



SterlingCRE
ADVISORS

For Lease - Distribution Warehouse on ±2.76 Acres

6418 Mormon Creek Road
Lolo, Montana

±2.76 acres | ±29,870 SF Warehouse

Exclusively listed by:

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Opportunity Overview

Positioned at the gateway to the Bitterroot Valley, this premium industrial facility offers a strategic location just south of Missoula, ideal for logistics, warehousing, or light manufacturing. Set against the scenic backdrop of the Northern Rockies, the property at 6418 Mormon Creek Road combines functionality with Montana’s natural beauty.

This expansive ±29,870 SF industrial facility features modern, steel-framed construction with insulated metal panel siding and over 28' clear height with interior fire suppression, making it ideal for handling full racking systems for large-scale storage and/or production.

Five (5) dock-high loading bays equipped with levelers and bumpers offer seamless shipping and receiving operations. Dedicated loading apron allows for efficient truck maneuverability. One grade-level drive-in door adds to the property’s functionality.

The secured & paved parking area features gated access to the loading zone for enhanced security, while a generous parking area accommodates both staff and visitor vehicles.

The covered employee/visitor entrance with green metal awning and brick column accents adds to the professional curb appeal supports client-facing operations. Entry into the reception area, break room, four (4) private offices and conference room area create functional administrative space.

The surrounding lot and building layout allow for expansion capability and flexibility for future growth or reconfiguration.



Address	6418 Mormon Creek Road Lolo, MT 59847
Property Type	Distribution Warehouse
Lease Rate	\$11.00/SF, NNN
Estimated NNN	\$1.33 SF (includes taxes, insurance, estimated maintenance); Tenant to contract for separately metered utilities
Total Square Feet	First Floor: ±24,960 Mezzanine: ±4,910 Total: ±29,870 SF
Total Acreage	±2.76 Acres

 [Link to Additional Info](#)

 [Link to Listing](#)

 [Street View](#)

Property Details

Property Type	Distribution Warehouse
Total Acreage	±29,879 SF
Services	Private Septic Private Well Northwestern Energy Missoula Electric Coop
Access	Highway 93 and Mormon Creek Road
Zoning	Unzoned
Lease Rate	\$11.00/SF, NNN
Estimated 2025 NNN	\$1.33 SF (includes taxes, insurance, estimated maintenance); Tenant to contract for separately metered utilities
Traffic Count	Highway 93: ±20,994 VPD (2023 AADT)
Loading	Five (5) 10' Dock High Loading Doors One (1) 10' Grade Level Loading Door
Buildout	Reception, Break Area, Two (2) Restrooms, Five (5) Private Offices, Functional Mezzanine Area with Forklift Access





Located Off of Highway 93 South Just Minutes from the Missoula Centroid



Fully Sprinkled Building with Ample Clear Height Can Accommodate Full Racking Systems



Radiant and Gas Heat in Warehouse Area



Convenient Ingress/Egress Points with Ample Parking; Additional 50' Access Lane is Available



