



SterlingCRE
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For Sale | Industrial Flex Condominium

5730 Expressway Unit D

Missoula, Montana

± 2,120 SF | Industrial Flex Condominium

Exclusively listed by:

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**Image shown is of a similar unit

Opportunity Overview

SterlingCRE Advisors is pleased to present 5730 Expressway Unit D in Missoula, Montana. This versatile industrial space has $\pm 2,120$ 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](#)

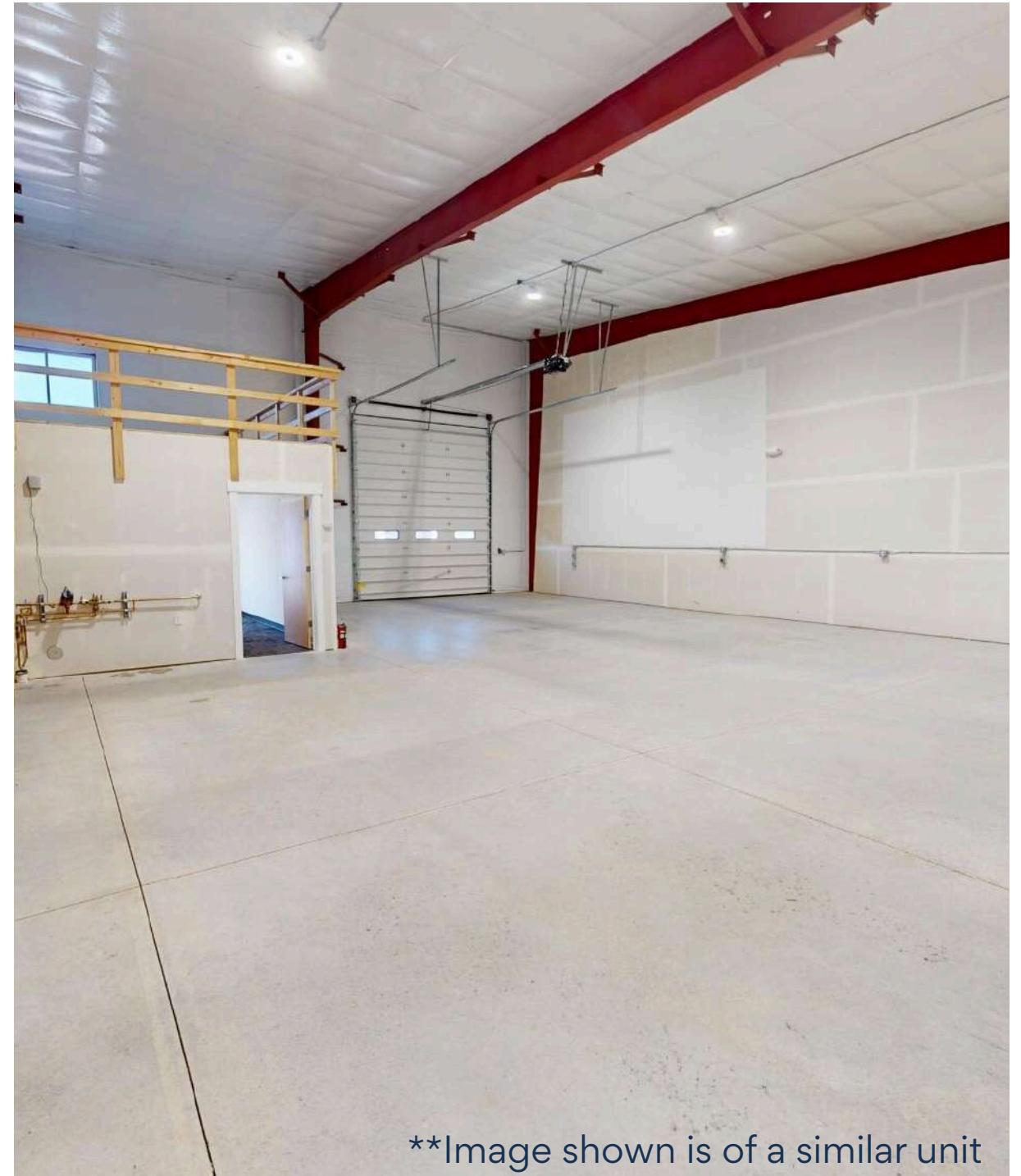
Address	5730 Expressway Unit D
Purchase Price	\$439,000
Property Type	Flex Warehouse
Building Size	$\pm 2,120$ SF
Price Per Square Foot	\$207/SF
Loading	One (1) Grade Level 12' x 14' Loading Door
Utility	City of Missoula Water / Sewer 200A Single Phase power
Clear Height	18'
Buildout	± 300 SF office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

