



**SterlingCRE**  
ADVISORS

## Flex Warehouse & Lab Suites

**5840 Expressway Building  
Missoula, Montana**

±8,810 Square Feet | Flex Warehouse

±4,666 Square Feet | Lab

±555 Square Feet | Warehouse

Exclusively listed by:

**Claire Matten, CCIM | SIOR**

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# Opportunity Overview

In an optimal location off Expressway in Missoula's Development Park with convenient access to Interstate 90, this ±19,142 SF mixed-use warehouse building offers multiple flex spaces for lease. The building sits on ±3.81 acres with a paved parking lot and fenced yard. The interior offers up to three (3) warehouse suites with grade level overhead doors one featuring a dock high loading door. Private mezzanine offices overlook the warehouse. The subject property shares ±3.81 acres of secured yard and a dedicated parking lot.

Spanning across the second floor, the lab space features multiple private rooms with hood vents and/or hood vent connections. The suite may be demised down from ±4,666 square feet to ±2,094 square feet.

Power capacity to the building is 480V up to 1 MW of power available. The property features a full fire suppression system. Internet may be offered for an additional fee.



[Link to Listing](#)

[Street View](#)

<b>Address</b>	5840 Expressway
<b>Property Type</b>	Flex Warehouse   Lab Space
<b>List Rate</b>	\$13/SF to \$22/SF plus NNN
<b>Estimated NNN</b>	\$5.33/SF
<b>Total Square Feet</b>	±555 up to ±14,031 Square Feet
<b>Total Acreage</b>	±3.81 Acres

# Property Details

<b>Address</b>	5840 Expressway
<b>Property Type</b>	Flex Warehouse   Lab
<b>Total Acreage</b>	±3.81 Acres
<b>Zoning</b>	M1-2
<b>Access</b>	Expressway
<b>Year Built</b>	1993
<b>Geocode</b>	04-2325-36-3-07-01-0000
<b>Traffic Count</b>	±6,351 AADT
<b>Power</b>	3-Phase; 480V, up to 1 MW
<b>Clear Height</b>	9'-16' clear height
<b>Parking</b>	Dedicated paved lot



