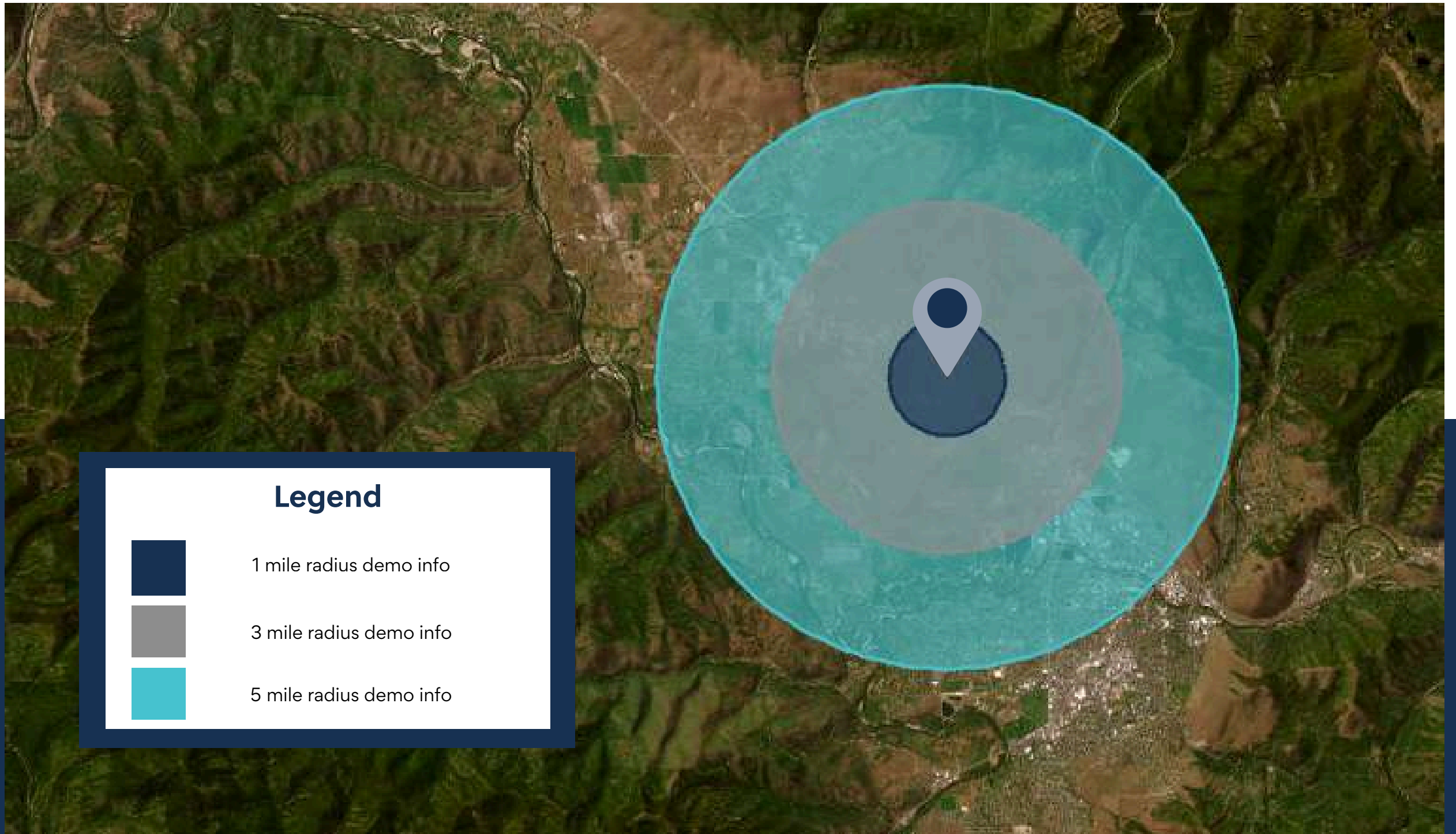
LOCATION



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Image Courtesy of Google Earth



Legend



1 mile radius demo info



3 mile radius demo info



5 mile radius demo info

KEY FACTS

1 mile ▾

1,630

Population

36.0

Median Age

2.4

Average Household Size

\$100,745

Median Household
Income

519

2023 Owner Occupied
Housing Units (Esri)

165

2023 Renter Occupied Housing
Units (Esri)

BUSINESS

1 mile ▾



186

Total Businesses



2,689

Total Employees

HOUSING STATS

1 mile ▾



\$614,286

Median Home Value



\$13,971

Average Spent on
Mortgage & Basics

\$1,023

Median Contract Rent

2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (29.5%)

The smallest group: \$15,000 - \$24,999 (1.6%)

