



SterlingCRE
ADVISORS

Flex Warehouse & Lab Space For Lease

5840 Expressway
Missoula, Montana

Up to ±13,271 Square Feet on ±3.81 acres

Exclusively listed by:

Claire Matten, CCIM | SIOR

Claire@SterlingCREadvisors.com

406.360.3102



SterlingCRE
ADVISORS

Contents

(click to jump to section)

[Executive Summary](#)

[Interactive Links](#)

[Property Details](#)

[Demographics](#)

[Market Overview](#)

[Brokerage Team](#)

[Limiting Conditions](#)

Opportunity Overview

SterlingCRE Advisors is pleased to present the flex-industrial facility located at 5840 Expressway in Missoula’s fast-growing Development Park. This two-story building spans approximately 19,142 square feet and offers multiple lease opportunities, including flex warehouse space and wet lab space with potential for conversion into additional office use. Ideally situated just 0.6 miles from the Interstate 90 interchange and directly across from the Missoula International Airport, the property provides excellent accessibility.

Property Overview

Strategically located on a ±3.81-acre site, this high-performance industrial asset is ideal for light manufacturing, research and development, or life sciences users. Built in 1993, the building boasts modern construction standards, including block construction and metal siding, fire suppression systems, and clear heights of up to 17 feet, ensuring long-term durability and versatility. A secured, shared yard and paved parking area allow for efficient truck circulation and operational ease.

Location Advantages

Missoula’s Development Park is quickly emerging as a hub for life sciences, tech, and manufacturing. Proximity to the airport and interstate positions 5840 Expressway as a strategic operations base for regional distribution, high-growth startups, or established industrial firms looking to expand in the Northern Rockies.

Interactive Links



[Link to Listing](#)



[Street View](#)



[3D Tour](#)

Address	5840 Expressway Missoula, MT 59808
Lease Rate	\$13.00/SF + NNN (warehouse) \$19.80/SF + NNN (office / lab)
Estimate NNN	Expenses: \$5.31/SF Electric: \$1.31/SF Total: \$6.62/SF
Property Type	Flex Warehouse with excess land Lab space
Total Acreage	Acreage: ±3.81
Building Size	±19,142 square feet
Loading	Grade Level, Dock-High, Truckwell

Opportunity Overview

Spanning approximately 555 square feet, this flex warehouse features a 9-foot grade-level overhead door and two convenient points of ingress/egress, including an exterior door with paved access and an interior entry through the building’s main foyer. Tenants benefit from access to shared common areas, including restrooms, a welcoming foyer, and mailbox facilities. The property also offers a secured ±3.81-acre yard enclosed by chain-link fencing, with additional parking or storage space available for an added charge. Available December 31, 2025.

Suite	Suite 101
Suite Size	±555 SF
Lease Rate	\$660/Mo + NNN



The second floor encompasses approximately 4,666 square feet across multiple suites, with the flexibility to be demised into smaller configurations as needed. Three rooms are equipped with in-suite sinks and hood ventilation systems, offering versatility for specialized uses. The space also presents strong potential for conversion into additional office areas, featuring multiple windows that provide abundant natural light—ideal for executive-style suites or open collaborative workspaces.

Suite	Suite 201 - 202
Suite Size	up to ±4,666 SF
Lease Rate	\$19.80/SF + NNN

Lease Terms Negotiable

Opportunity Overview

The warehouse totals approximately 8,050 square feet, comprising ±7,565 square feet of open warehouse space and ±485 square feet of mezzanine office. Clear heights range from 15 to 17 feet, and the space includes a private restroom and private access for convenience. The building is outfitted with two 12' x 14' grade-level overhead doors, one dock-high truckwell, and power capacity up to 1 MW. Situated on ±3.81 acres of excess land, the property offers secure chain-link fencing and paved surface-level parking.



Suite	Suite 107
Suite Size	±8,050 SF
Lease Rate	\$13.00/SF + NNN
Lease Terms	Negotiable
Clear Height	15' Clear Height
Loading	Two grade level loading and one dock high loading door with a truck-well
Power	3-Phase/480V

5840 Expressway

Suites 101 | 107 | 201

Building Size	±19,142 SF
Geocode	04-2325-36-3-07-01-0000
Year Built/Renovated	1993
Zoning	City of Missoula (M1-2)
Access	Expressway
Services	City water and sewer; 1 MW
Taxes	\$41,543.01
Parking	Surface Level Secured Lot
Traffic Count	±21,901 (AADT)
Interstate Proximity	±0.60 miles from Interstate 90 Interchange



Property Details



Located less than ± 0.75 mile from the Interstate 90 Interchange and close to the North Reserve Street commercial corridor



Additional expansion space with an extra building already planned for the site



City of Missoula, Industrial (M1-2) zoning



Highly visible from Interstate 90 with an average daily driver count $\pm 22,894$ (2022 AADT)



Five grade-level overhead doors, one dock-high loading door, and one dock-high loading door with a truck well

Expansion Design

The conceptual master plan for 5840 Expressway in Missoula, Montana, demonstrates the site's substantial capacity for full-scale campus development. Strategically positioned near key transportation corridors and commercial amenities. This master plan emphasizes phased development, allowing initial buildings to operate independently while future structures are added, capitalizing on a well-suited site for a dynamic, mixed-use business park or innovation campus.