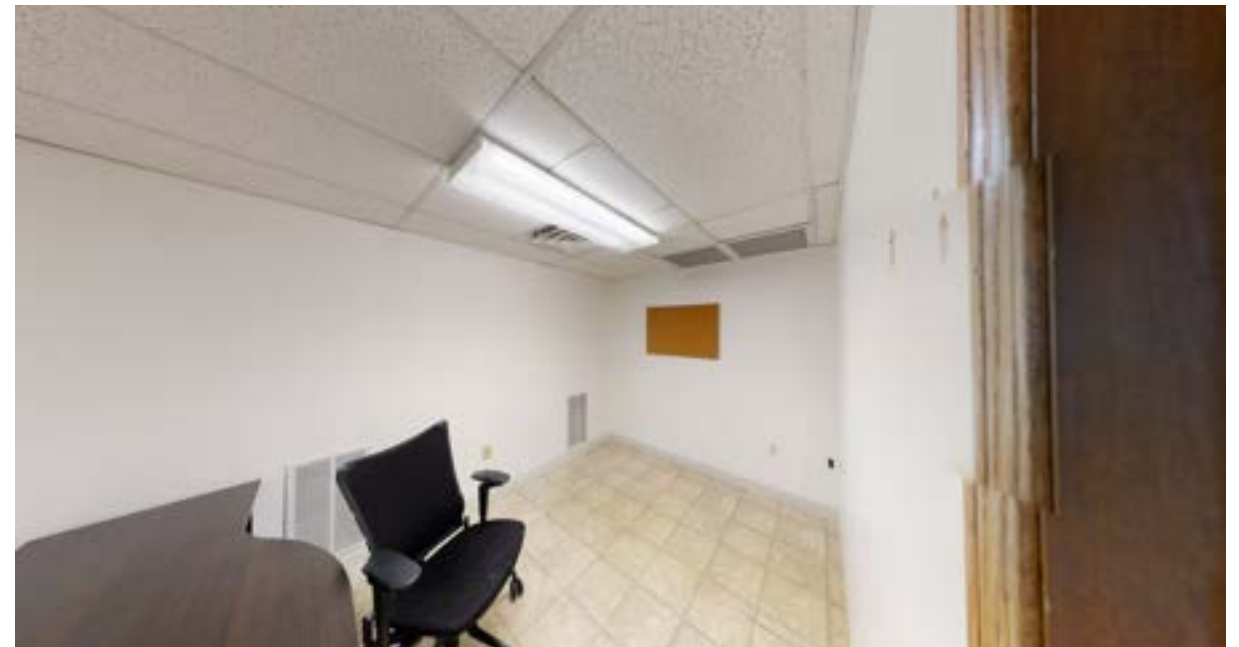
# Property Details

<b>Address</b>	5840 Expressway Suite 101
<b>Suite Type</b>	Warehouse
<b>List Price</b>	\$14.25/SF NNN
<b>Suite Size</b>	RSF: ±555 SF
<b>Power</b>	3-Phase
<b>Clear Height</b>	12' clear height
<b>Loading Door</b>	10' grade level loading



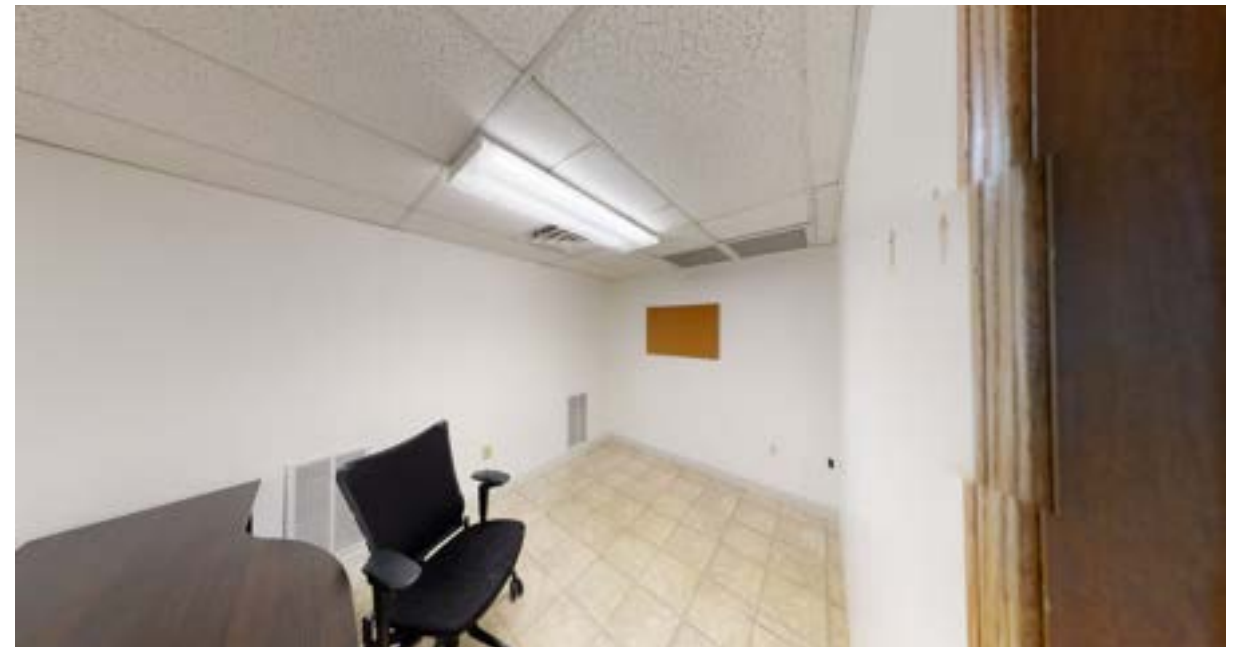
# Property Details

<b>Address</b>	5840 Expressway Suite 107
<b>Suite Type</b>	Warehouse
<b>List Price</b>	\$13.00/SF NNN
<b>Suite Size</b>	RSF: ±8,810 SF
<b>Power</b>	3-Phase; up to 1 MW
<b>Clear Height</b>	15' pitch height
<b>Loading Doors</b>	Two 10' grade level loading One 10' dock high loading
<b>Suite Highlights</b>	Private restroom Four offices Private entrance