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

Opportunity Highlights



LOCATION



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Image Courtesy of Google Earth

Locator Map

Legend



1 mile radius demo info

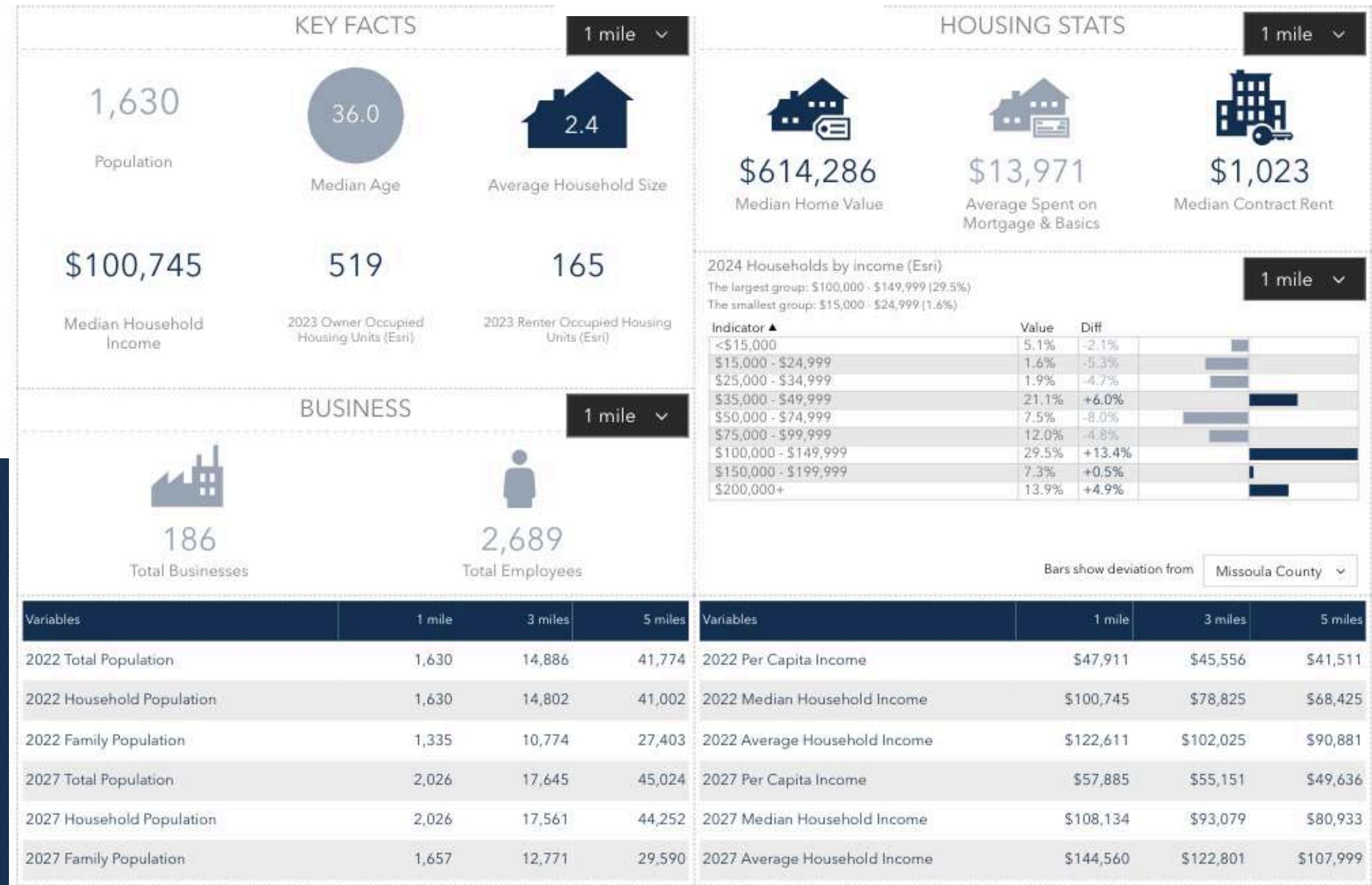


3 mile radius demo info



5 mile radius demo info




Bars show deviation from
Missoula County

Variables	1 mile	3 miles	5 miles
2022 Total Population	1,630	14,886	41,774
2022 Household Population	1,630	14,802	41,002
2022 Family Population	1,335	10,774	27,403
2027 Total Population	2,026	17,645	45,024
2027 Household Population	2,026	17,561	44,252
2027 Family Population	1,657	12,771	29,590

Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	\$47,911	\$45,556	\$41,511
2022 Median Household Income	\$100,745	\$78,825	\$68,425
2022 Average Household Income	\$122,611	\$102,025	\$90,881
2027 Per Capita Income	\$57,885	\$55,151	\$49,636
2027 Median Household Income	\$108,134	\$93,079	\$80,933
2027 Average Household Income	\$144,560	\$122,801	\$107,999



PROPERTY DETAILS



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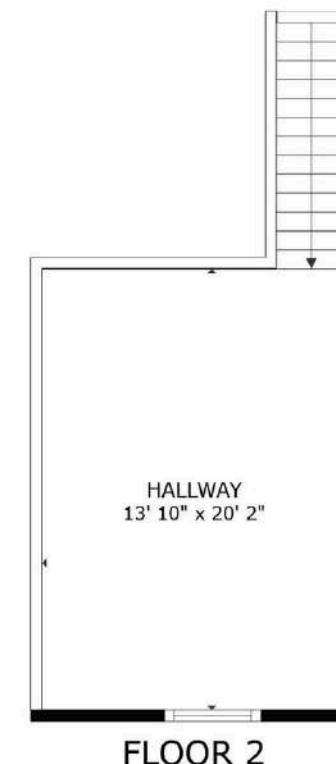
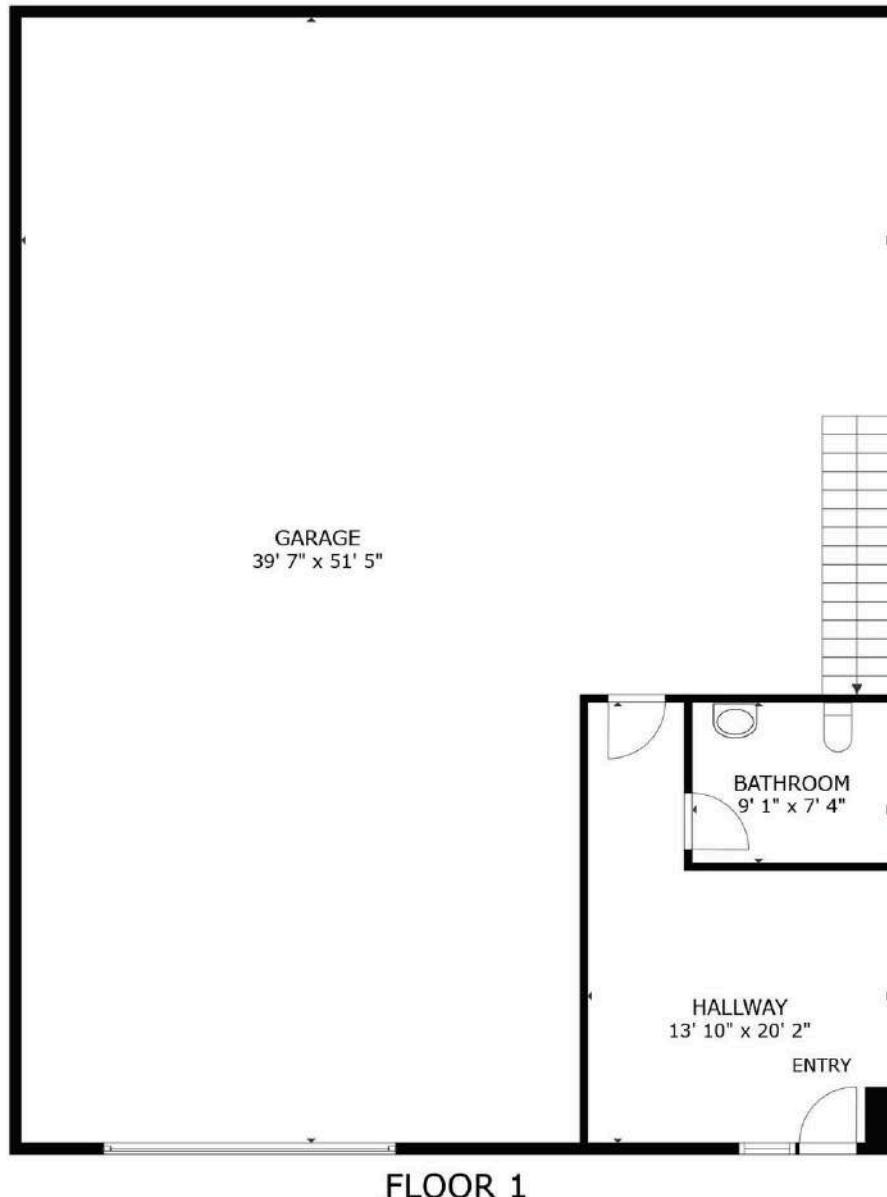
**Image shown is of a similar unit