The design envisions a cohesive and modern campus environment with distinct zones for research, light industrial, professional office, and flex space. The current conceptual plan includes:

- An anchor facility designed to be a flexible, incubator style hub for the surrounding buildings.
- Multi-story structures ideally suited for office, biotech, or R&D use. Its prominent corner placement offers visibility and accessibility.
- Several single-story buildings line the north and eastern portions of the property, potentially serving as flex-use facilities. These are suitable for light manufacturing, warehousing, or high-bay lab environments.
- Open landscaped areas and road access points have been designed to accommodate future vertical or horizontal expansion, such as:
 - Additional labs or office space
 - Warehouse or distribution nodes
 - Employee amenities (e.g., daycare, fitness center, café)

Additional Infrastructure and Circulation features include:

- **Ample Parking:** Strategically distributed parking lots provide ample capacity for current and future workforce demands.
- **Vehicular Access:** The layout supports strong vehicular flow, including delivery and service vehicle routing separate from employee and visitor traffic.
- **Pedestrian Pathways & Green Space:** Integrated walkways and landscaped buffers encourage a walkable campus and outdoor gathering options.





PROPERTY INFORMATION

BUILDING A - NEW CONSTRUCTION

- PROMINENT CORNER & HIGH VISIBILITY
- 80'-0" x 80'-0" FOOTPRINT
- 3 LEVELS TOTAL
- WAREHOUSE ON MAIN FLOOR WITH LOADING DOCK
- 2 LEVELS OF LAB / OFFICE
- PRECAST CONCRETE CONSTRUCTION
- 19,200 SF TOTAL

BUILDING B - NEW CONSTRUCTION

- 80'-0" x 94'-0" FOOTPRINT
- SINGLE LEVEL WAREHOUSE WITH DOCK-HIGH LOADING
- INTERIOR SPACE 20' CLEAR TO STRUCTURE
- PRECAST CONCRETE CONSTRUCTION
- 7,090 SF TOTAL

BUILDING C - NEW CONSTRUCTION

- 121'-0" x 114'-0" FOOTPRINT
- 2 UNITS AVAILABLE
- SINGLE LEVEL WAREHOUSE WITH GRADE-LEVEL LOADING
- INTERIOR SPACE 20' CLEAR TO STRUCTURE
- PRECAST CONCRETE CONSTRUCTION
- 13,830 SF TOTAL

BUILDING D - EXISTING BUILDING

- CMU AND METAL WALL CONSTRUCTION
- 16,000 SF TOTAL
- DOCK-HIGH LOADING

EXISTING E BUILDINGS

- ADJACENT INDUSTRIAL MULTITENANT PROPERTY

OVERALL SITE INFO:

- 114 PARKING SPACES
- 53' TRUCK ACCESS
- CLOSE PROXIMITY TO I-90

RIAL



Planned Expansion Potential



LOCATION



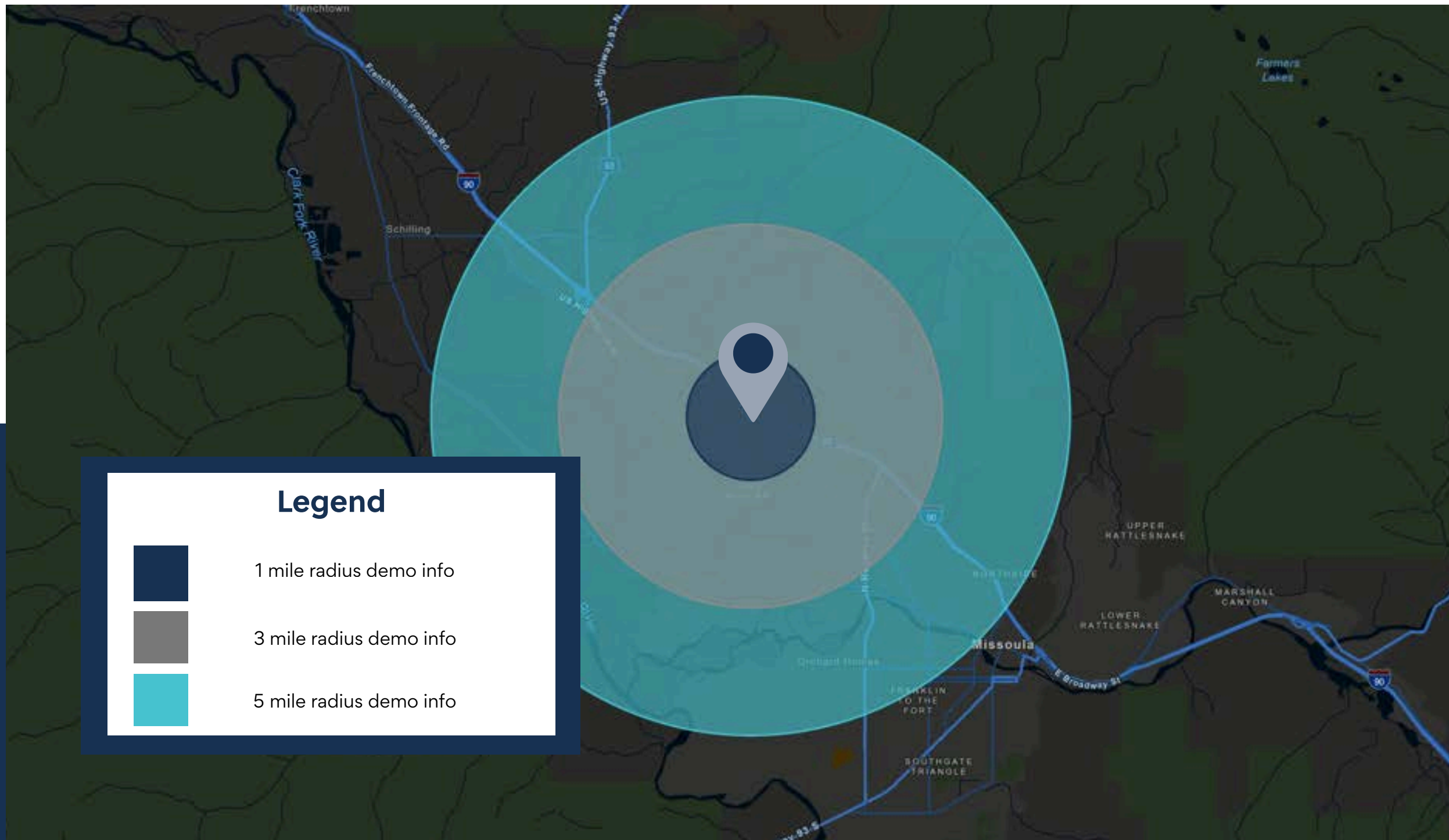
SterlingCRE
ADVISORS



Image Courtesy of Google Earth



Retailer Map



KEY FACTS

1 mile

1,694

Population

38.6

Median Age

2.4

Average Household Size

\$106,969

Median Household Income

465

2023 Owner Occupied Housing Units (Esri)

233

2023 Renter Occupied Housing Units (Esri)

BUSINESS

1 mile



171

Total Businesses



2,450

Total Employees

HOUSING STATS

1 mile



\$705,357

Median Home Value



\$14,894

Average Spent on Mortgage & Basics



\$1,230

Median Contract Rent

2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (25.6%)

The smallest group: \$25,000 - \$34,999 (2.4%)

Indicator ▲	Value	Diff	
<\$15,000	6.2%	-2.5%	
\$15,000 - \$24,999	2.7%	-3.8%	
\$25,000 - \$34,999	2.4%	-5.1%	
\$35,000 - \$49,999	13.5%	+3.6%	
\$50,000 - \$74,999	7.9%	-7.4%	
\$75,000 - \$99,999	14.0%	-0.3%	
\$100,000 - \$149,999	25.6%	+7.0%	
\$150,000 - \$199,999	12.0%	+2.4%	
\$200,000+	15.6%	+6.1%	