# Property Details

<b>Address</b>	5840 Expressway Suite 201
<b>Suite Type</b>	Lab Space
<b>List Price</b>	\$22.00/SF NNN
<b>Suite Size</b>	RSF: ±4,666 SF
<b>Power</b>	3-Phase; up to 1 MW
<b>Clear Height</b>	9' pitch height
<b>Suite Highlights</b>	Two 10' grade level loading One 10' dock high loading





**Close proximity to the I-90 Interchange and the Missoula Airport**



**Turn-key lab space complete with multiple hood vents**



**480V with up to 1 MW of power to the building**



**Grade level and dock high loading available**



**Dedicated parking lot with a secured yard**

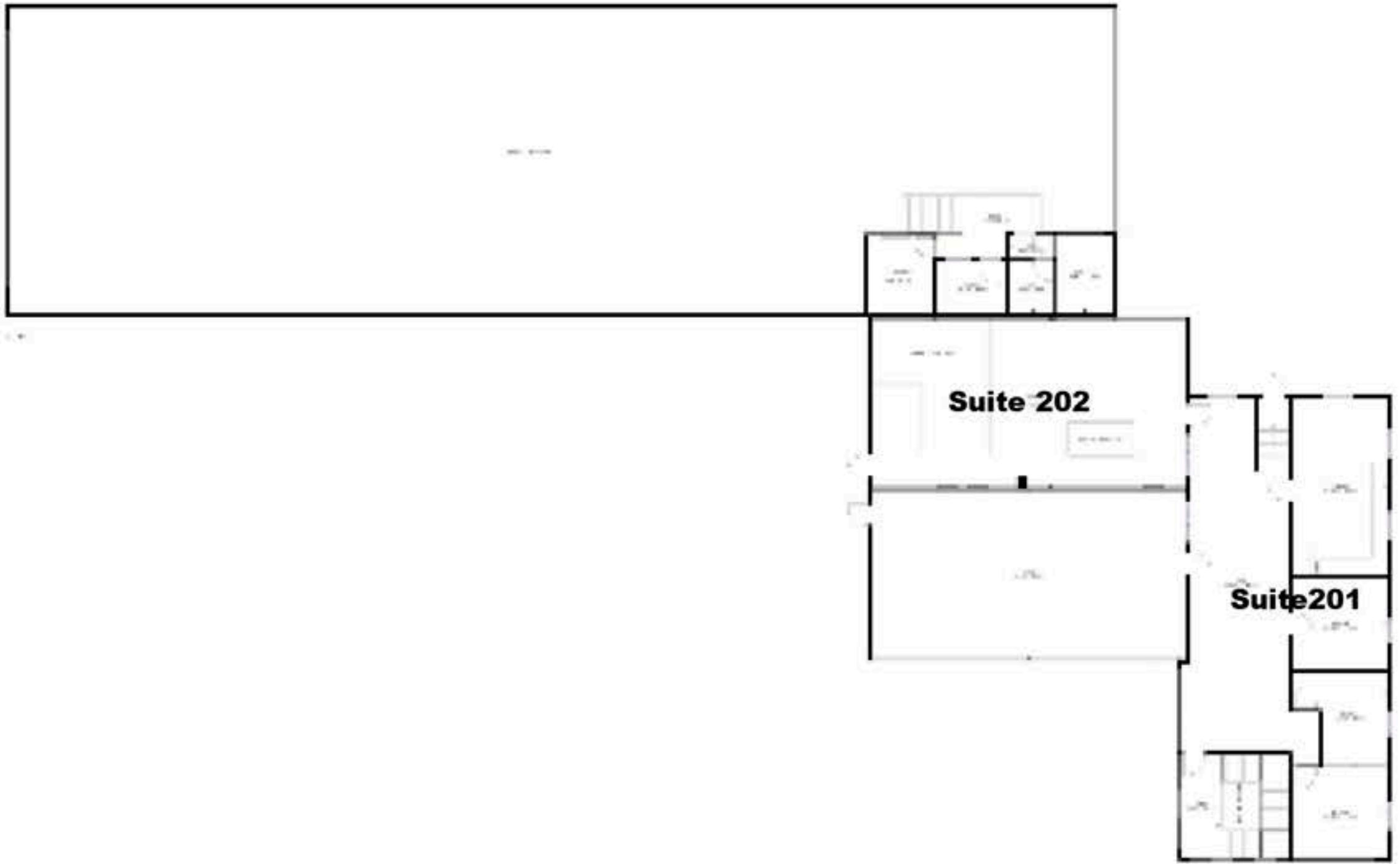
# Flex Warehouse & Lab

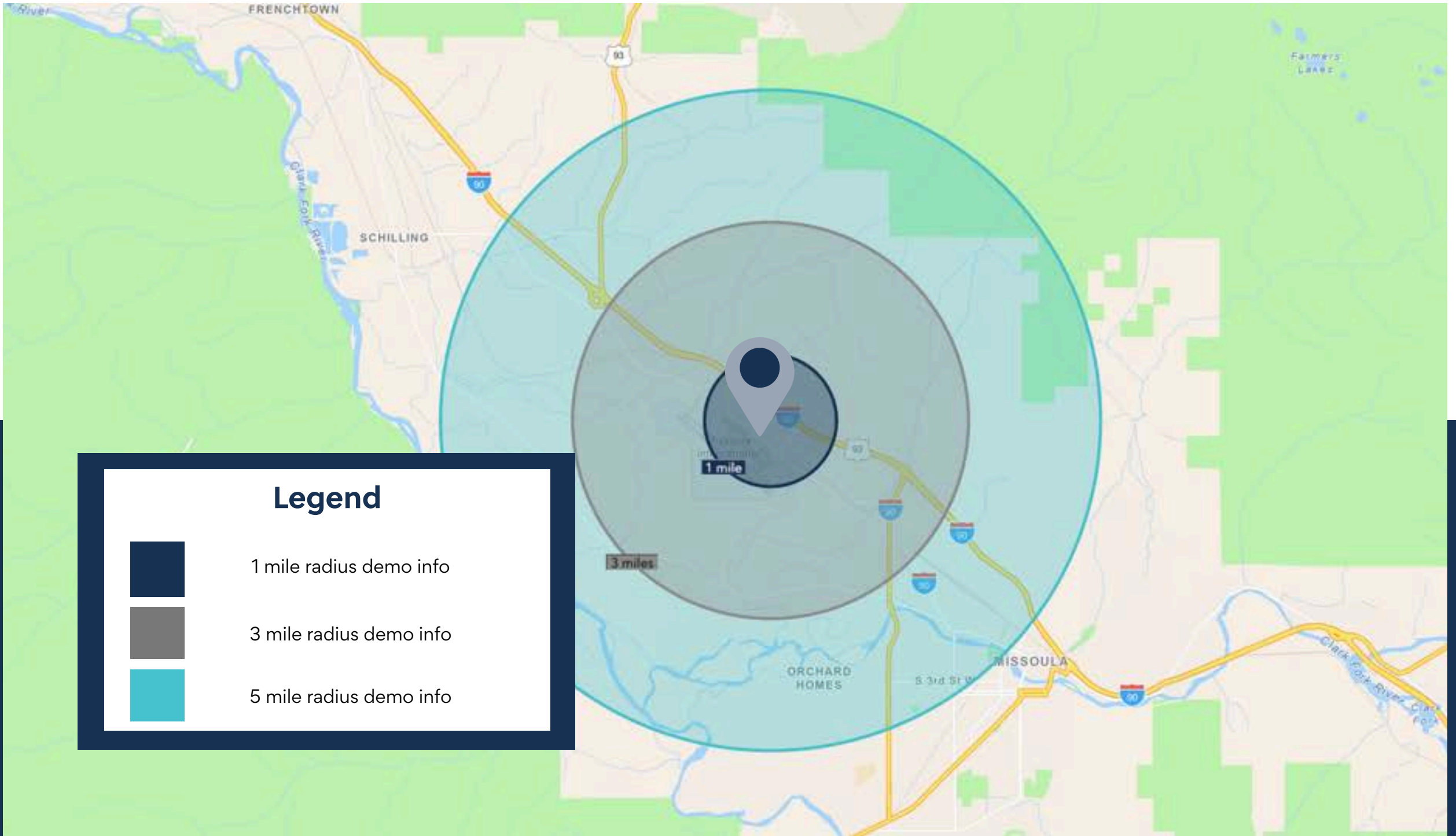
5840 Expressway Missoula, Montana











### Legend



1 mile radius demo info



3 mile radius demo info