Photos



Exterior Photos



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.

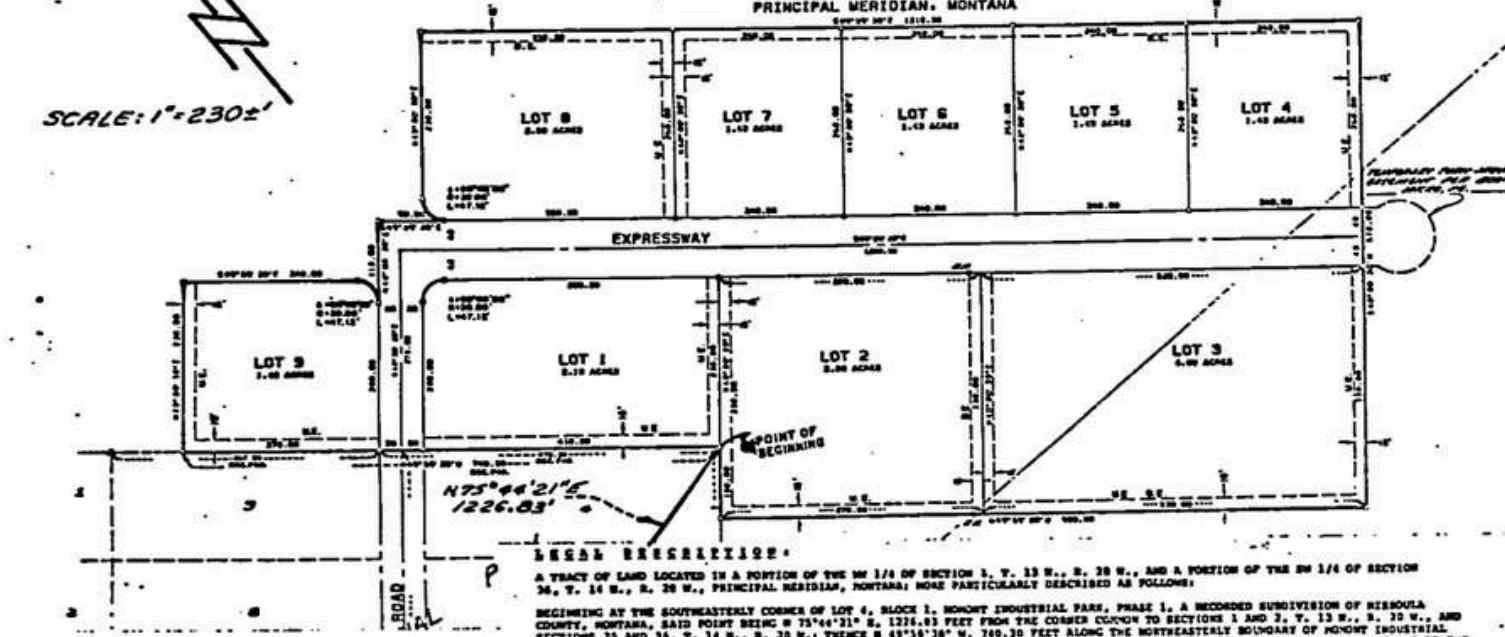
83 DEC 1 AM 9 04

REV 198 PAGE 018

MOMONT INDUSTRIAL PARK Phase 2

A SUBDIVISION OF MISSOULA COUNTY, MONTANA
LOCATED IN THE NW 1/4 SECTION 14, 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'