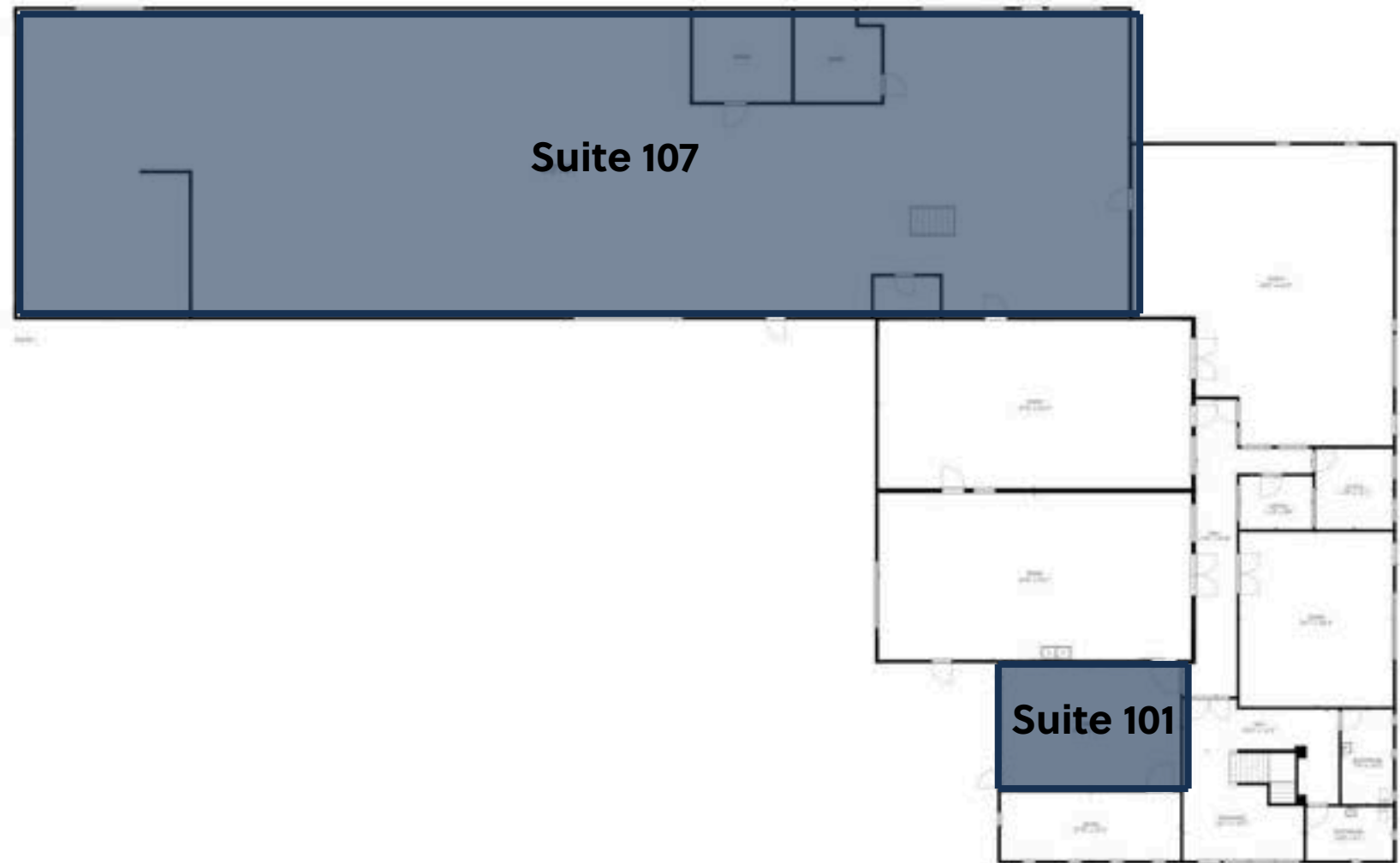
Bars show deviation from Missoula County