Five Dock-High Doors and one Grade-Level Door

Opportunity Highlights



Missoula ±8 miles

US Hwy 93 South

Hamilton ±37 miles

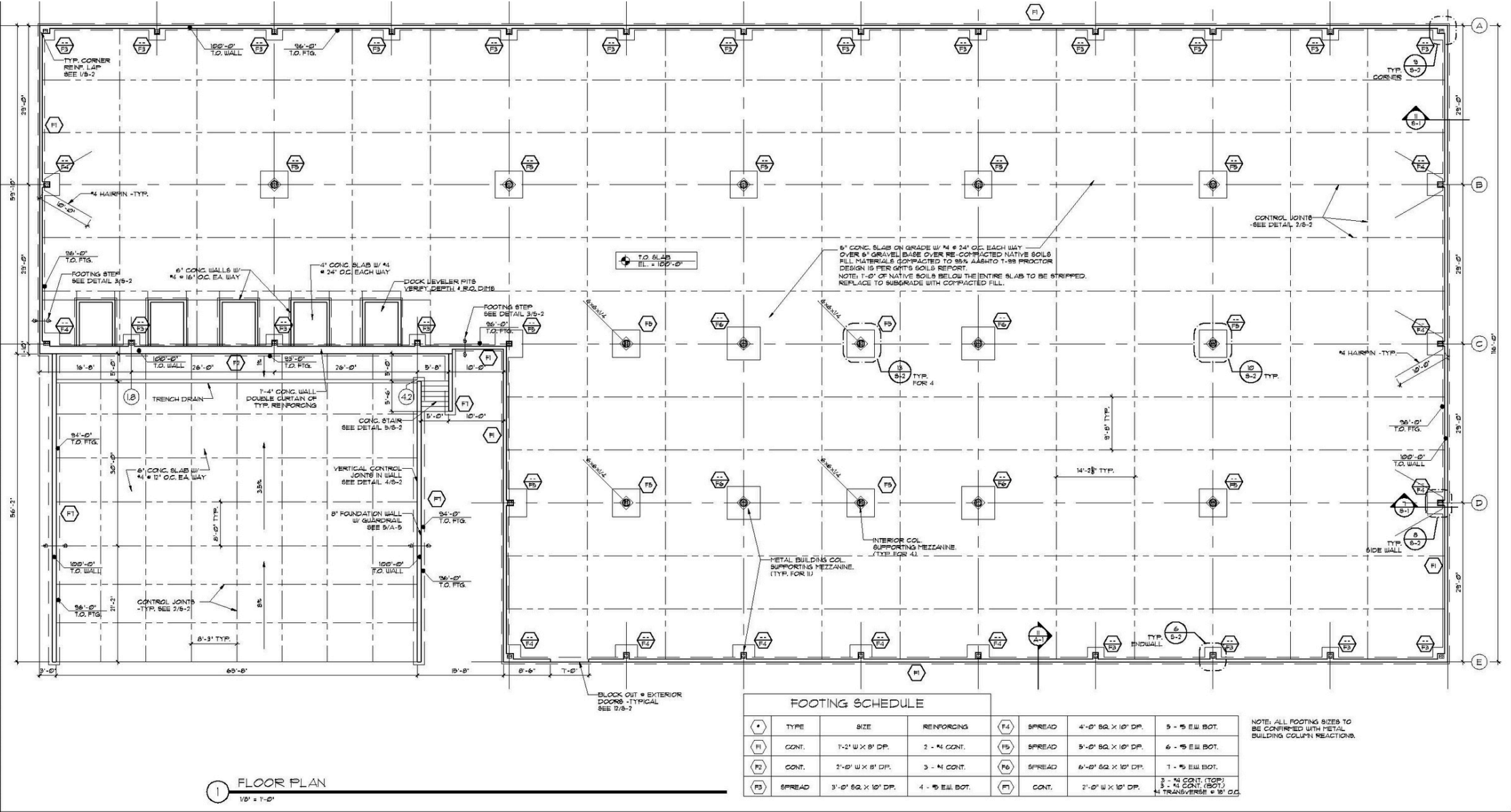
Mormon Creek Rd







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**PRELIMINARY
DESIGN/ BID SET
