



SterlingCRE
ADVISORS

Industrial Warehouse Condo With Office

5730 Expressway, Unit D
Missoula, Montana
± 2,120 SF | Industrial Flex Condominium

Exclusively listed by:

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**Image shown is of a similar unit



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Opportunity Overview

SterlingCRE Advisors is pleased to present 5730 Expressway, Unit D, in Missoula, Montana. This versatile industrial space offers $\pm 2,120$ SF and is located just a half mile from Interstate-90, with convenient access to the Reserve Street corridor.

Unit D features one (1) 14' grade-level overhead door, a mezzanine for storage, air-conditioned office space, a private restroom, 200-amp single-phase power, and PTAC units for additional climate control in the office.

The suite includes two (2) dedicated parking spaces in front, with additional reserved parking available at the adjacent property for an additional monthly fee.

Unit D is currently available for sale or lease, offering flexible occupancy options for a wide range of industrial or light commercial users.



Address	5730 Expressway, Unit D Missoula, Montana 59808
Property Type	Flex Warehouse
Lease Rate	\$13.75/SF NNN
Estimated NNN	\$5.94/SF/YR
Total Square Feet	± 300 SF office with Restroom <u>$\pm 1,820$ SF of Warehouse</u> Total : $\pm 2,120$ SF (+Mezzanine for extra storage)

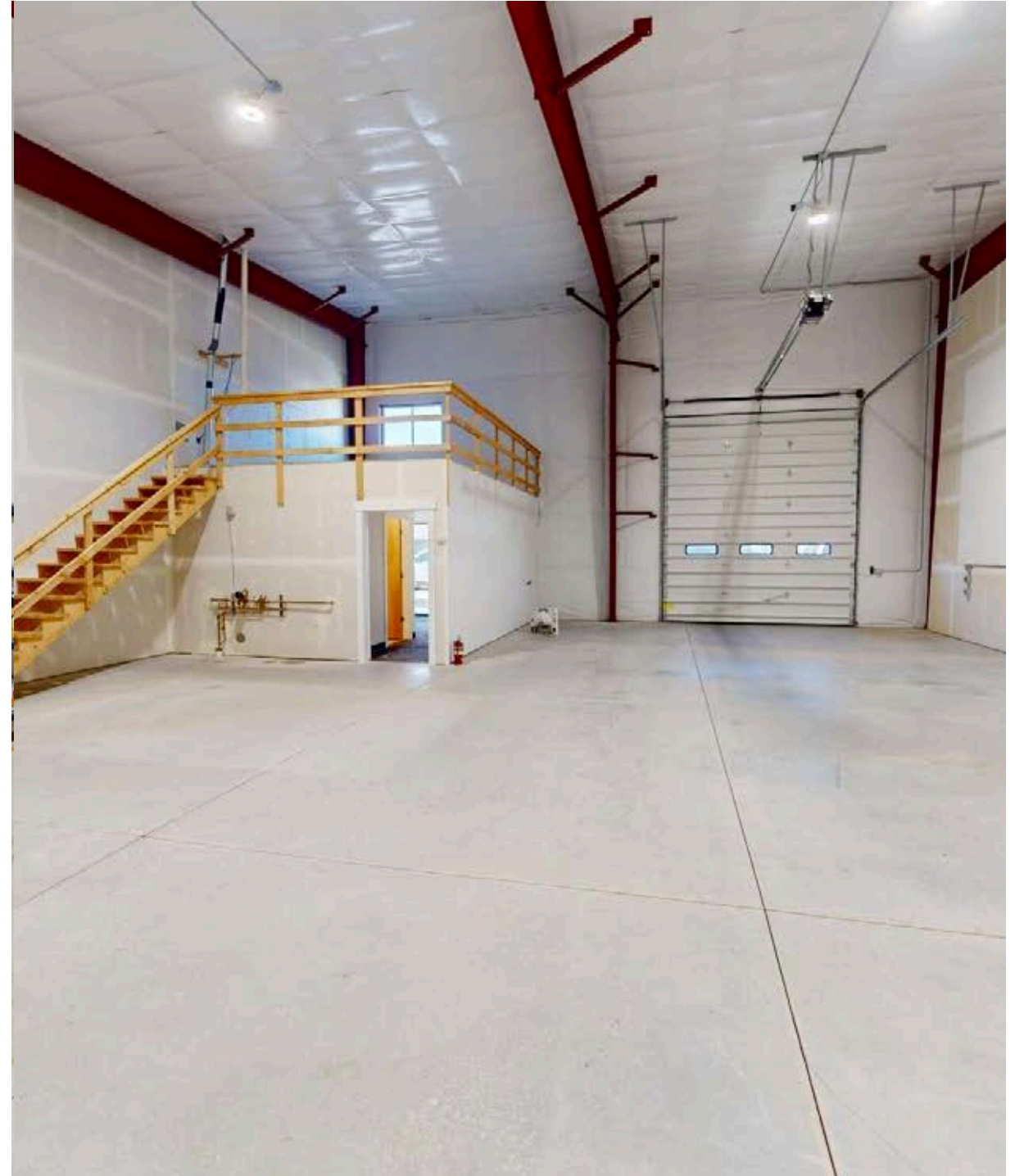
Interactive Links

 [Link to Listing](#)