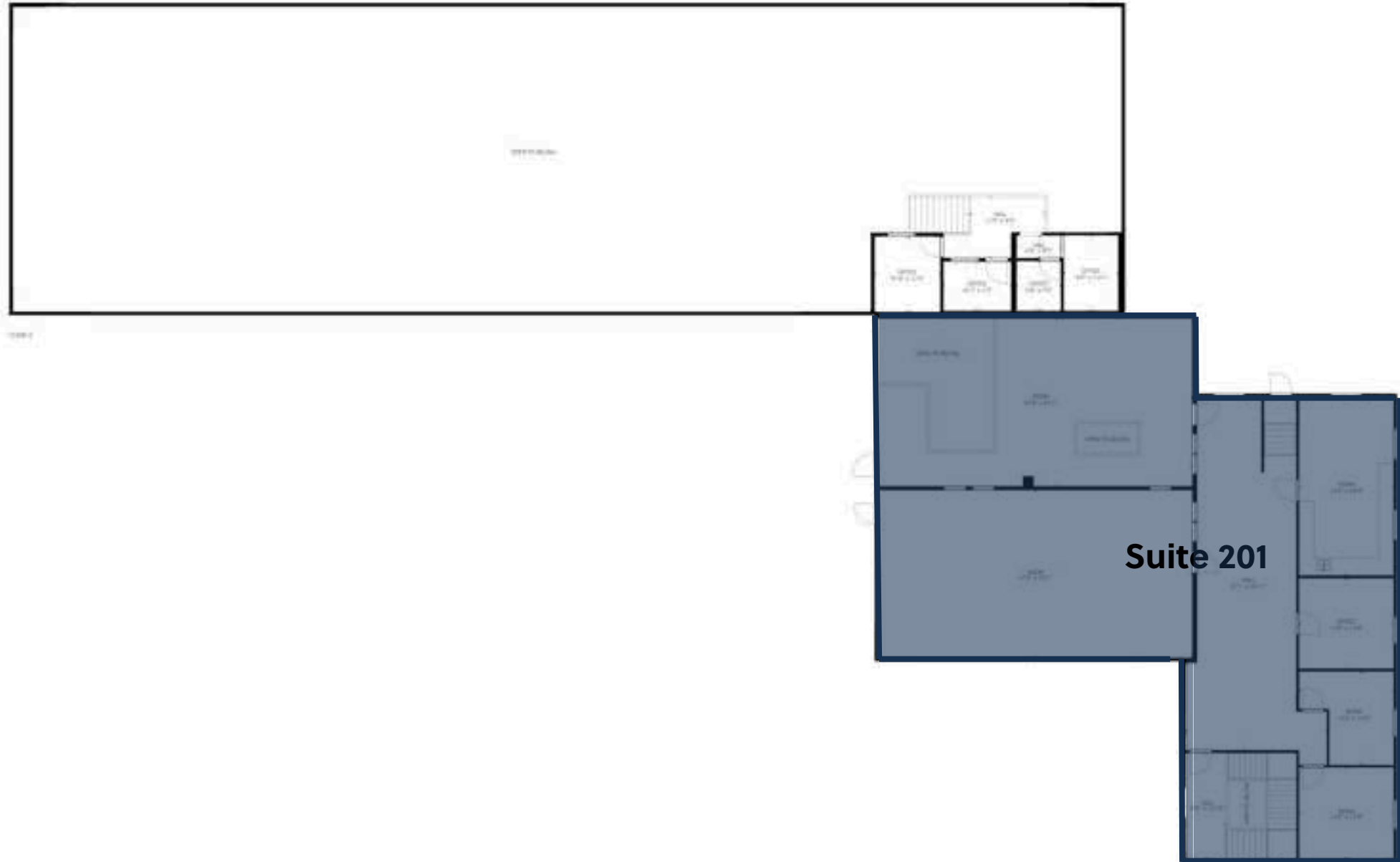
Variables	1 mile	3 miles	5 miles	Variables	1 mile	3 miles	5 miles
2022 Total Population	1,694	15,146	41,587	2022 Per Capita Income	\$53,011	\$48,537	\$44,219
2022 Household Population	1,694	15,064	40,833	2022 Median Household Income	\$106,969	\$86,407	\$75,012
2022 Family Population	1,389	11,074	27,308	2022 Average Household Income	\$133,783	\$109,086	\$96,645
2027 Total Population	1,889	17,167	44,579	2027 Per Capita Income	\$61,234	\$55,536	\$49,991
2027 Household Population	1,889	17,085	43,825	2027 Median Household Income	\$125,222	\$100,457	\$83,062
2027 Family Population	1,546	12,498	29,201	2027 Average Household Income	\$152,491	\$124,512	\$108,721

PROPERTY DETAILS

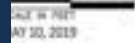


SterlingCRE
ADVISORS





LOCATED IN THE SW1/4 OF SECTION 28, T.14N., R.20W., P.44N., MISSOULA COUNTY, MONTANA



(Legal description found by this Bureau and as found in Schedule A, Section 4, of Insured Title (LJ) Commitment No. T19050-0, Effective Date: April 17, 2019 at 5:00A.M.)

LOT 1A OF MISSOULA DEVELOPMENT PARK - PHASE 3A, LOT 1A, A PLATTED SUBDIVISION IN MISSOULA COUNTY, MONTANA, ACCORDING TO THE OFFICIAL RECORDED PLAT THEREOF.

In: Intel Corporation, 5840 EOPV Bldg., U.S., Foster Time U.S., and in whom it may concern

This is to certify that this map or plan and the survey on which it is based were made with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and ACSM in 2016. Pursuant to the Accuracy Standards established by ALTA, ACSM and ACSS and in effect on the date of this certification.

19 1/1/2019 5/10/2019 Sale
 1900000000 Professional Land Surveyor
 Systema Registration No. 128712

