

FOR LEASE

221 Commerce Street.

Missoula, Montana 59808

Industrial / Warehouse / Flex

LEASE RATE — BASE

\$7,498 / Mo

\$12.85 per SF / year

ESTIMATED NNN

\$2,217 / Mo

~\$3.80 per SF / year

TOTAL BASE + NNN

\$9,715 / Mo

\$16.65 per SF / year

BUILDING SIZE

±7,000 SF

Single Tenant — Entire Building

FENCED PARKING

~50 Spaces

Secured, dedicated lot

CLEAR HEIGHT

14'–30'

Three overhead doors

AVAILABLE NOW — IMMEDIATE OCCUPANCY

About This Property

MDIC is pleased to present 221 Commerce Street — a rare ±7,000 square foot industrial, warehouse, and flex space for lease in the heart of Missoula.

This is a single-tenant building offering complete and exclusive use of the entire facility. No shared walls, no shared loading areas, no neighboring tenants. Total operational privacy and control.

The building has been fully updated and is move-in ready. Recent improvements include all-new electrical, new energy-efficient LED lighting, fresh interior paint, and new overhead radiant heaters providing year-round comfort at remarkably low utility costs — averaging just \$367/month.

Three overhead doors and clear heights ranging from 14 to 30 feet accommodate a wide range of industrial, warehouse, distribution, contractor, and flex uses. The fenced and secured parking area for approximately 50 vehicles is an exceptional advantage — the largest secured parking footprint available in central Missoula for a property of this type.

A polished customer entry lobby, private remodeled bathroom, break room, bar/lounge area, and kitchen round out a facility that is equally suited to customer-facing businesses and pure industrial operations.

PROPERTY DETAILS	
Address	221 Commerce St., Missoula, MT 59808
Property Type	Industrial / Warehouse / Flex
Zoning	M1-2 Limited Industrial
Tenancy	Single Tenant — Entire Building
Building Size	±7,000 SF
Lot Size	0.80 Acres
Clear Height	14' - 30' (Variable)
Loading	Three (3) Grade-Level Overhead Doors
Parking	~50 Spaces — Fenced & Secured
Services	City Water & Sewer
Coordinates	46.8917° N, 114.0263° W
Availability	Immediate Occupancy

PROPERTY HIGHLIGHTS

1

Fully Updated & Move-In Ready

New electrical throughout, new LED lighting, fresh paint, and new overhead radiant heaters. The building has been completely refreshed — zero deferred maintenance. Move in and operate from day one.

2

~50 Fenced & Secured Parking Spaces

The largest fenced, secured parking footprint available in central Missoula for a property of this type. Ideal for fleet operators, contractors, distributors, and businesses requiring secured outdoor vehicle or equipment staging.

3

Three (3) Grade-Level Overhead Doors

Three independent overhead loading doors enabling simultaneous multi-door operations, drive-through capability, and efficient fleet staging. Each door is independently operable.

4

14'–30' Variable Clear Height

Clear heights ranging from 14 to 30 feet across the warehouse floor accommodate tall racking systems, large equipment, oversized vehicles, and a wide range of industrial and warehouse configurations.

5

Exclusive Single-Tenant Use

The entire building is yours. No shared walls, no shared loading dock, no neighboring tenants accessing your space. Complete operational privacy, security, and control of the full facility.

6

Amenity-Rich Interior

Polished customer entry lobby, private remodeled bathroom, break room/lounge, bar area, and kitchen. Amenities rarely found in industrial space — suited to both customer-facing operations and back-office functions.

7

Exceptional Central Missoula Location

Steps from the North Reserve Street commercial corridor. Target (~0.5 mi), Costco (~0.6 mi), Home Depot (~0.8 mi), and Grant Creek Town Center (~0.7 mi) all within one mile. I-90 access ~1.4 miles.

8

Outstanding Utility Efficiency

New LED lighting and overhead radiant heaters keep utility costs exceptionally low — averaging just across the year. Summer bills as low as . Winter peaks ~.

RENT & LEASE TERMS

221 Commerce St., Missoula, MT

MONTHLY RENT BREAKDOWN — 7,000 SF

Base Rent	\$7,498
\$12.85 / SF / YR	per month
NNN — Taxes, Ins, CAM	\$2,217
~\$3.80 / SF / YR	per month (estimated)
Total Base + NNN	\$9,715
\$16.65 / SF / YR	per month

LEASE TERMS

Lease Type	Triple Net (NNN)
Lease Term	Flexible — Negotiable
Base Rent	\$7,498/Month (\$12.85/SF/YR)
NNN (Estimated)	\$2,217/Month (~\$3.80/SF/YR)
Total Base + NNN	\$9,715/Month (\$16.65/SF/YR)
Due at Signing	First Month + Last Month
Occupancy	Immediate — Available Now

Location

46.8917° N, 114.0263° W · M1-2 Limited Industrial Zoning · 0.80 Acres

221 Commerce Street is situated in the heart of Missoula's north-central commercial core, directly off the North Reserve Street corridor — one of the busiest commercial arterials in western Montana. The location provides immediate access to major retailers, services, and regional transportation infrastructure.

PROXIMITY	
~0.5 mi	Target North Reserve St. corridor
~0.6 mi	Costco Wholesale North Reserve St.
~0.7 mi	Grant Creek Town Center Regional shopping & dining
~0.8 mi	Home Depot North Reserve St.
~0.9 mi	Walmart North Reserve St.
~1.4 mi	Interstate 90 Primary east-west freight corridor
~1.5 mi	Story House Film Campus 47-acre, 400,000 SF production district
Minutes	Missoula Intl. Airport 14 non-stop destinations

Missoula Market

80,100+

City Population (2026)
Growing 1.2% annually

7.66%

Population Growth Since 2020
Among fastest-growing MT cities

14.4%

Industrial Vacancy (2025)
Rare opportunities for quality space

\$12.85

Our Base Rate / SF / YR
Competitive vs. \$11–13 market avg

MISSOULA ACCOLADES

- #4 Best Small City to Start a Business (Verizon)
- #1 Most Fun City for Young People (Smart Assets)
- Federally Designated Tech Hub — Western Montana
- 58.8% Degreed Workforce · 16-Min Avg Commute

FOR LEASE

221 Commerce St.

Missoula, Montana

±7,000 SF

Square Footage

\$7,498/Mo

Base Rent

\$9,715/Mo

Total Base + NNN

~50 Spaces

Fenced Parking

3 Doors

Overhead Loading

CONTACT

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