1 mile ▾

Indicator ▲	Value	Diff	
<\$15,000	5.1%	-2.1%	
\$15,000 - \$24,999	1.6%	-5.3%	
\$25,000 - \$34,999	1.9%	-4.7%	
\$35,000 - \$49,999	21.1%	+6.0%	
\$50,000 - \$74,999	7.5%	-8.0%	
\$75,000 - \$99,999	12.0%	-4.8%	
\$100,000 - \$149,999	29.5%	+13.4%	
\$150,000 - \$199,999	7.3%	+0.5%	
\$200,000+	13.9%	+4.9%	

Bars show deviation from

Missoula County ▾

Variables	1 mile	3 miles	5 miles	Variables	1 mile	3 miles	5 miles
2022 Total Population	1,630	14,886	41,774	2022 Per Capita Income	\$47,911	\$45,556	\$41,511
2022 Household Population	1,630	14,802	41,002	2022 Median Household Income	\$100,745	\$78,825	\$68,425
2022 Family Population	1,335	10,774	27,403	2022 Average Household Income	\$122,611	\$102,025	\$90,881
2027 Total Population	2,026	17,645	45,024	2027 Per Capita Income	\$57,885	\$55,151	\$49,636
2027 Household Population	2,026	17,561	44,252	2027 Median Household Income	\$108,134	\$93,079	\$80,933
2027 Family Population	1,657	12,771	29,590	2027 Average Household Income	\$144,560	\$122,801	\$107,999