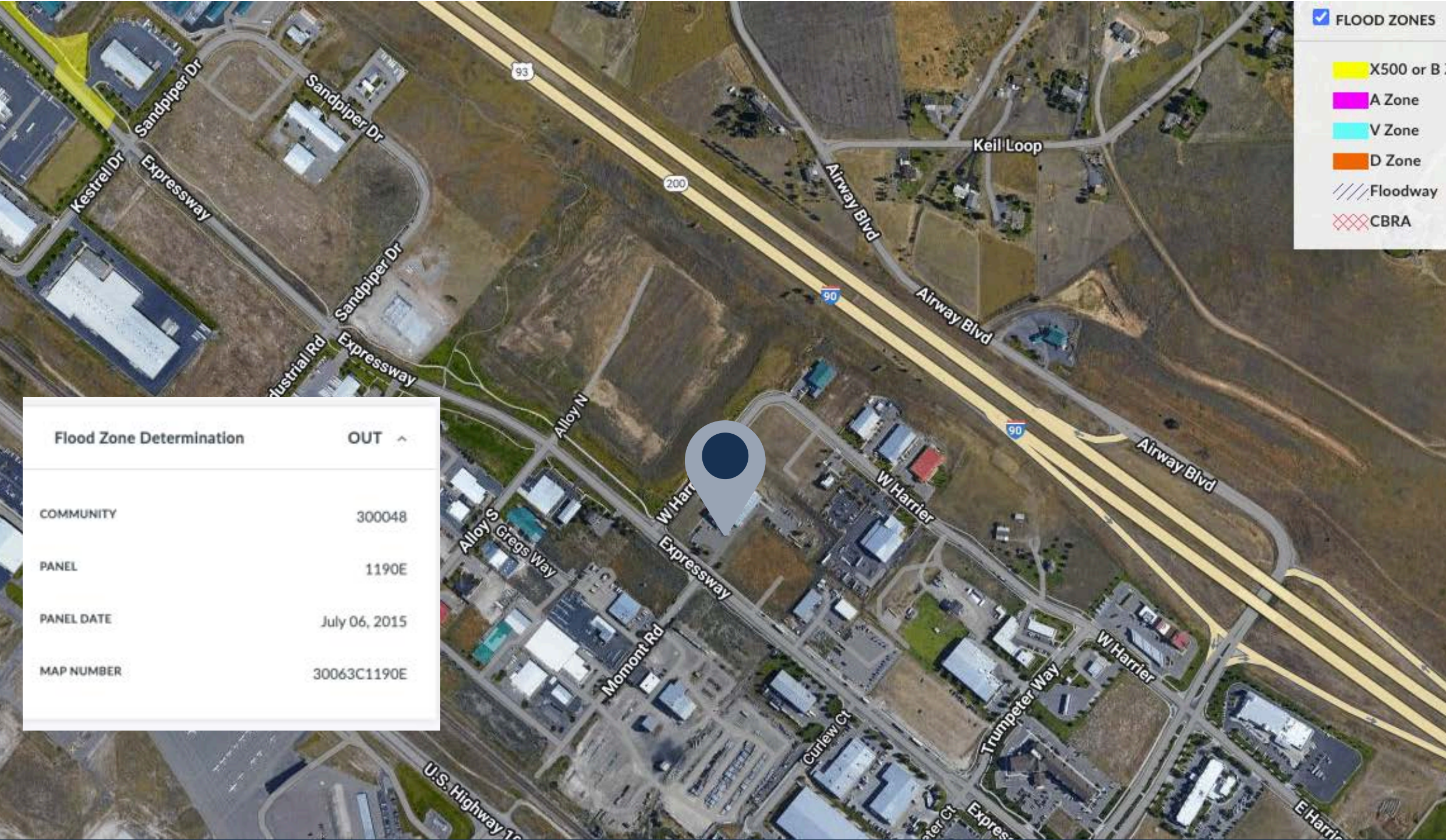
Parliament building does not precisely follow the boundary, it encroaches slightly on the nearby boundary into the West

^a Survey right-of-way. ^b encumbrances significantly with adjacent Lot 8 of Sherratt Industrial Park Phase 1. In 1 location a recent encumbrance of recent order has voided all the 1990s Easement.

of Insured Title Company Commitment No. F08504-R, Effective Date: April 11, 2018 at 7:30am

③ Fragment reported in Book II of Miscellaneous Reports of Fossils.