 [Street View](#)

 [3D Tour](#)

Note: If there are issues with video launch, you may need to update your PDF software or use the links above



Interactive Links

Property Details

Address	5730 Expressway, Unit D Missoula, Montana 59808
Building SF	±2,120 SF
Geocode	04-2325-36-3-04-09-7005
Year Built	2021
Zoning	I-1 (Light Industrial)
Access	Via Expressway
Services	City of Missoula; Northwestern Energy
Taxes	\$4,777.40 (2025)
Parking	2 Designated Parking Spaces
Traffic Count	6,313 (2022 AADT)
Interstate Proximity	½ Mile from I-90





Located off the North Reserve Commercial Corridor; ± 0.5 mile from the Interstate 90 Interchange



12 x 14' grade level loading; 18' clear height



Designated office space & restroom area



Two (2) Dedicated parking spaces



Additional mezzanine/storage area



5730 Expressway Unit D

Imagine Nation Brewing

Big Sky Brewing

Mobil

HardTail Café

Fairfield Inn & Suites Missoula Airport

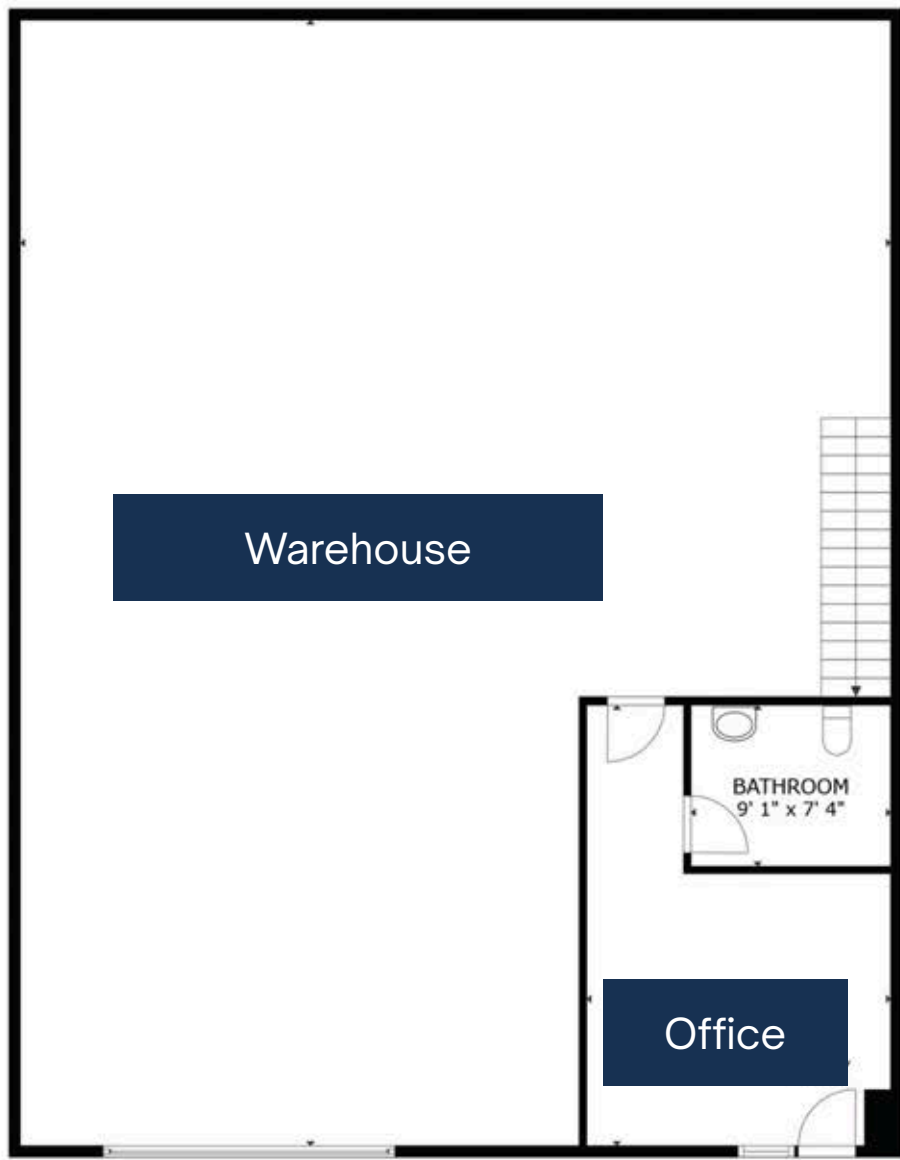
Image Courtesy of Google Earth



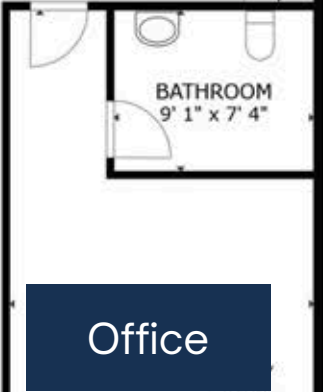
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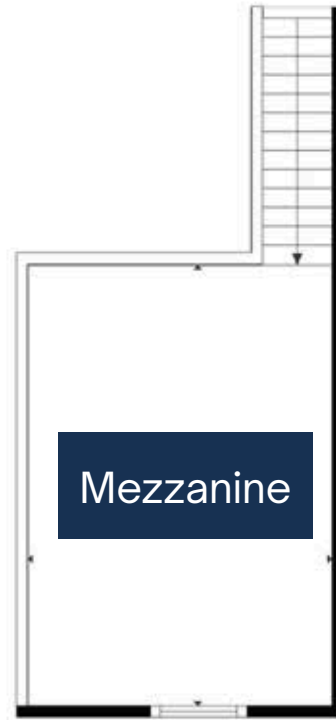


Warehouse



BATHROOM
9' 1" x 7' 4"