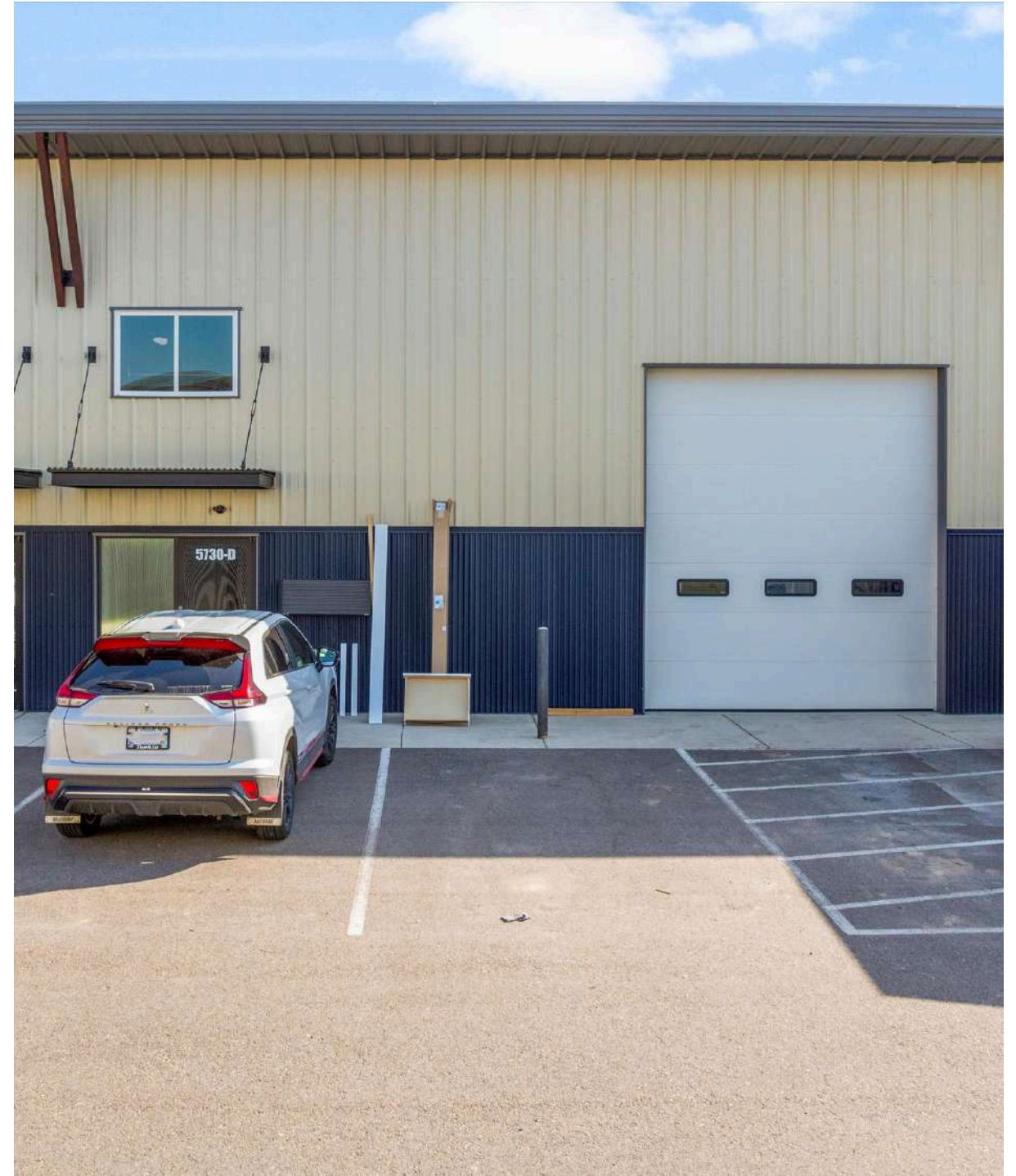
PROPERTY DETAILS



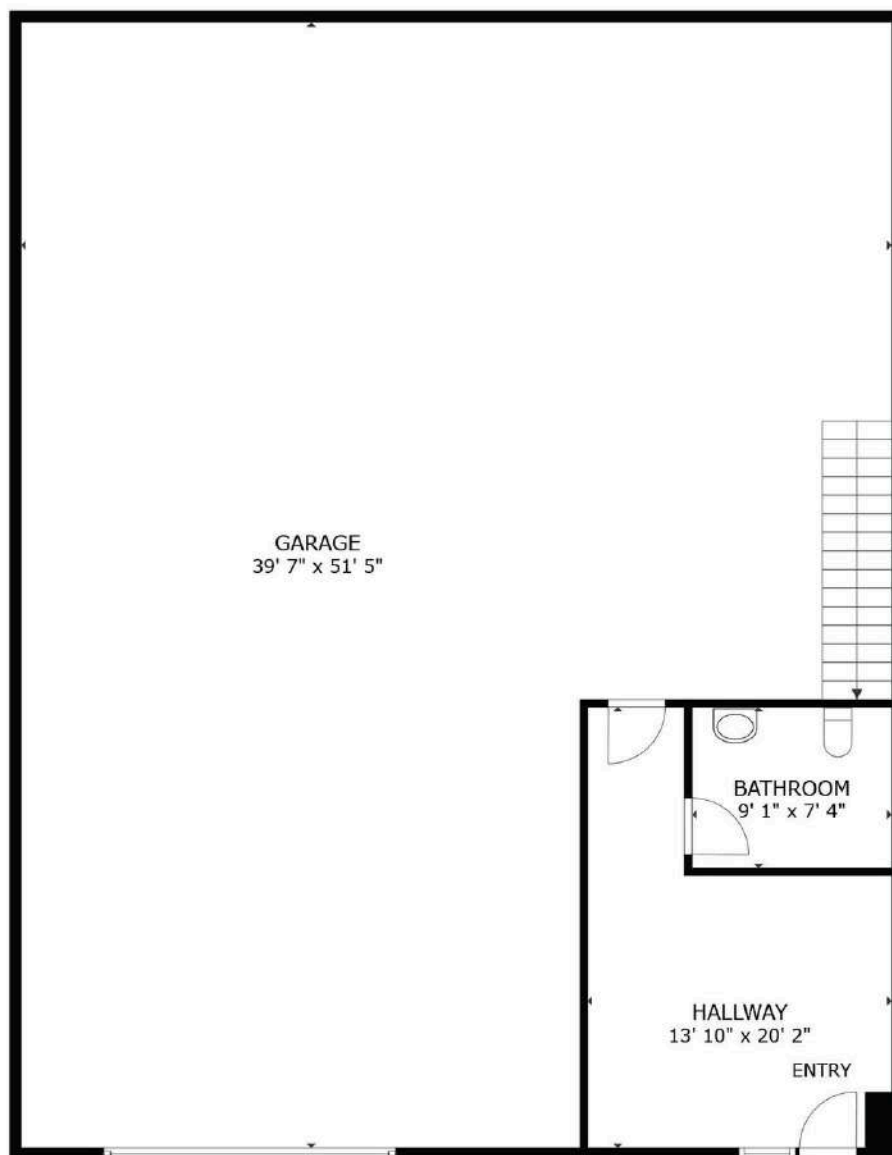
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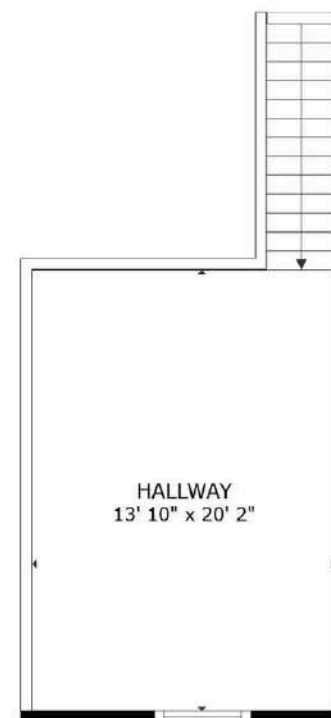




Exterior Photos



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 290 sq.ft. FLOOR 2 314 sq.ft.
EXCLUDED AREAS : GARAGE 1,746 sq.ft.
TOTAL : 605 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

