



**SterlingCRE**  
A D V I S O R S

## Manufacturing Warehouse Facility | For Lease

8129 Cowboy Trail  
Missoula, Montana 59802  
\$11.00/SF + NNN | 38,617 SF

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# Opportunity Overview

SterlingCRE Advisors is proud to present 8129 Cowboy Trail, a rare manufacturing center in Missoula, Montana.

This ±38,617 square foot warehouse/manufacturing facility is available for lease, situated on ±9.39 acres in Missoula, Montana. The pre-engineered steel building was constructed in 2014 with 43’ clear height featuring 3-phase power (2000A 480Y/277V), (2) 30’ x 30’ rolling doors and two (2) 20’ x 20’ rolling doors. It includes (4) 30-ton cranes and (2) 15-ton hoists. Equipped with ±3,300 square feet of finished office space, this property offers a unique opportunity for a warehousing and manufacturing tenant within Missoula County.

Industrial Center Heavy Zoning classification is rare in Missoula County. With close proximity to Interstate 90 and Highway 200, the facility provides direct access to transportation nodes for distribution and logistics uses.



Address	8129 Cowboy Trail, Missoula, Montana
Property Type	Industrial Warehouse
List Rate	\$11.00/SF plus NNN
Estimated NNN	\$3.48/SF
Total Square Feet	±38,617 Square Feet
Total Acreage	Up to ±9.39 Acres available



# Interactive Links



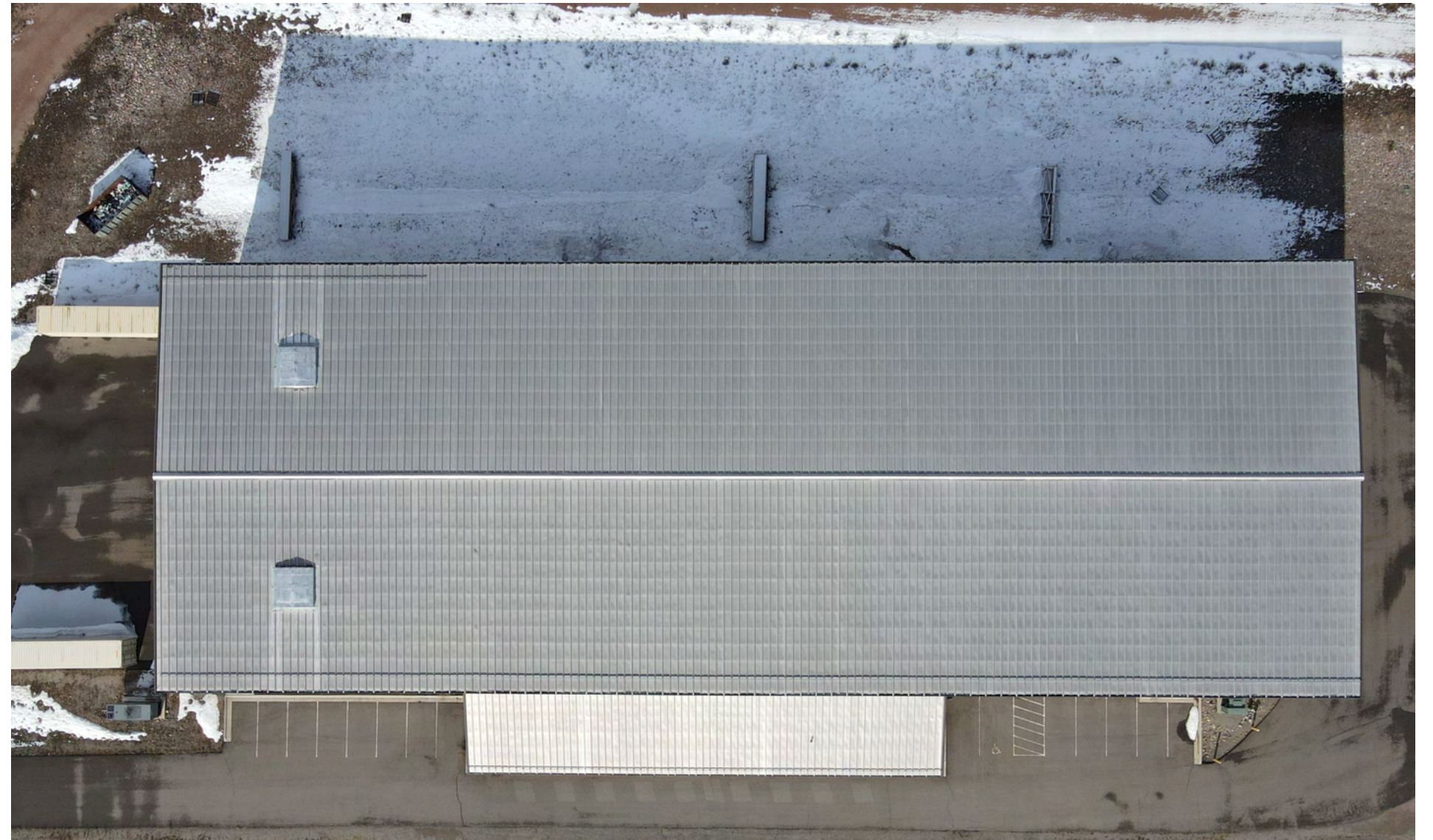
[Link to Listing](#)