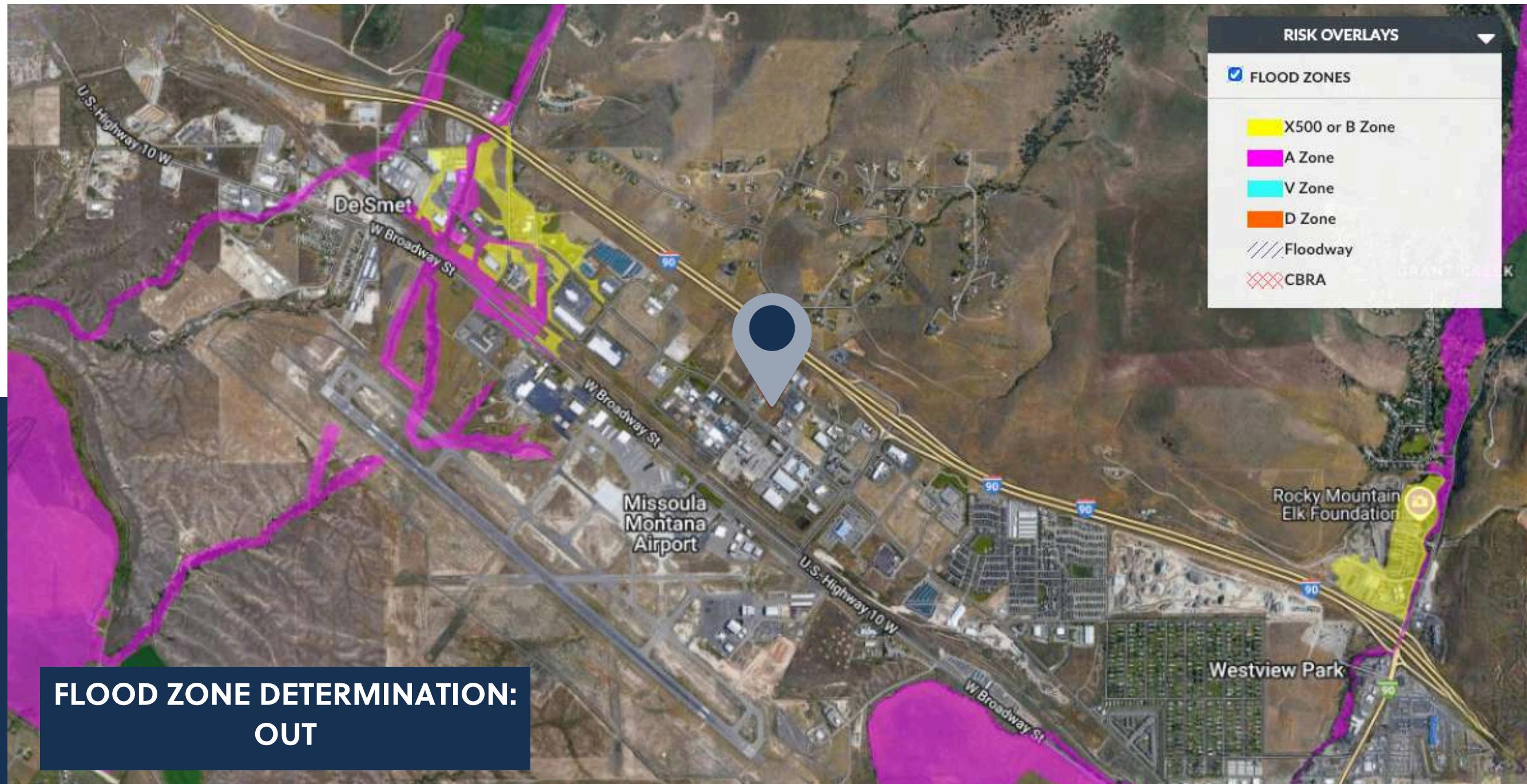


LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN A PORTION OF THE NW 1/4 OF SECTION 14, 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 SOUTHEASTERLY CORNER OF LOT 4, BLOCK 1, MOMONT INDUSTRIAL PARK, PHASE 1, A RECORDED SUBDIVISION OF MISSOULA COUNTY, MONTANA, SAID POINT BEING N 75°44'31" E, 1226.03 FEET FROM THE CORNER COMMON TO SECTIONS 1 AND 2, T. 13 N., R. 20 W., AND SECTIONS 33 AND 34, T. 14 N., R. 20 W.; THENCE N 45°35'38" W, 780.30 FEET ALONG THE NORTHEASTERLY LINE OF MOMONT INDUSTRIAL PARK, PHASE 1; THENCE W 48°00'30" E, 330.00 FEET; THENCE S 45°35'38" E, 210.00 FEET; THENCE ALONG A 30.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 47.12 FEET; THENCE S 45°35'38" E, 118.00 FEET; THENCE E 45°35'38" E, 90.00 FEET; THENCE CLOCKWISE ALONG A 30.