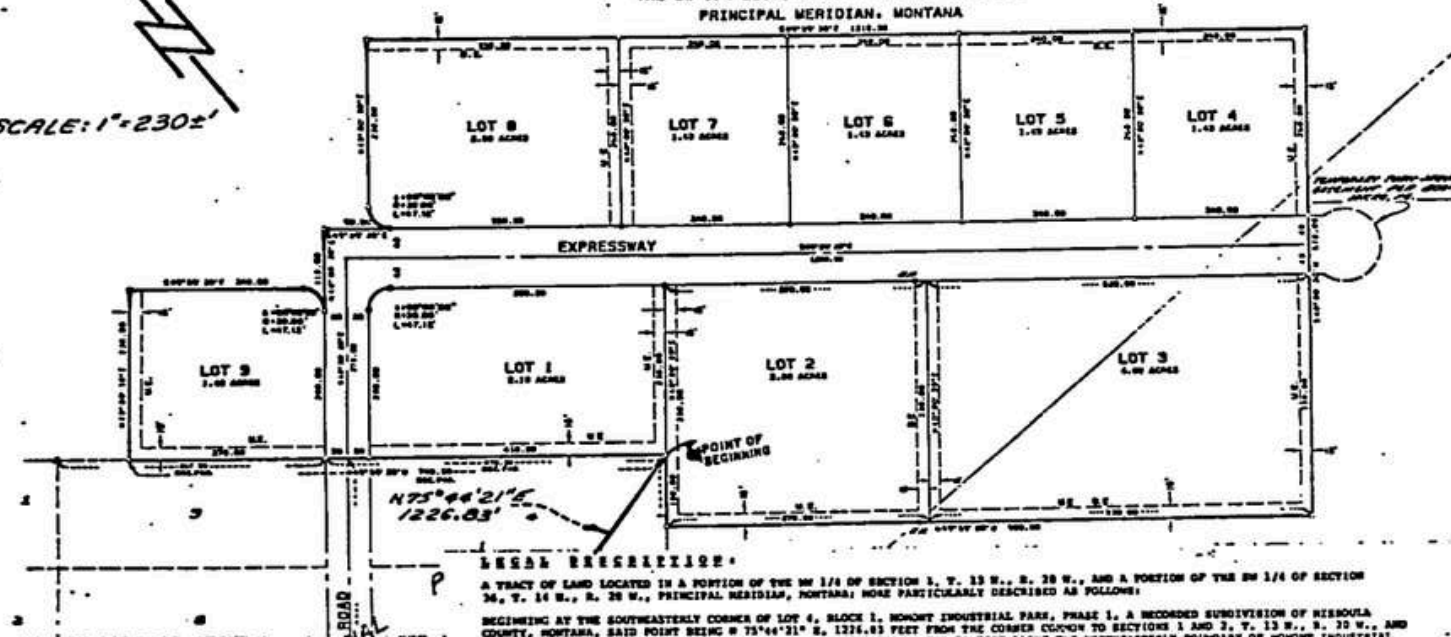
'83 DEC 1 AM 9 04

REV. 198 DATE 018

MOMONT INDUSTRIAL PARK Phase 2

A SUBDIVISION OF MISSOULA COUNTY, MONTANA
LOCATED IN THE NW 1/4 SECTION 1, T.13 N., R.20 W.,
AND
THE SW 1/4 SECTION 36, T.14 N., R.20 W.,
PRINCIPAL MERIDIAN, MONTANA