Office



Mezzanine

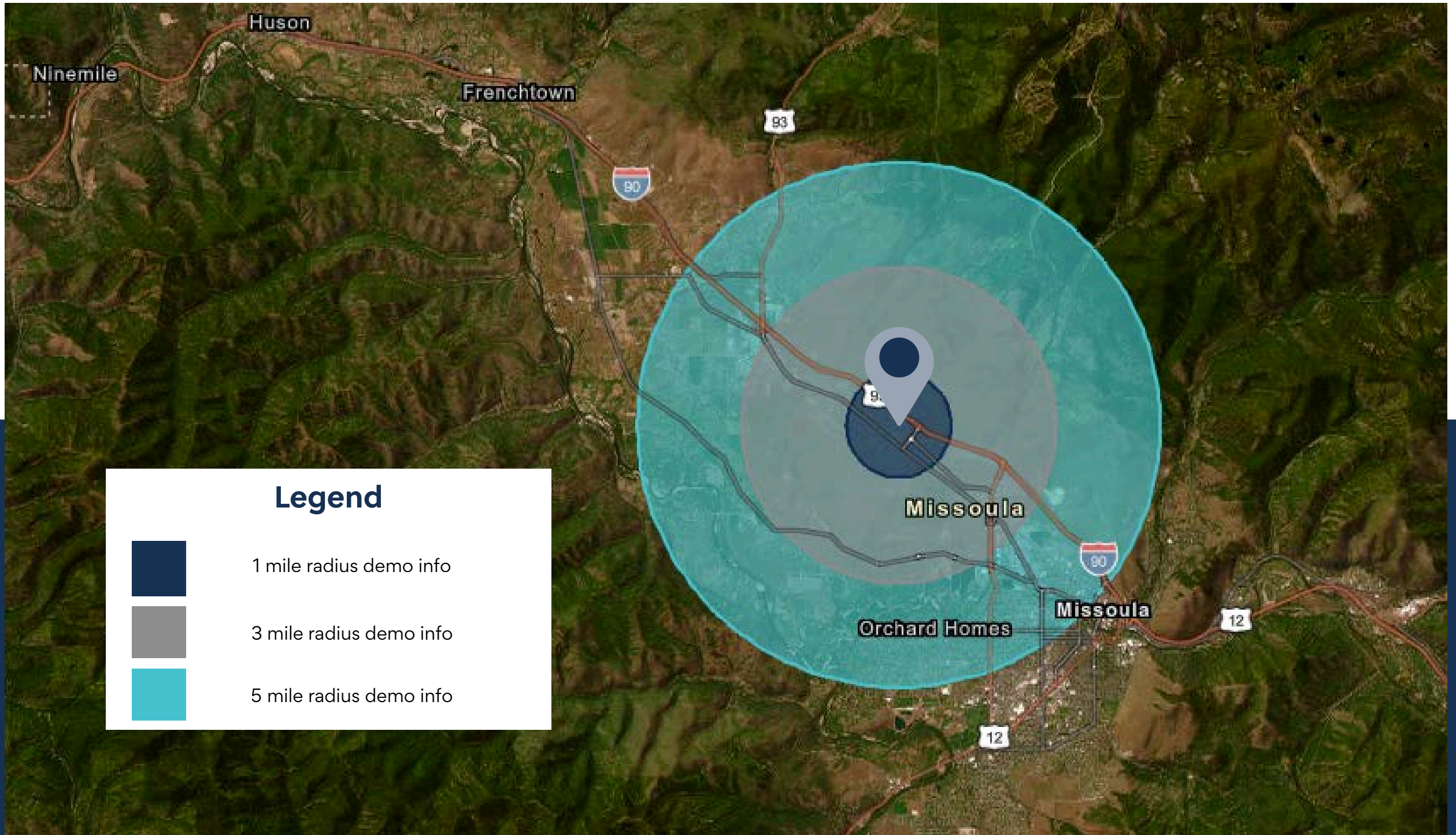
FLOOR 1

FLOOR 2

±300 SF office with Restroom
 ±1,820 SF of Warehouse
Total : ±2,120 SF
 (+Mezzanine for extra storage)

GROSS INTERNAL AREA
 FLOOR 1 290 sq.ft. FLOOR 2 314 sq.ft.
 EXCLUDED AREAS : GARAGE 1,746 sq.ft.
 TOTAL : 605 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Legend



1 mile radius demo info



3 mile radius demo info



5 mile radius demo info

Key Facts

KEY FACTS

1 mile

1,860

Population

38.2

Median Age

2.4

Average Household Size

\$108,139

Median Household Income

525

2023 Owner Occupied Housing Units (Esri)

255

2023 Renter Occupied Housing Units (Esri)

BUSINESS

1 mile



173

Total Businesses



2,479

Total Employees

HOUSING STATS

1 mile



\$698,810

Median Home Value



\$14,614

Average Spent on Mortgage & Basics



\$1,213

Median Contract Rent

2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (26.0%)

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

1 mile

Indicator ▲	Value	Diff	
<\$15,000	6.4%	-2.3%	
\$15,000 - \$24,999	2.8%	-3.7%	
\$25,000 - \$34,999	2.4%	-5.1%	
\$35,000 - \$49,999	13.5%	+3.6%	
\$50,000 - \$74,999	7.7%	-7.6%	
\$75,000 - \$99,999	13.7%	-0.6%	
\$100,000 - \$149,999	26.0%	+7.4%	
\$150,000 - \$199,999	12.3%	+2.7%	
\$200,000+	15.4%	+5.9%	

Bars show deviation from Missoula Co...

Variables	1 mile	3 miles	5 miles	ZIP Codes 59808 (Missoula)	Counties Missoula County	States Montana	United States of America	Variables	1 mile	3 miles	5 miles