5 mile radius demo info

## KEY FACTS

3 miles

14,720

Population



Median Age



Average Household Size

\$79,202

Median Household Income

3,820

2023 Owner Occupied Housing Units (Esri)

2,730

2023 Renter Occupied Housing Units (Esri)

## BUSINESS

3 miles



846

Total Businesses



12,292

Total Employees

## HOUSING STATS

3 miles



\$472,003

Median Home Value



\$11,651

Average Spent on Mortgage & Basics



\$1,122

Median Contract Rent

### 2024 Households by income (Esri)

3 miles

The largest group: \$100,000 - \$149,999 (20.6%)

The smallest group: \$25,000 - \$34,999 (4.9%)

Indicator ▲	Value	Diff	
<\$15,000	5.2%	-2.0%	
\$15,000 - \$24,999	5.6%	-1.3%	
\$25,000 - \$34,999	4.9%	-1.7%	
\$35,000 - \$49,999	20.1%	+5.0%	
\$50,000 - \$74,999	10.5%	-5.0%	
\$75,000 - \$99,999	16.4%	-0.4%	
\$100,000 - \$149,999	20.6%	+4.5%	
\$150,000 - \$199,999	7.2%	+0.4%	
\$200,000+	9.3%	+0.3%	

Bars show deviation from

Variables	1 mile	3 miles	5 miles	Variables	1 mile	3 miles	5 miles
2022 Total Population	1,460	14,720	40,589	2022 Per Capita Income	\$48,387	\$45,528	\$41,799
2022 Household Population	1,460	14,637	39,835	2022 Median Household Income	\$100,394	\$79,202	\$69,121
2022 Family Population	1,198	10,710	26,673	2022 Average Household Income	\$123,620	\$102,488	\$91,674
2027 Total Population	1,846	17,458	43,804	2027 Per Capita Income	\$58,502	\$55,135	\$49,954
2027 Household Population	1,846	17,375	43,050	2027 Median Household Income	\$107,804	\$93,517	\$81,349
2027 Family Population	1,513	12,700	28,842	2027 Average Household Income	\$145,766	\$123,359	\$108,872