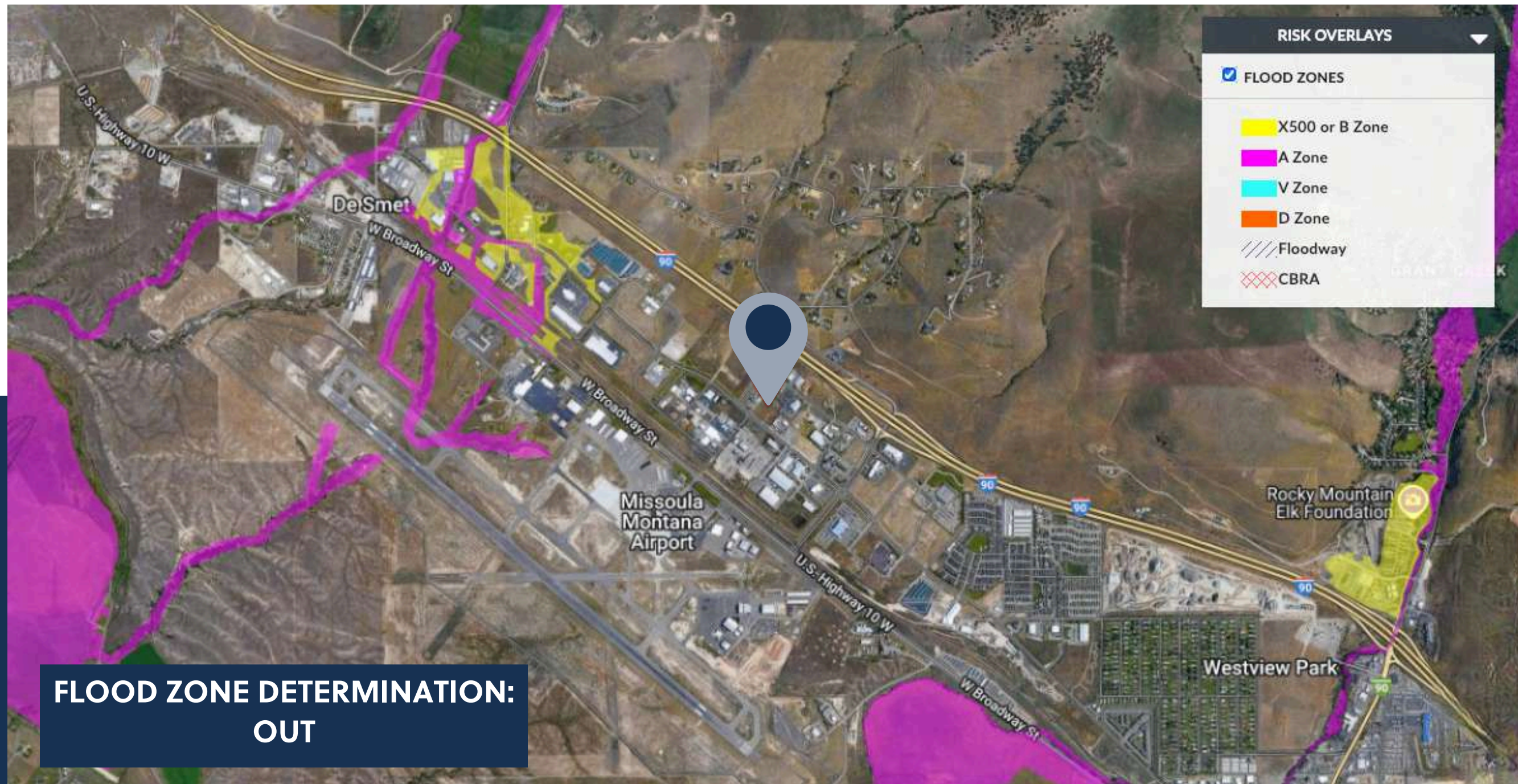
SCALE: 1"=230±'



LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN A PORTION OF THE NW 1/4 OF SECTION 1, T. 13 N., R. 20 W., AND A PORTION OF THE SW 1/4 OF SECTION 36, T. 14 N., R. 20 W., PRINCIPAL MERIDIAN, MONTANA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:




































BEGINNING AT THE SOUTHEASTERN CORNER OF LOT 4, BLOCK 1, MOMONT INDUSTRIAL PARK, PHASE 1, A RECORDED SUBDIVISION OF MISSOULA COUNTY, MONTANA, SAID POINT BEING N 75°44'21" E, 1226.83 FEET FROM THE CORNER COMMON TO SECTIONS 1 AND 2, T. 13 N., R. 20 W., AND SECTIONS 35 AND 36, T. 14 N., R. 20 W.; THENCE N 49°59'38" W, 740.30 FEET ALONG THE NORTHEASTLY BOUNDARY OF MOMONT INDUSTRIAL PARK, PHASE 1; THENCE N 48°58'38" E, 238.00 FEET; THENCE S 48°59'38" E, 740.00 FEET; THENCE ALONG A 30.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 47.12 FEET; THENCE N 48°08'38" E, 118.00 FEET; THENCE S 49°59'38" E, 90.00 FEET; THENCE CLOCKWISE ALONG A 30.00 FOOT RADIUS CURVE WITH CENTER BEING N 48°08'38" E, AN ARC DISTANCE OF 47.12 FEET; THENCE N 48°00'38" E, 230.00 FEET; THENCE S 49°59'38" E, 1218.38 FEET; THENCE S 48°00'38" W, 670.00 FEET; THENCE N 49°59'38" W, 800.00 FEET TO THE SOUTHEASTLY LINE OF LOT 4, BLOCK 1, MOMONT INDUSTRIAL PARK, PHASE 1; THENCE N 48°00'38" E, 100.00 FEET ALONG SAID LINE TO THE POINT OF BEGINNING; CONTAINING 21.08 ACRES