NOT FOR CONSTRUCTION**

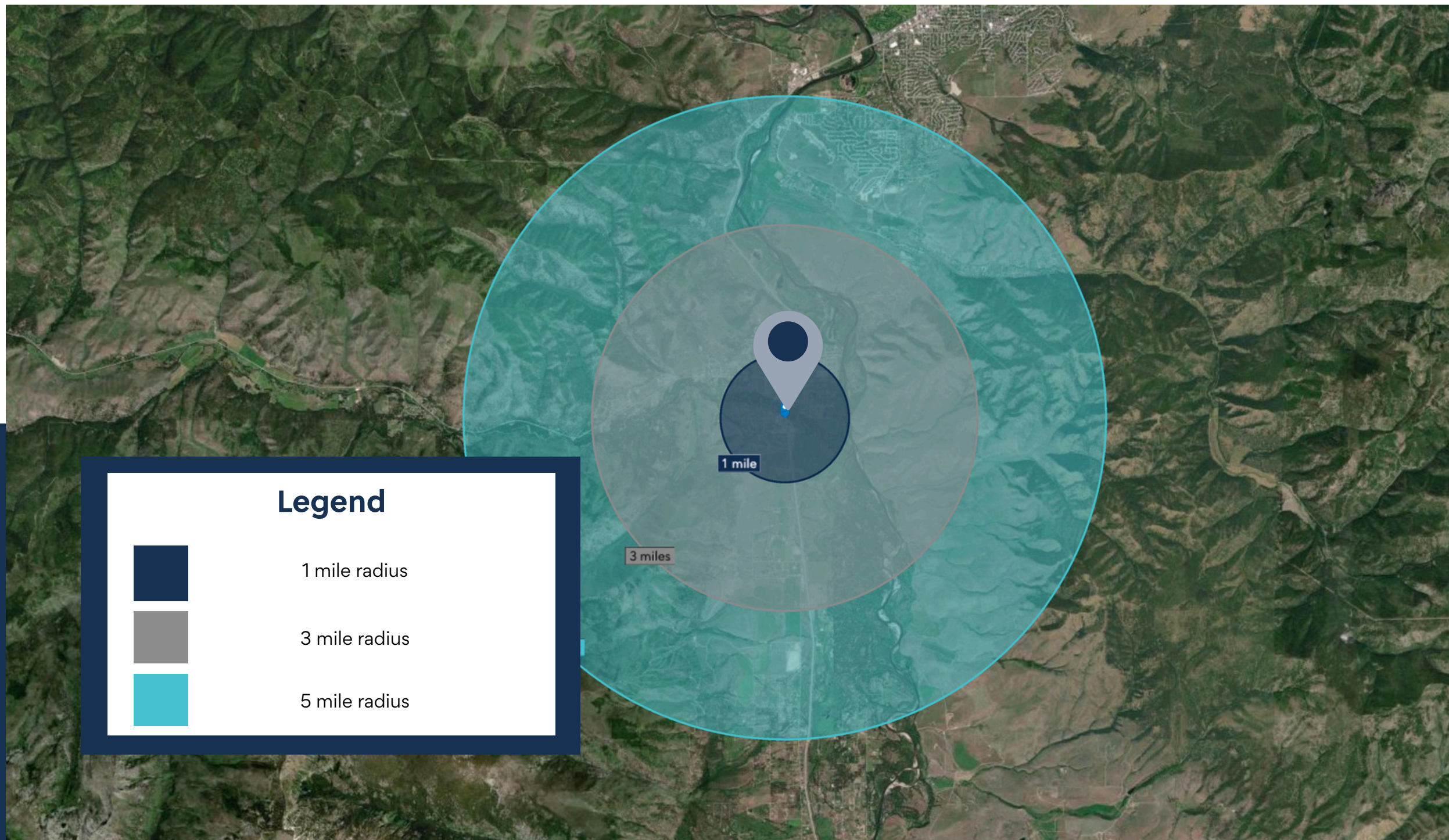
PARADIGM
v2.0 Architects P.C.
125 1/2 W. Main Missoula Montana 59802
tel:406.648.6120 fax:406.648.4078 web:www.paradigm2.com

VANN'S WAREHOUSE
NEW BUILDING
MORMON CREEK ROAD
MONTANA

DATE	DESCRIPTION	REV. NO.