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 47.12 FEET; THENCE N 48°00'30" E, 330.00 FEET; THENCE S 45°35'38" E, 3310.30 FEET; THENCE E 48°00'30" E, 670.00 FEET; THENCE N 45°35'38" W, 100.00 FEET ALONG SAID LINE TO THE POINT OF BEGINNING; CONTAINING 21.00 ACRES.

35 35 1
36



Flood Plain

Soil Map—Missoula County Area, Montana



Map Scale: 1:784 if printed on A landscape (11" x 8.5") sheet.

0 10 20 30 40 50 Meters

0 35 70 140 210 Feet

N

Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 11N WGS84

Soils

MAP LEGEND

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

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

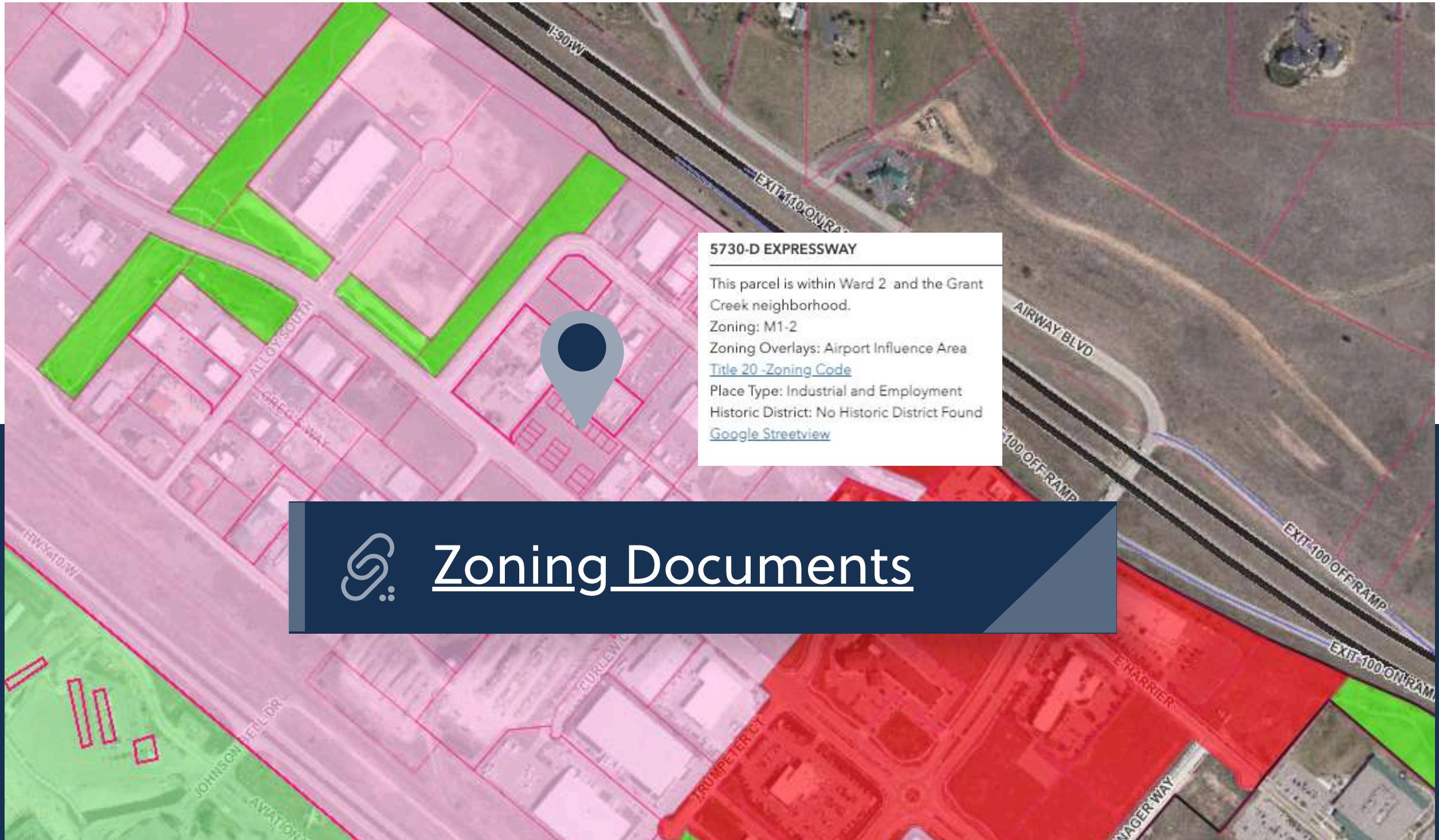
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