Soil Map—Missoula County Area, Montana



MAP LEGEND

Area of Interest (AOI)		 Spoil Area
	Area of Interest (AOI)	 Stony Spot
Soils		 Very Stony Spot
	Soil Map Unit Polygons	 Wet Spot
	Soil Map Unit Lines	 Other
	Soil Map Unit Points	 Special Line Features
Special Point Features		Water Features
	Blowout	 Streams and Canals
	Borrow Pit	Transportation
	Clay Spot	 Rails
	Closed Depression	 Interstate Highways
	Gravel Pit	 US Routes
	Gravelly Spot	 Major Roads
	Landfill	 Local Roads
	Lava Flow	Background
	Marsh or swamp	 Aerial Photography
	Mine or Quarry	
	Miscellaneous Water	
	Perennial Water	
	Rock Outcrop	
	Saline Spot	
	Sandy Spot	
	Severely Eroded Spot	
	Sinkhole	
	Slide or Slip	
	Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.
Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Missoula County Area, Montana
Survey Area Data: Version 23, Sep 16, 2024

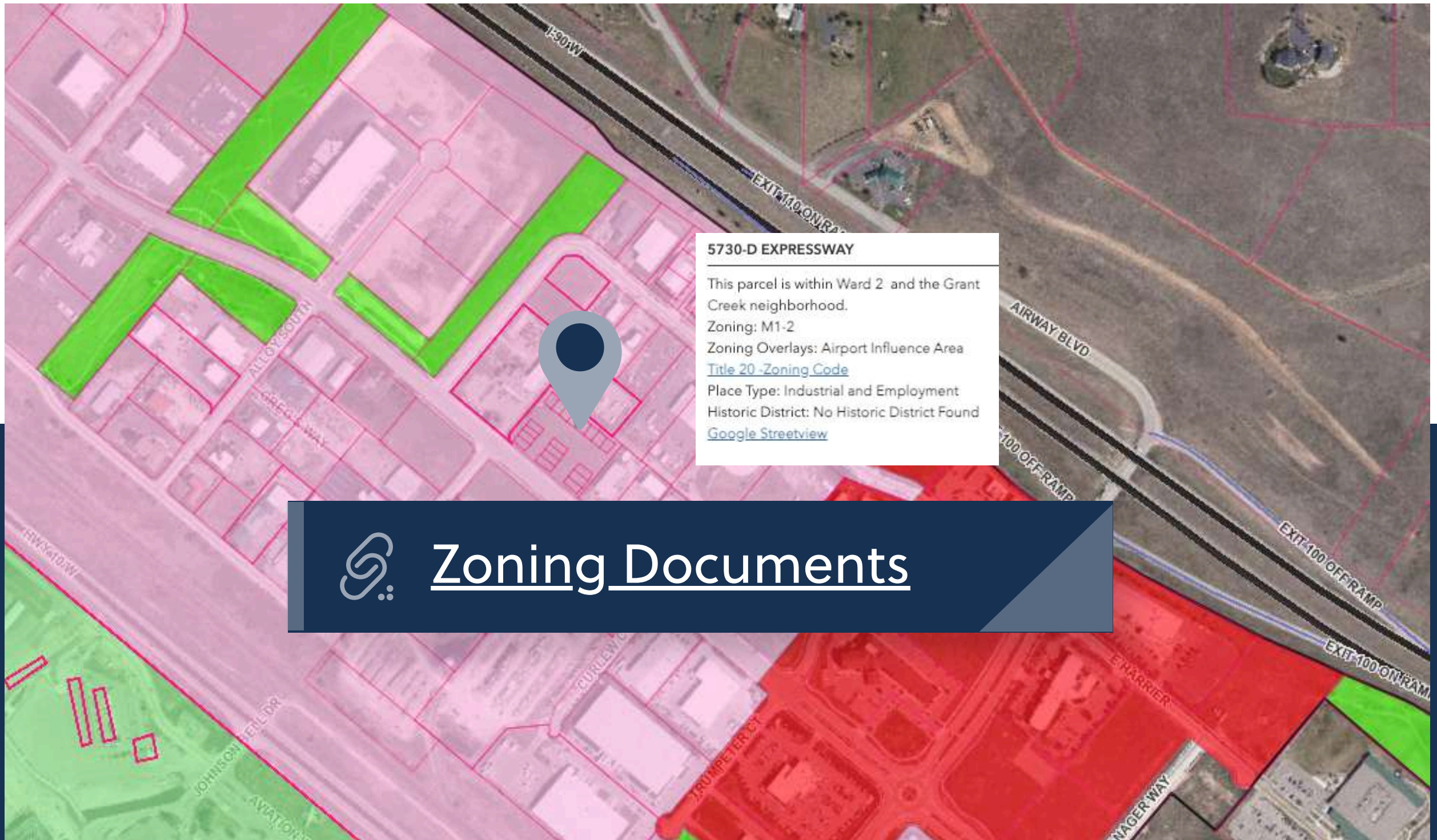
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 15, 2022—Sep 17, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
34	Desmet loam, 0 to 2 percent slopes	2.2	82.5%
45	Grassvalley silty clay loam, 0 to 4 percent slopes	0.5	17.5%
Totals for Area of Interest		2.7	100.0%



5730-D EXPRESSWAY

This parcel is within Ward 2 and the Grant Creek neighborhood.