MARCH 2008
**FOUNDATION
PLAN**

S-1
DESIGN/BID SET



Legend



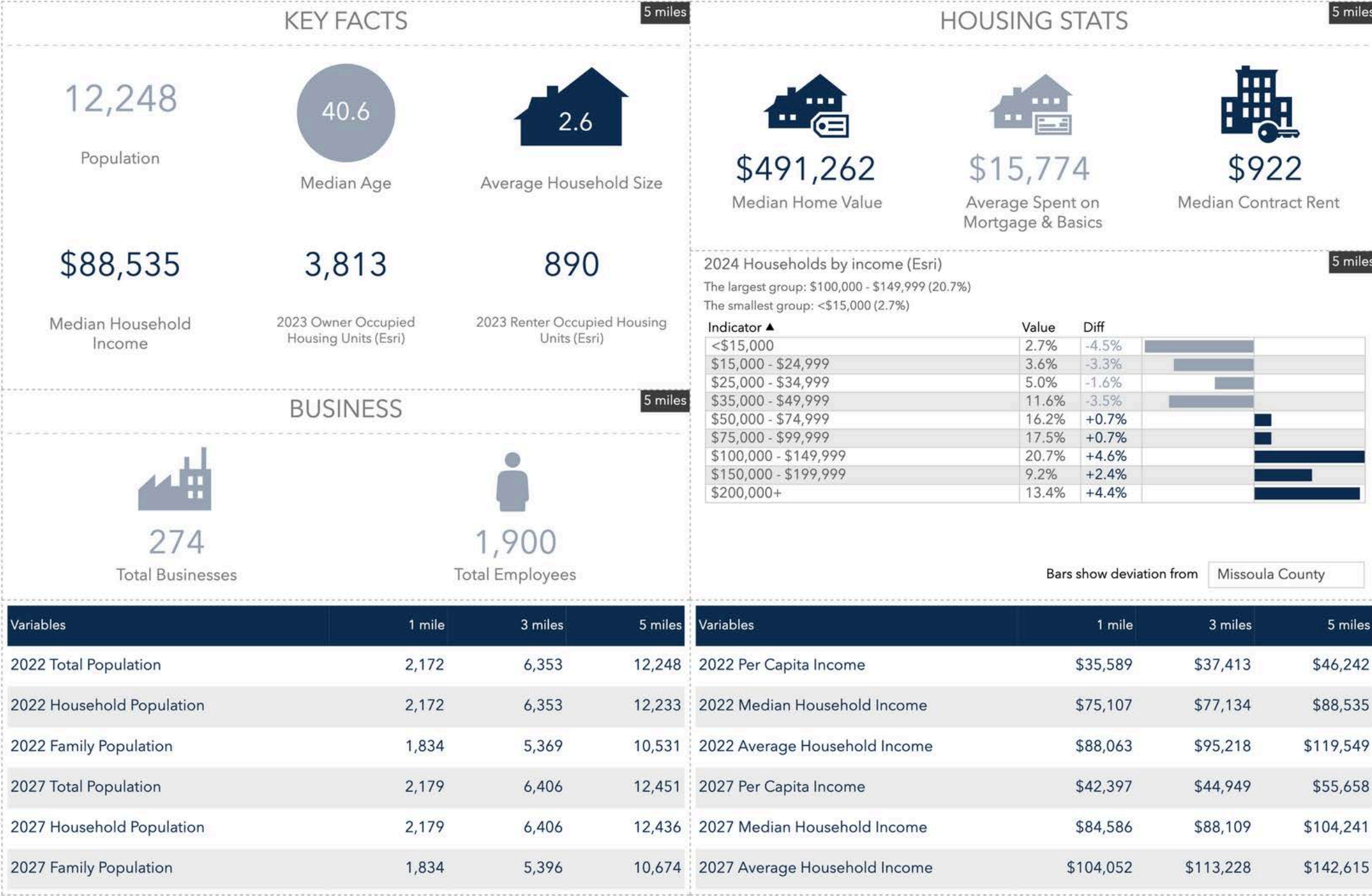
1 mile radius



3 mile radius



5 mile radius



Missoula Industrial Market Data | 2024

LEASING ACTIVITY | INDUSTRIAL

	T12 Ending 12.31.23	T12 Ending 12.31.24	Change
County Average Lease Rate	\$12.28	\$10.60	-13.68% ↓
NNN Average	\$4.10	\$3.05	-25.61% ↓
County Vacancy	2.87%	4.76%	-1.89% ↓

SALES ACTIVITY | INDUSTRIAL

	T12 Ending 12.31.23	T12 Ending 12.31.24	Change
County Average Sale Price PSF	\$141.84	\$203.61	43.55% ↑
Condominium Average Sale Price PSF	\$162.72	\$202.82	24.64% ↑
Freestanding Average Sale Price SF	\$145.19	\$203.73	40.32% ↑

All data covers the trailing 12 months
Lease data is based on NNN or NNN Equivalent