1. Easement recorded in Book 201 of Miscellaneous Records of Page 430.
This easement is situated in nature and not platified. This easement is for air electric transmission and distribution lines. The easement did not security a utility, however did allow for branching of any lines within 10 feet of the line.
2. Easement recorded in Book 202 of Deeds of Page 92 and Book 240 of Deeds of Page 810
The gas line easement in Book 202 of Deeds of Page 92 is situated in nature and is not platified. The gas line easement in Book 240 of Deeds of Page 810 does not affect the subject property.
3. Agreement recorded in Book 154 of More Records of Page 2355.
This was an agreement to provide municipal sanitary sewer service to the parcel parcel from which the subject property was subdivided. The contained financing details and a Consent to Assumption. The sewer service has been brought to the subject property and the subject property has been annexed into the City of Missouri.
4. Book 121 of More Records of Page 1313, Book 125 of More Records of Page 474, and Book 790 of More Records of Page 618.
These documents include the subject property into the airport influence area. These documents contain criteria and guidelines to control noise levels, land uses and height of structures and trees, and are within the airport influence area.
5. An easement recorded in Book 219 of More Records of Page 475.
This easement is for electric power lines and communication lines. The easement location is general in nature and does not provide an exact location. This easement is not platified.
6. An easement recorded in Book 319 of More Records of Page 475.
This easement is for a pipeline. The easement location is general in nature and does not provide an exact location. This easement is not platified.
7. An easement recorded in Book 375 of More Records of Page 1095.
This easement is for a 10 foot wide underground electric right-of-way easement. Said easement is shown herein.
8. Agreement recorded in Book 287 of More Records of Page 2165.
This was an agreement to provide municipal sanitary sewer service to the parcel parcel from which the subject property was subdivided. The contained financing details and a Consent to Assumption. The sewer service has been brought to the subject property and the subject property has been annexed into the City of Missouri.
9. Recorded in Book 428 of More Records of Page 1187
This document accepted the Missouri development Park Special Zoning District. The subject property is included in this zoning district.
10. Agreement recorded in Book 837 of Page 1075 More Records and Partial Termination in recorded in Book 703 of Page 528 More Records
The subject property is part of a larger parcel parcel that was part of an agreement to release common ownership with Missouri County. This boundary release was completed in June 2000 and is depicted on Certificate of Survey No. 5152. The partial termination releases the subject property from any obligations of the agreement.
11. Abandonment easement recorded in Book 629 of More Records of Page 841.
This limits the property to no structures built higher than an elevation of 2315 feet above sea level.
12. Recorded in Book 983 of More Records of Page 306
This document amends the Missouri development Park Special Zoning District. The subject property is included in this zoning district.
13. Recorded in Book 702 of Page 528 More Records
This agreement terminated on June 30, 2006.
14. Easement recorded in Book 761 of More Records of Page 858
This is a 10 foot wide drainage easement and is shown herein.
15. Recorded in Book 816 of More Records of Page 139
This document amends the Missouri development Park Special Zoning District. The subject property is included in this zoning district.
16. Recorded in Book 825 of More Records of Page 530
This document approved a variance from zoning that allowed the owner to place a security fence around the perimeter of the subject property.
17. Recorded in Book 872 of More Records of Page 1019
This document amends the Missouri development Park Special Zoning District. The subject property is included in this zoning district.
18. Recorded in Book 1008 of Page 939 More Records
This document annexes the property into the City of Missouri and rezones the property with City Zoning.
19. Recorded Plat of Missouri Development Park - Phase 3A, Lot 14
The easements depicted on said plat are shown herein.
20. Recorded in Book 693 of More Records of Page 1