Zoning: M1-2

Zoning Overlays: Airport Influence Area

[Title 20 -Zoning Code](#)

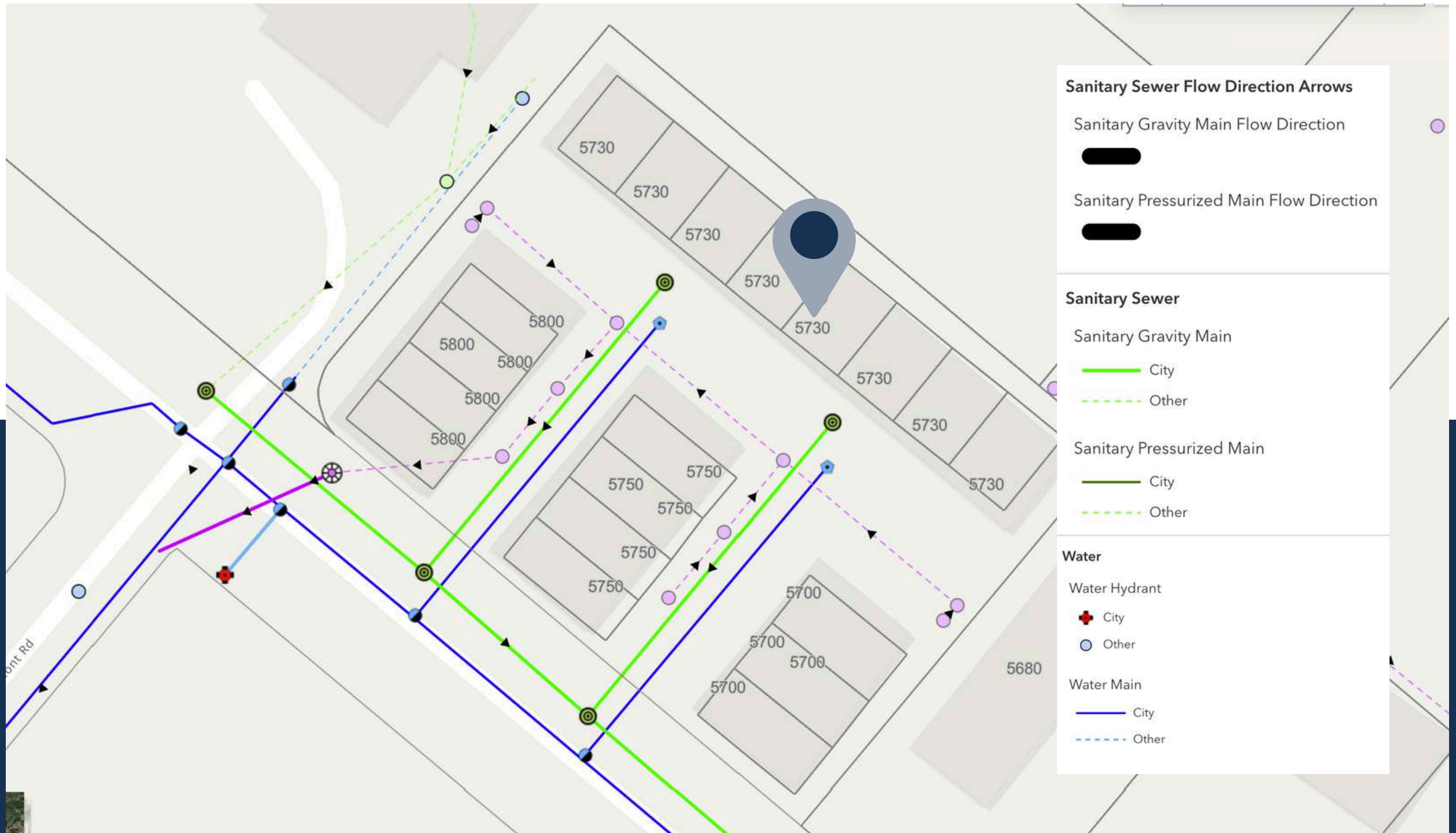
Place Type: Industrial and Employment

Historic District: No Historic District Found

[Google Streetview](#)