INDUSTRIAL DEVELOPMENT PIPELINE

Construction	±120,000 SF
Permitting	±8,207 SF
Planning	±62,600 SF
Completed YTD 2024	±139,125 SF



Missoula Air Service

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

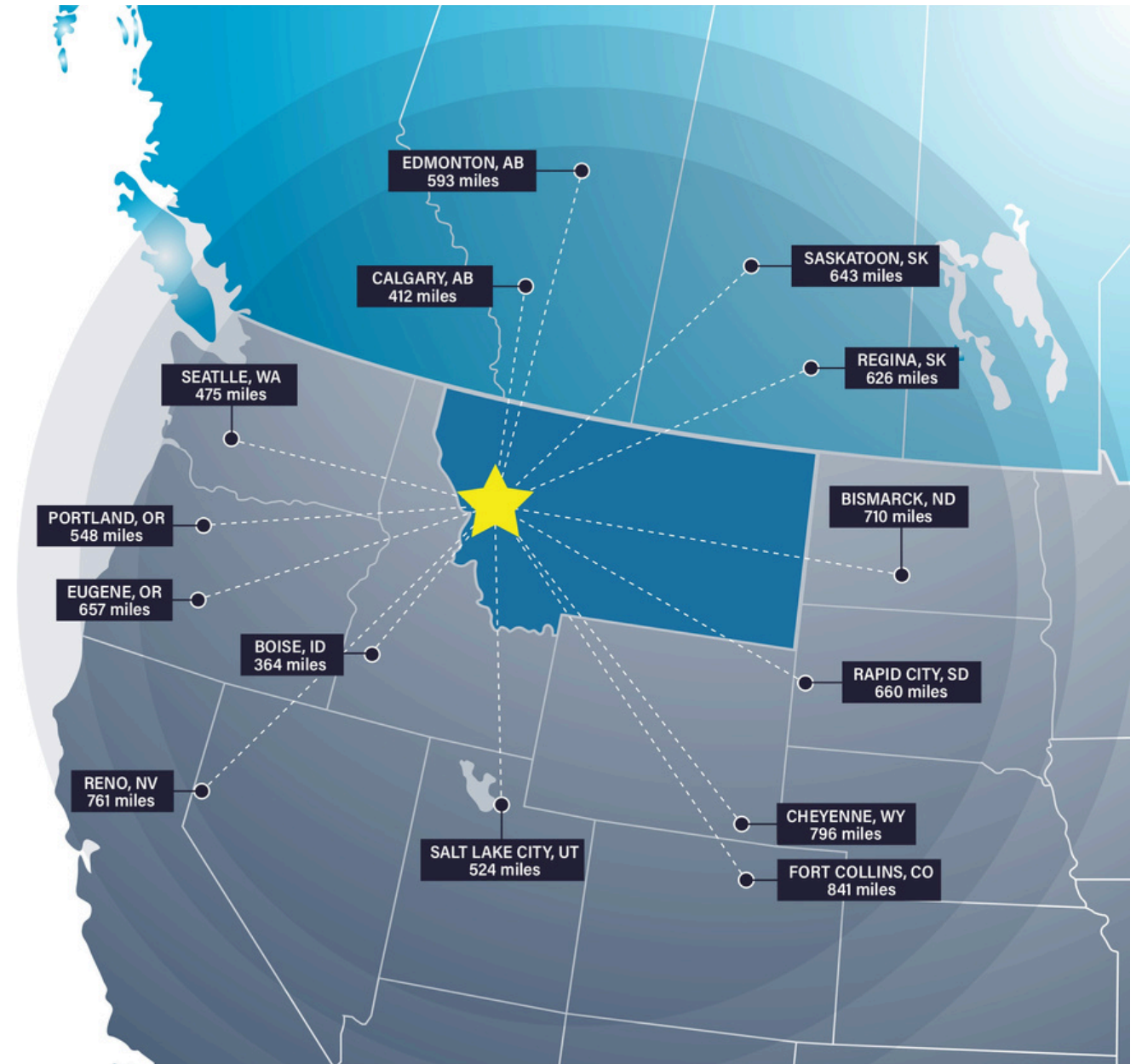


Missoula Access

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+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 & 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



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.



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.

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