[Street View](#)



[3D Tour](#)





# Property Details

Address	8129 Cowboy Trail
Property Type	Industrial Warehouse
Total Acreage	±9.39 acres
Services	Private well and septic system
Access	Highway 200
Zoning	Missoula County - Industrial Center, Heavy (ICH)
Geocode	04-2201-21-1-01-10-0000
Power Capacity	3-Phase (2000A 480Y/277V)
Clear Height	43'
Year Built	2014
Loading	(2) 30' x 30 rolling grade level doors and (2) 20' x 20' rolling grade level doors

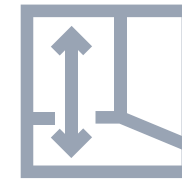




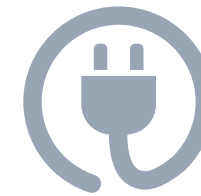
# Opportunity Highlights



**Less than 1 mile to Interstate 90 and Highway 200**



**Clear height up to 43'**



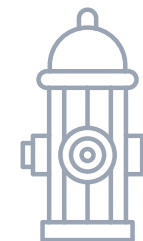
**3 Phase Power (2000A 480Y/277V)**



**4 x 30-Ton Cranes with 2 x 15-Ton Hoists**

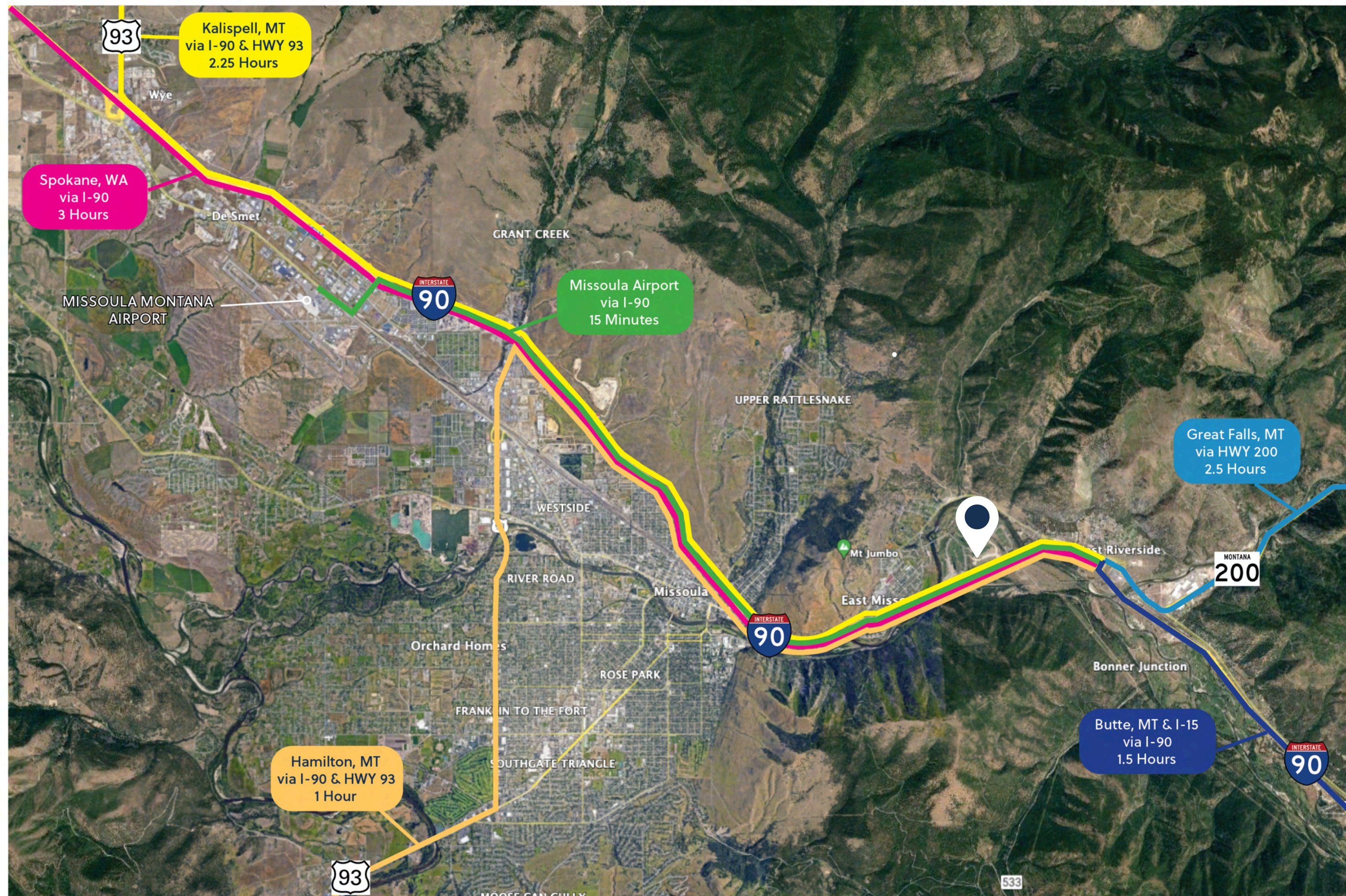


**Excess land available for storage, parking or laydown**



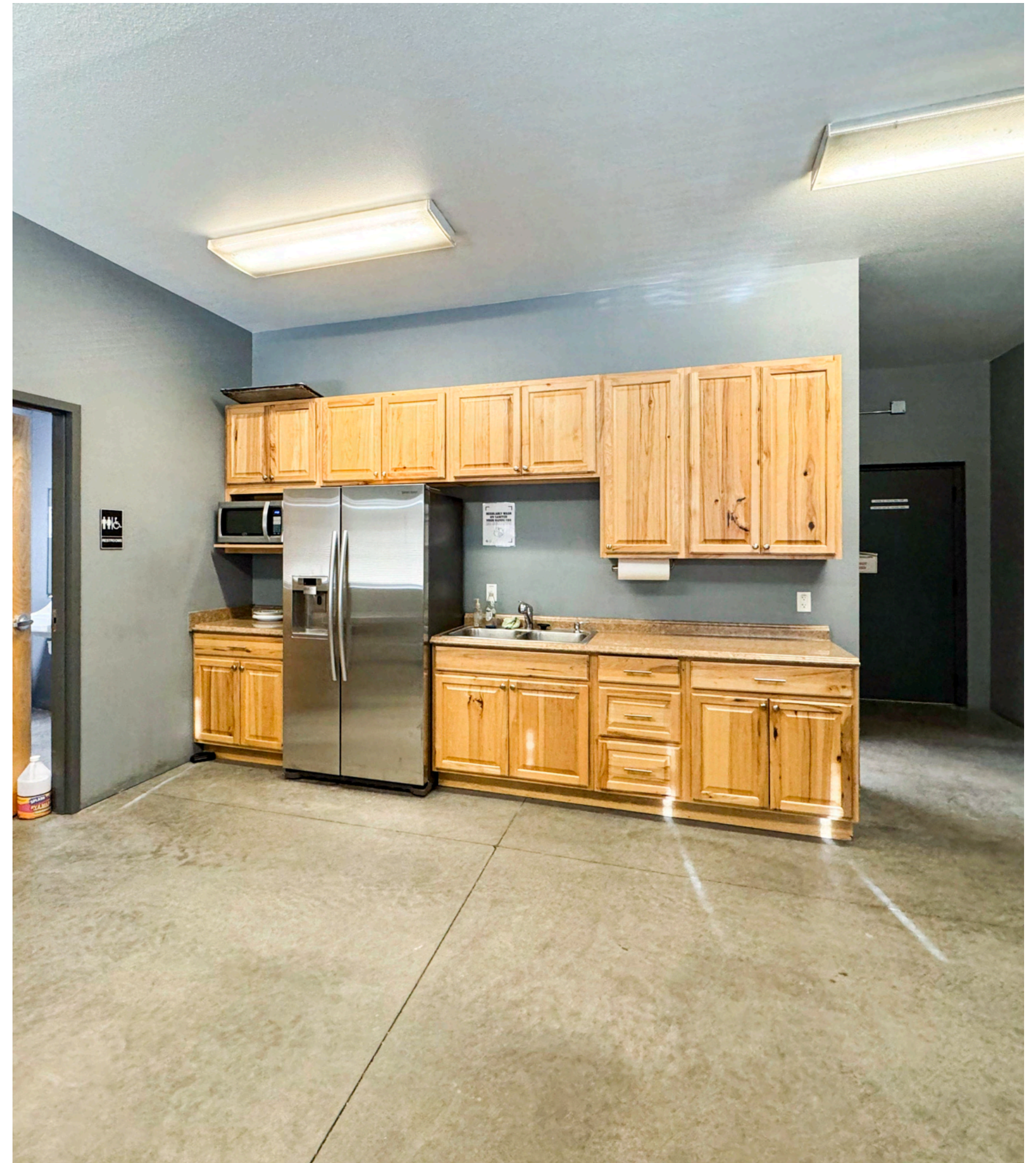
**12" Fire suppression well with Chamberlin 75HP FPS  
Submersible Turbine Pump tested to 1500gpm w/  
fire hydrant**