# Missoula Air Service

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

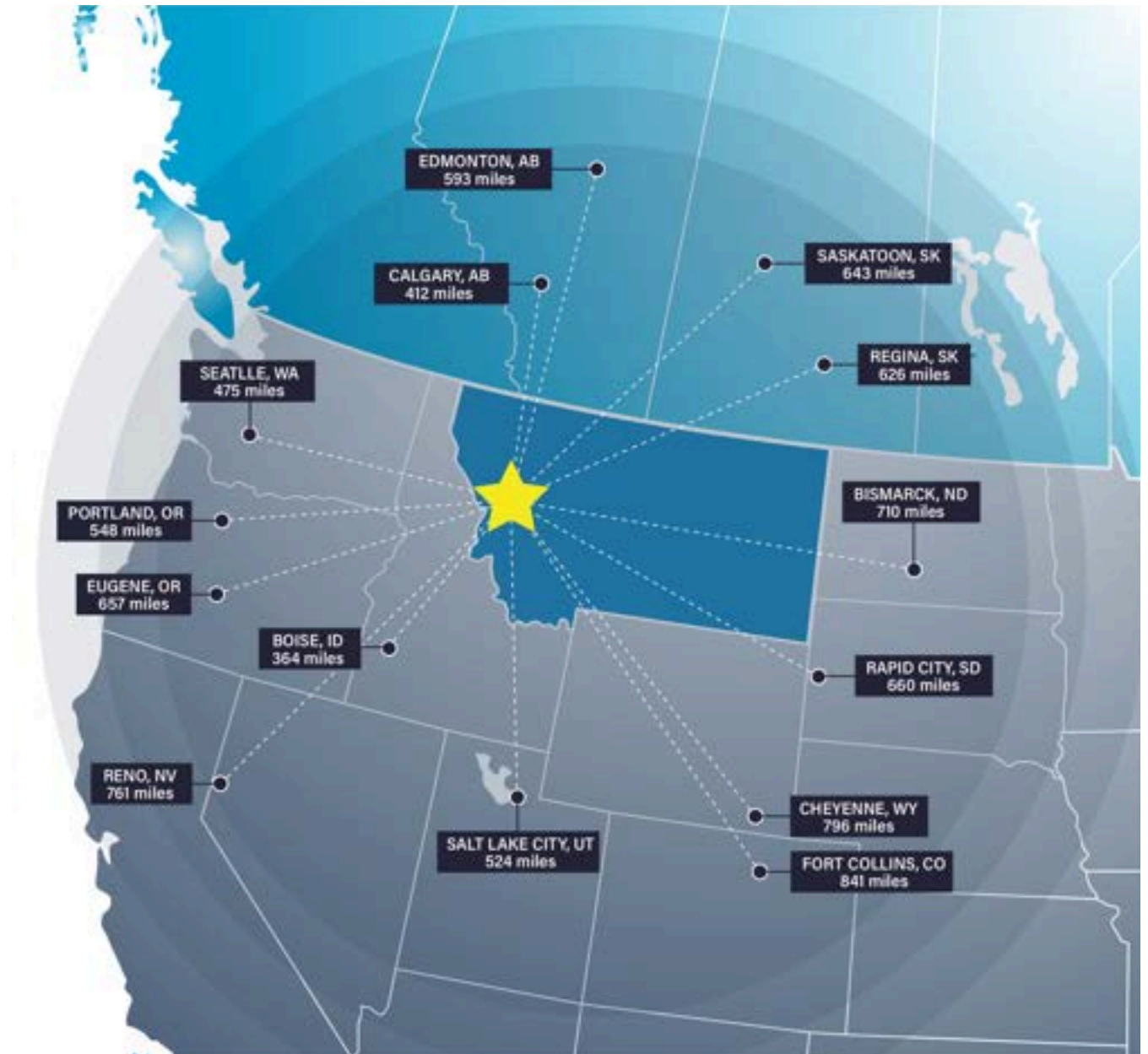


# Missoula Access

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.



# 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

PatientOne



Source: Montana Department of Labor & Industry | [lmi.mt.gov](http://lmi.mt.gov) & Zippia | [zippia.com](http://zippia.com)



# 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



# Listing Team



**CLAIRE MATTEN, CCIM | SIOR**  
Commercial Real Estate Advisor

Claire has a long record of successfully guiding local, national, and multi-national clients with their commercial real estate acquisitions, lease obligations, asset reposition and dispositions. Claire specializes in industrial investment, commercial office, and self-storage properties.



**CARLY CHENOWETH**  
Transaction Coordinator

Carly brings an affinity for details, organizational skills and a passion for real estate to the team. After spending several years in the busy world of residential real estate, she knows how to get the most complex deals to closing. Her goal is to make the process effortless for buyers and sellers

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