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

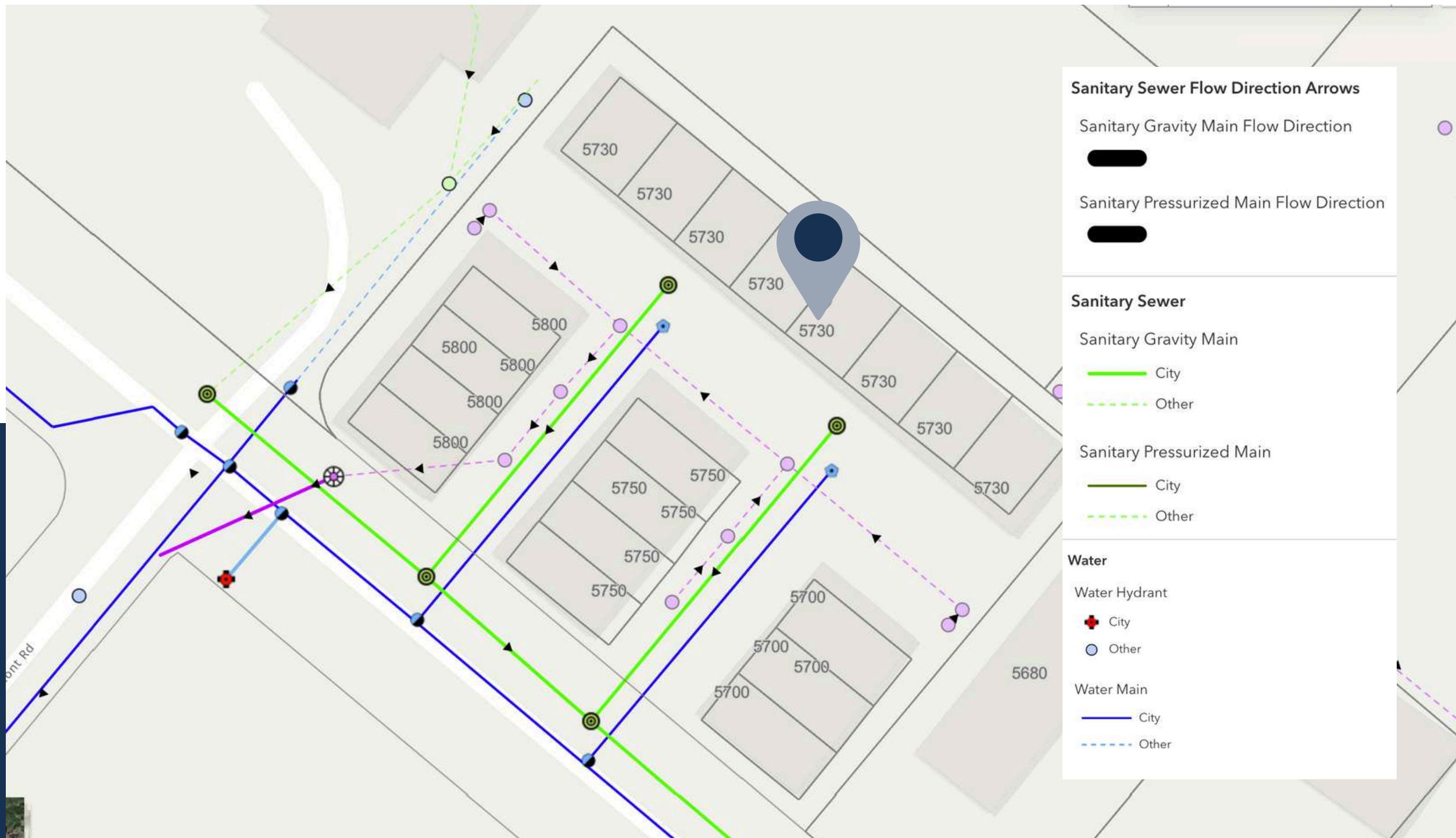
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