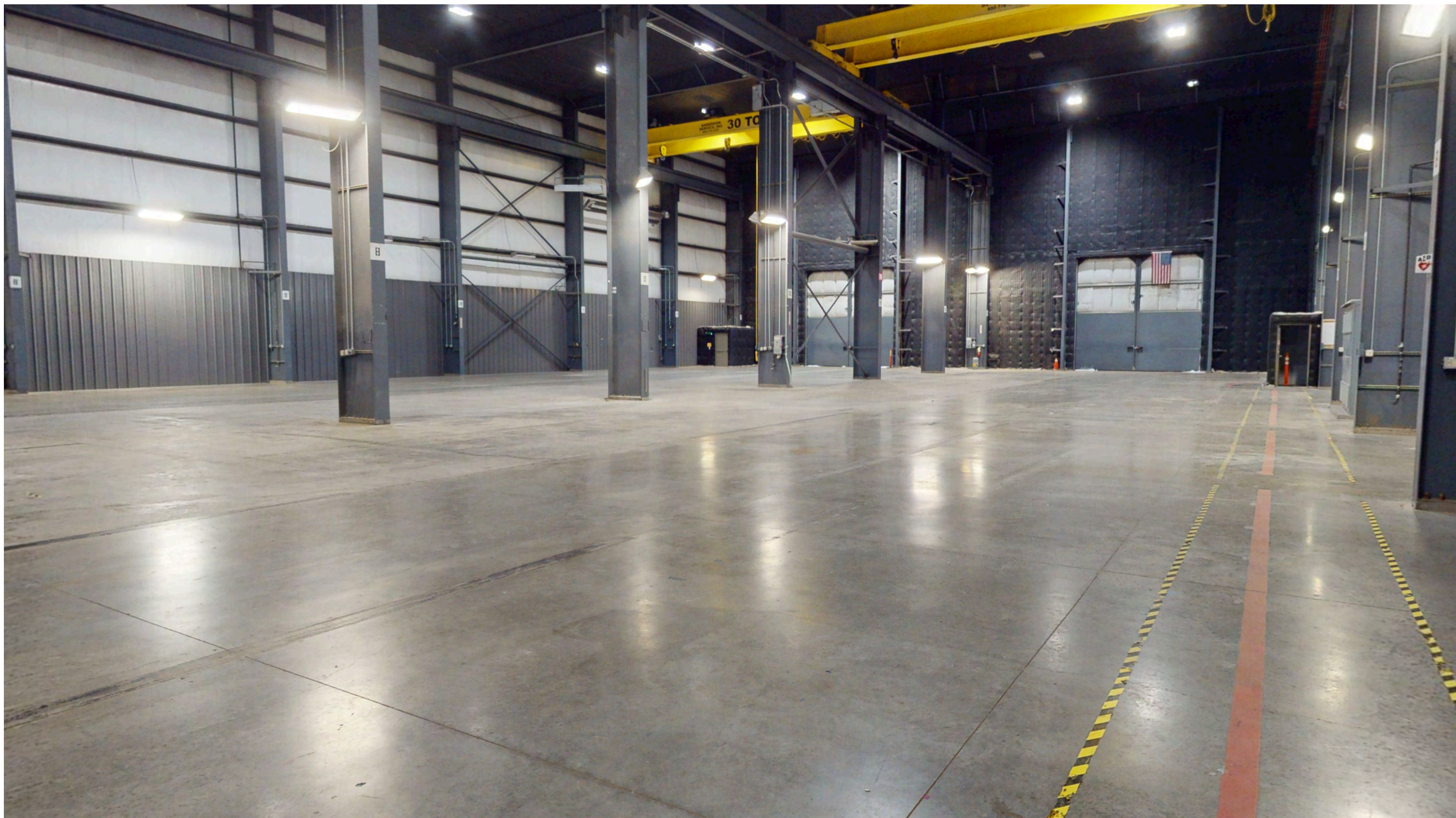


Locator Map

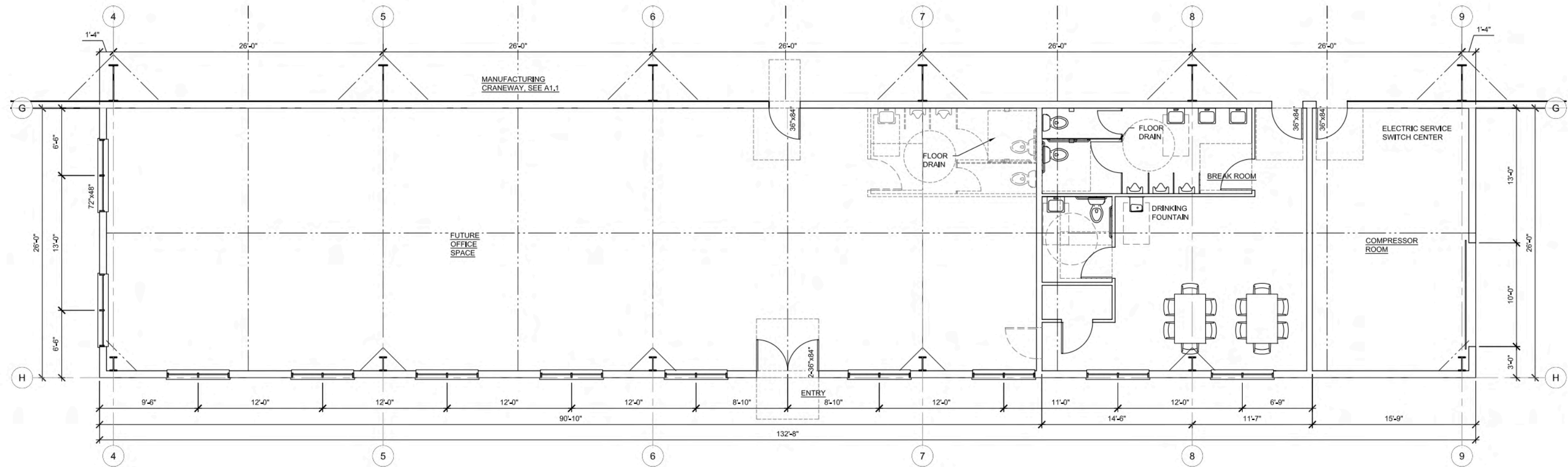








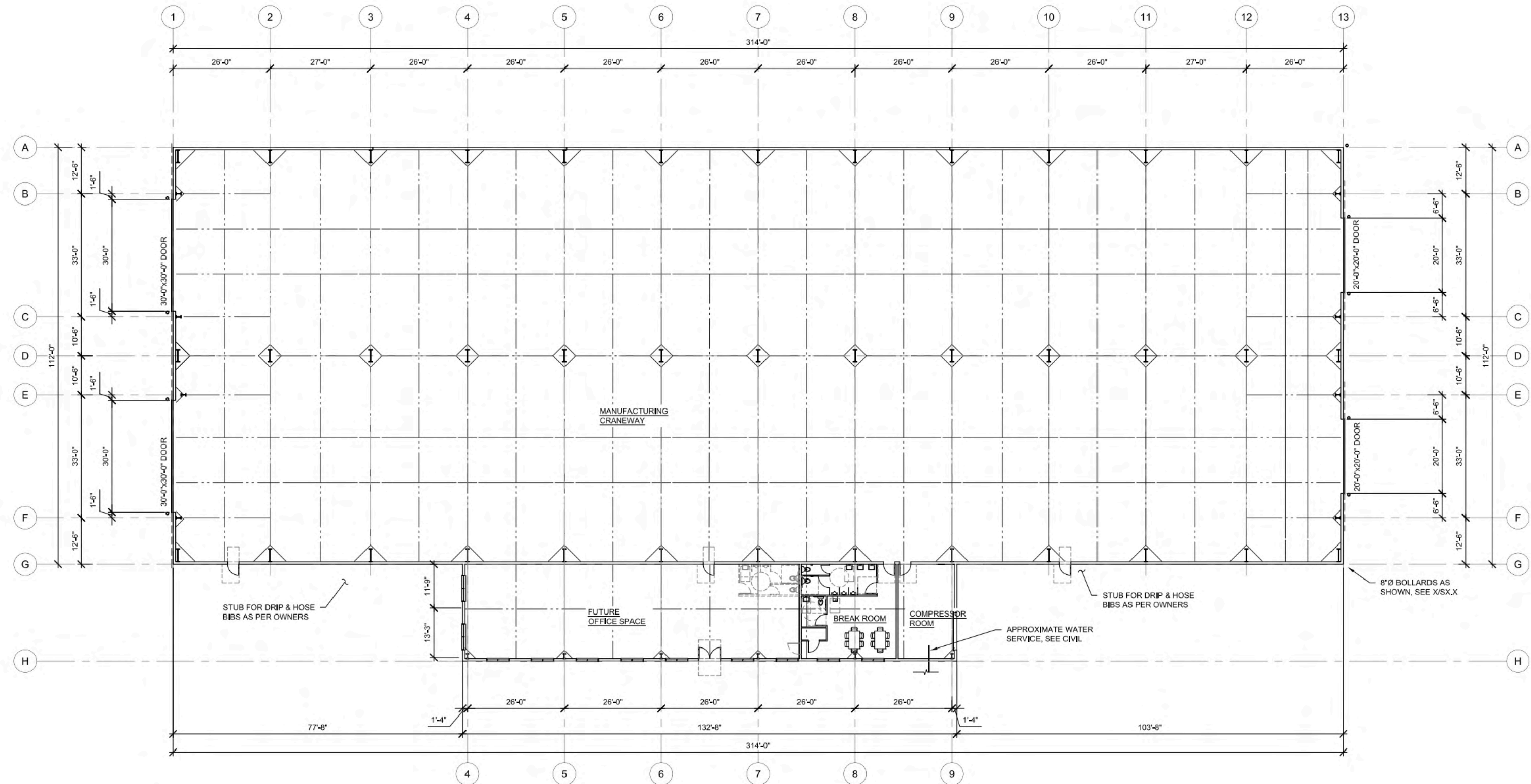




ENLARGED MAIN LEVEL FLOOR PLAN  
SCALE:  $\frac{1}{16}'' = 1'-0''$

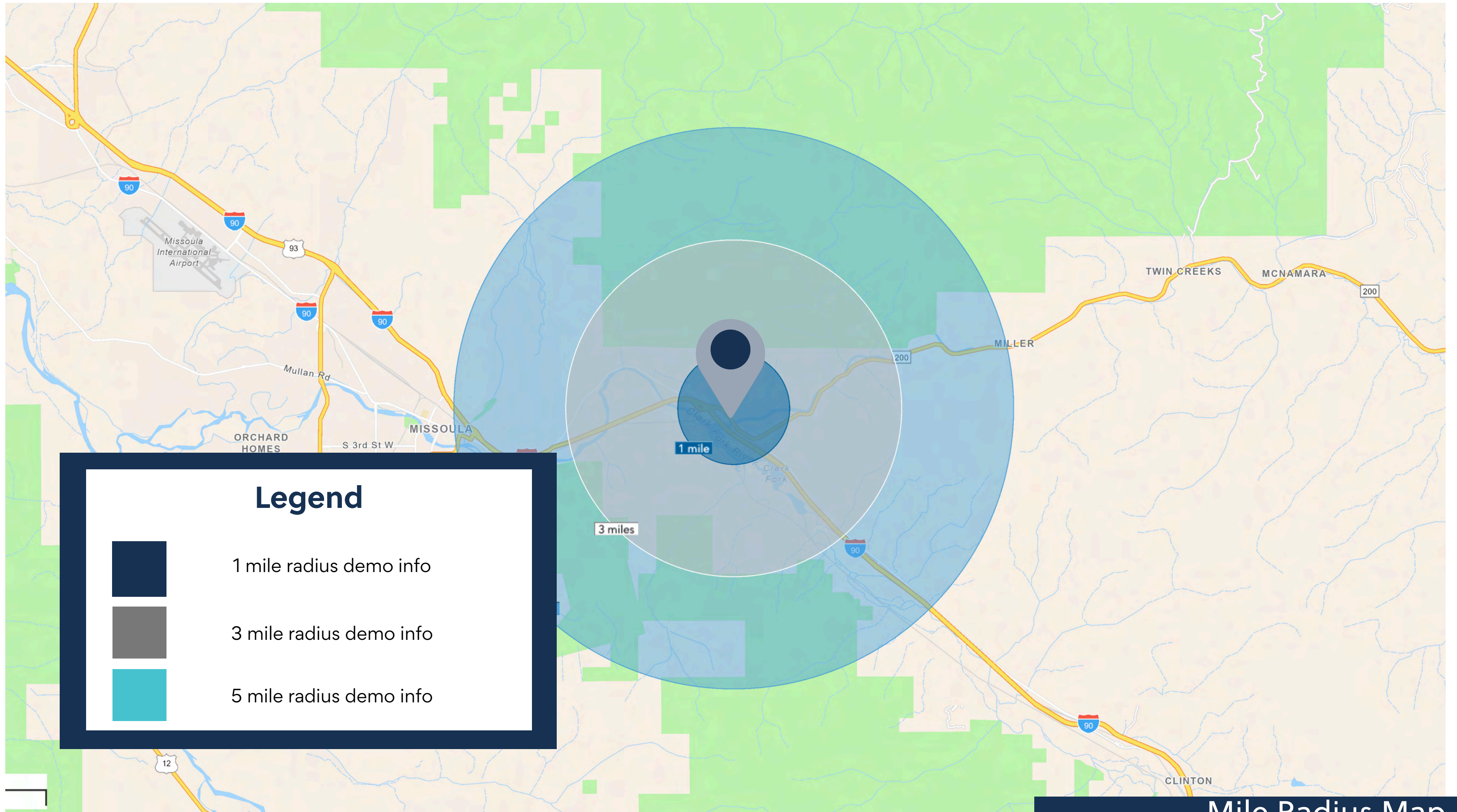