Flood Plain



Zoning Documents

M1-2

MARKET OVERVIEW



SterlingCRE
ADVISORS

Missoula Air Service

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

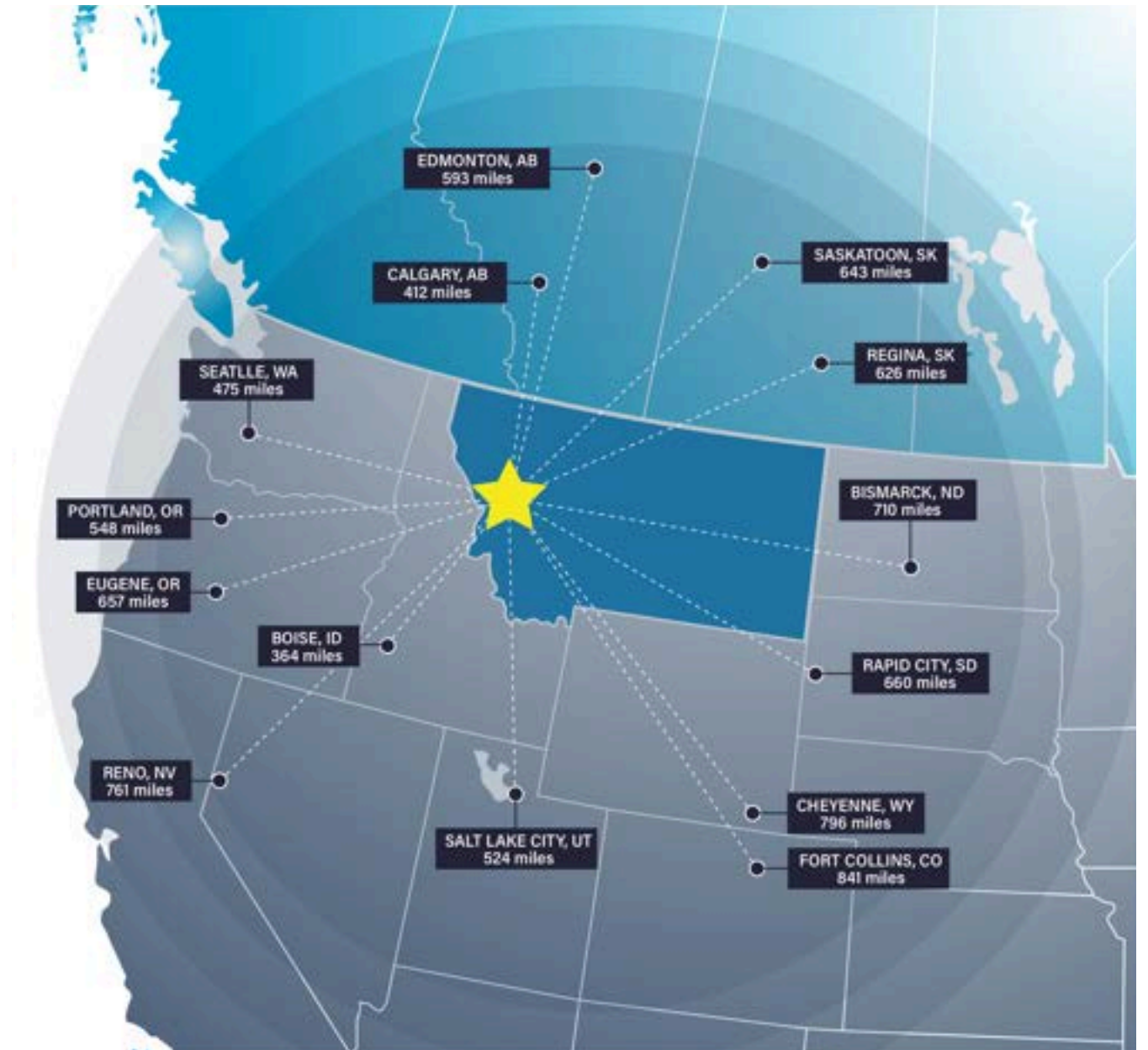


Missoula Access

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+ 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 | 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.



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.

Operations & Data Team



JUDY POWELL

Director of Accounting & Finance

Judy manages accounting for all transactions and is a stickler for details. With extensive public and private experience, she is adept at adhering to rigorous compliance and reporting standards. Judy also has experience in development financing.



SARA TOWNSLEY

Research Director

Sara manages the extensive library of real estate data that provides the Sterling team accurate and up to date information on transactions and sales. Her attention to detail and organization allows for efficient valuations and pricing guidance. Sara is also the first to know about new developments and businesses in the community.

Marketing Team



MAGGIE COLLISTER

Marketing & Project Analyst

With a background in real estate development and graphic design, Maggie creates punchy and compelling marketing pieces for listings. Her understanding of real estate and economic trends and data create strong selling points for properties in Montana's growing markets.



JESSICA BALDWIN

Brand Marketing & PR Director

Jessica enhances property visibility through strategic marketing in print, digital, and PR. Drawing on her background in brand building and online lead generation, she effectively positions properties to attract the right audience, maximizing their market presence and investment potential.

Disclaimer & Limiting Conditions

CONFIDENTIALITY & DISCLAIMER All materials and information received or derived from SterlingCRE Advisors its directors, officers, agents, advisors, affiliates, and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, the financial performance of the property, the projected financial performance of the property for any party's intended use or any and all other matters. Neither SterlingCRE Advisors its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. SterlingCRE Advisors will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.** Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. SterlingCRE Advisors makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. SterlingCRE Advisors does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by SterlingCRE Advisors in compliance with all applicable fair housing and equal opportunity laws.

Limiting Conditions Study outcomes are based on our analysis of the information available to us from our research as of the date of report creation. As such, we assume the client has offered correct and reliable information. Further, we assume the client has informed us about any issues that would affect project feasibility. The study is based on current and expected trends of the economy and real estate market. However, economic conditions change, as do real estate markets. As such, we insist that clients continuously track the economy and real estate market. We strongly encourage clients to revisit findings from the study continuously and to revisit key project assumptions periodically to ensure they are still justified. Given the changing market conditions and potential for shifting consumer preferences, projected and actual results will likely differ. Market conditions and projections frequently are different than expected. We do not express any form of assurance on the achievability of any pricing or absorption estimates of reasonableness of the underlying assumptions. The study assumes "normal" real estate market conditions and not conditions of an "up" or "down" market. Economic, employment, population & household growth and consumer confidence are assumed to occur more or less in accordance with current expectations. There are no assurances about the ability to secure needed project entitlements; in the cost of development or construction; in tax laws that favor or disfavor real estate markets; or in the availability and/or cost of capital and mortgage financing for real estate developers, owners and buyers. If any major change in market conditions occurs, this study analysis should be updated, with the conclusions and recommendations summarized herein reviewed and reevaluated. We have no responsibility to update our analysis for events and circumstances occurring after the date of our report. Clients are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this development.