Zoning Documents



MARKET OVERVIEW



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Missoula Air Service

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

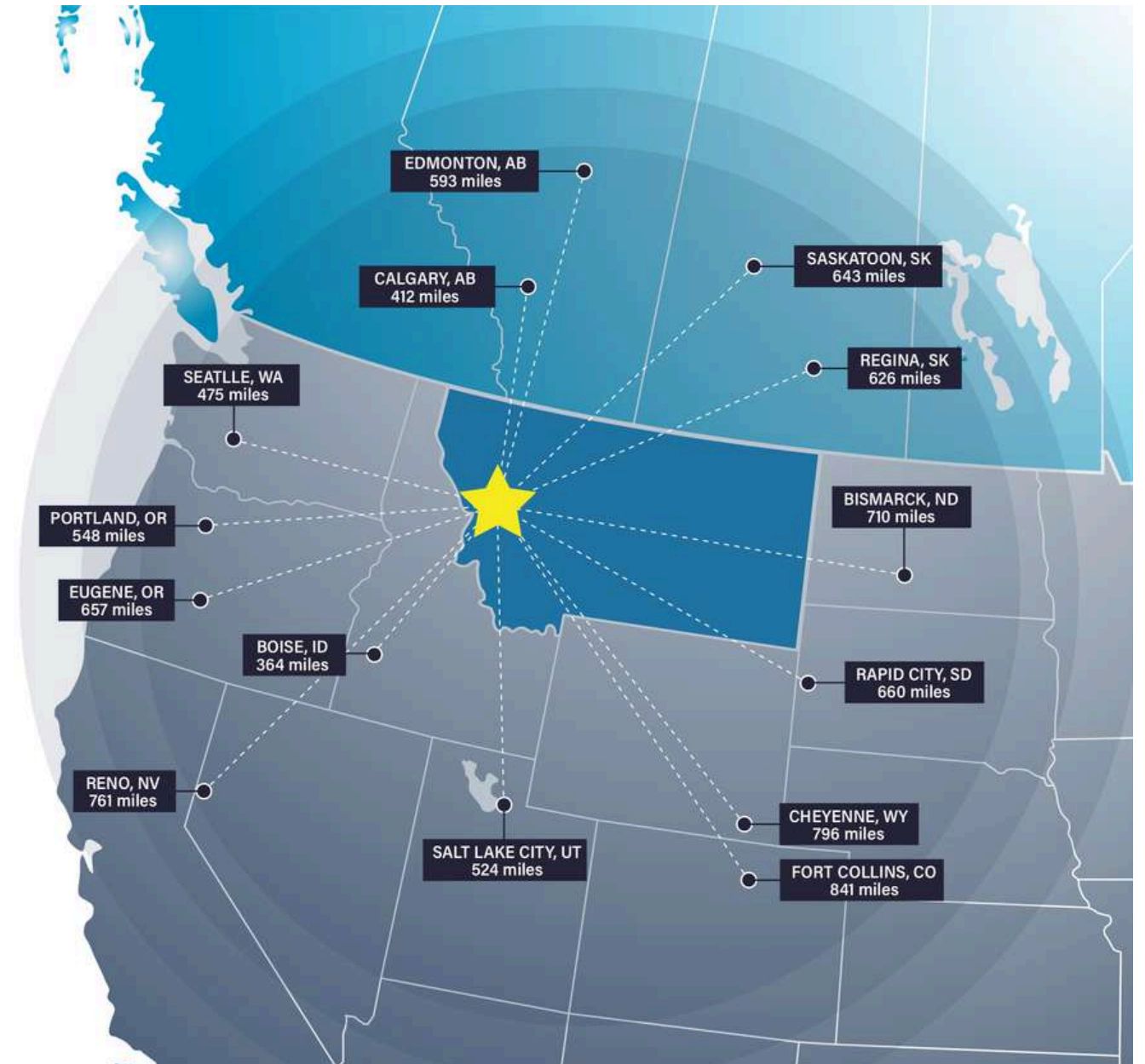


Missoula Access

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+ employees

Community Medical Center

1000+ employees

Missoula County

500+ employees

City of Missoula

500+ employees

Allegiance Benefits

500+ employees

Noteworthy

Submittable



workiva



Pathlabs



Cognizant

PatientOne



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



#2 Best Places to Live in the American West

Sunset Magazine

Top 10 Medium Cities for the Arts

2023 Southern Methodist University

University of Montana Top Tier R1 Designation

This designation, based on high research and innovation spending, held by only 3.7% of US Universities, attracts top-tier faculty and students

#9 Best Performing US City

The Milken Institute- Smaller Metros under 275,000 Residents

#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

#1 Most Fun City for Young People

Smart Assets

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 Advisors & 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 property income and expense analysis, cash flow valuations and lease structuring for office and multifamily investments.



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.



SIERRA PIERCE
Transaction Coordinator

Sierra has a sharp eye for detail with a background in client service and project coordination. With experience in marketing, small business ownership, and healthcare administration, Sierra has spent her career managing logistics, building strong relationships, and ensuring no task falls through the cracks.

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