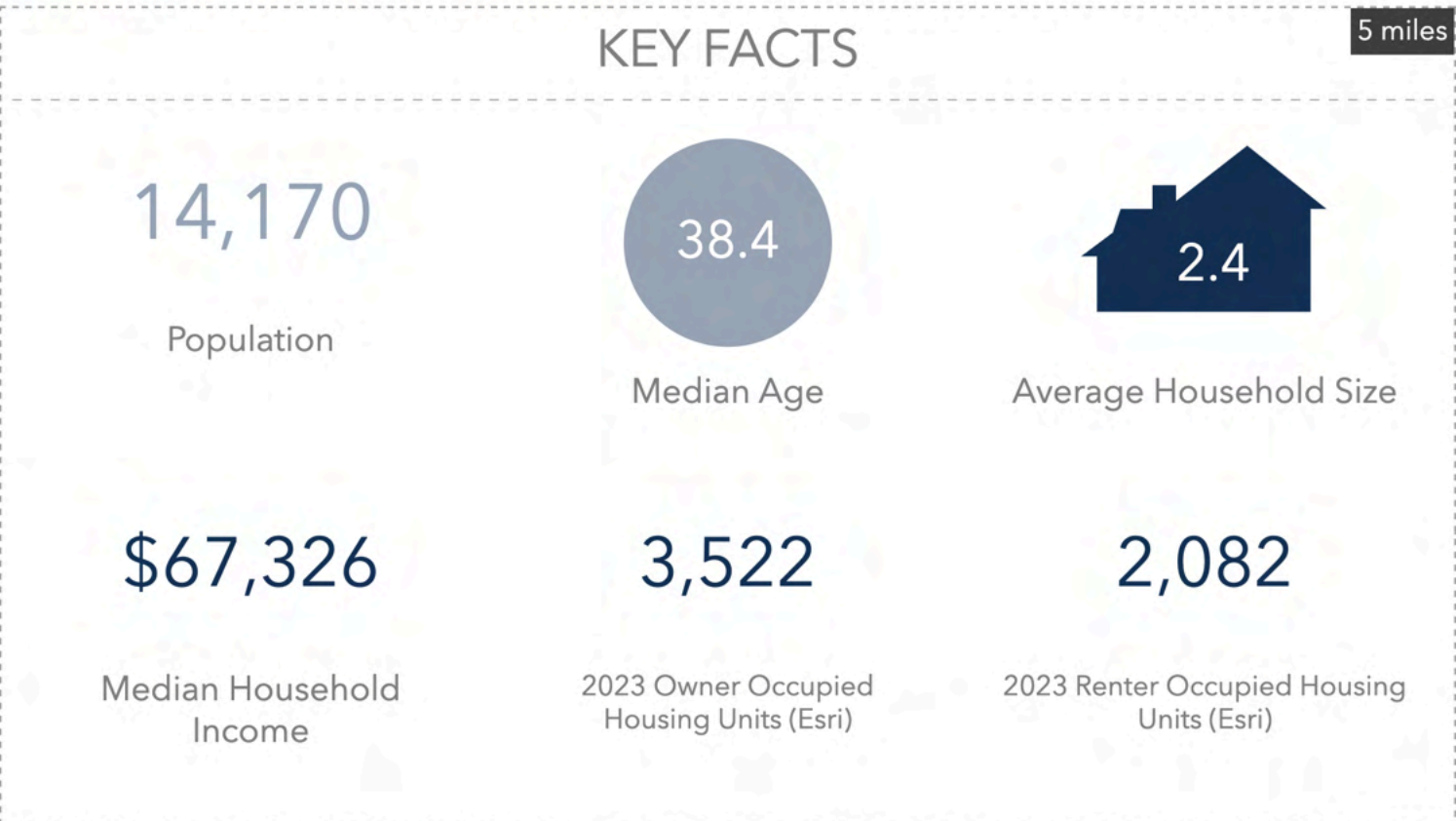



**MAIN LEVEL FLOOR PLAN**  
 SCALE:  $\frac{1}{8}'' = 1'-0''$









Variables	1 mile	3 miles	5 miles
2022 Total Population	1,438	4,601	14,170
2022 Household Population	1,438	4,577	13,170
2022 Family Population	1,093	3,371	8,966
2027 Total Population	1,465	4,702	14,343
2027 Household Population	1,465	4,678	13,343
2027 Family Population	1,107	3,424	9,024





## #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

## 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 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.



**CHRIS BRISTOL**  
Commercial Real Estate Advisor  
Transaction Coordinator

Chris leverages her project management, e-commerce, and mortgage banking experience to support seamless transactions. Her ability to position properties effectively and execute projects efficiently ensures a high-level of service to SterlingCRE's commercial real estate clients.



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