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%



Zoning Documents



Utilities Map



MARKET OVERVIEW



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Missoula Air Service

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

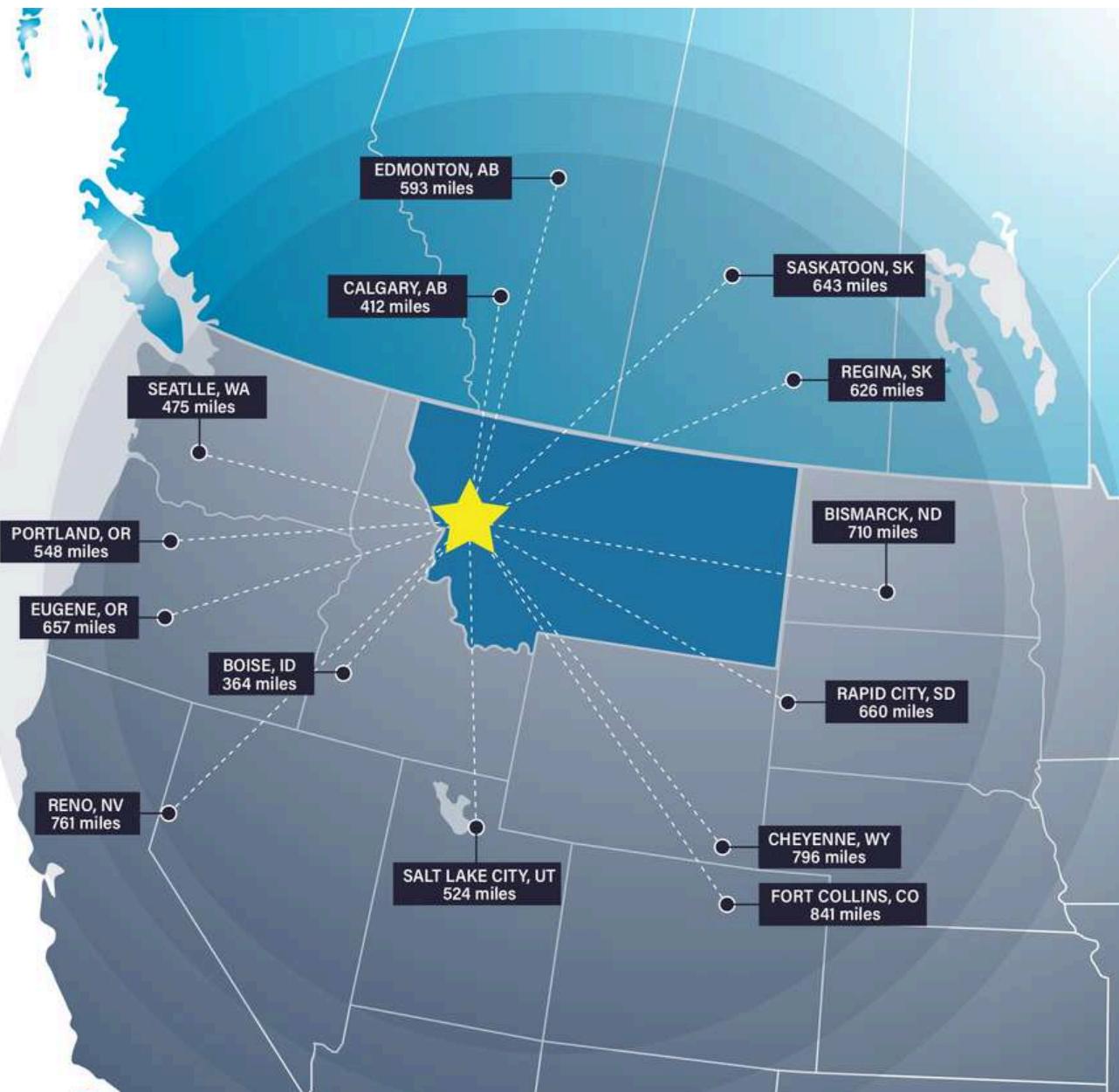


Missoula Access

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



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



About Missoula

ACCOLADES

- #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

WE 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 Advisors & Team



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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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