2022 Total Population	1,860	15,312	42,882	24,014	123,770	1,144,799	339,887,819	2022 Per Capita Income	\$52,543	\$48,587	\$43,992
2022 Household Population	1,860	15,228	42,109	23,559	120,643	1,115,471	331,671,159	2022 Median Household Income	\$108,139	\$85,886	\$74,372
2022 Family Population	1,522	11,138	28,100	17,158	85,153	851,883	264,093,561	2022 Average Household Income	\$132,868	\$108,670	\$95,975
2027 Total Population	2,062	17,345	45,908	26,248	128,306	1,205,657	347,149,422	2027 Per Capita Income	\$60,651	\$55,586	\$49,725
2027 Household Population	2,062	17,262	45,135	25,793	125,179	1,176,329	338,932,762	2027 Median Household Income	\$125,896	\$100,094	\$82,554
2027 Family Population	1,685	12,564	30,010	18,749	88,019	895,113	269,093,856	2027 Average Household Income	\$151,388	\$124,047	\$107,954

This infographic contains data provided by Esri, Esri-U.S. BLS, ACS, Esri-Data Axle. The vintage of the data is 2025, 2030, 2019-2023.

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Missoula Industrial Market Data | Q4 2025

LEASING ACTIVITY | INDUSTRIAL

	T12 Ending 12.31.2024	T12 Ending 12.31.2025	Change
County Average Lease Rate	\$10.60	\$12.30	16.04% ↑
NNN Average	\$3.05	\$2.76	-9.51% ↓
County Vacancy	5.05%	14.38%	9.33% ↑

SALES ACTIVITY | INDUSTRIAL

	T12 Ending 12.31.2024	T12 Ending 12.31.2025	Change
County Average Sale Price PSF	\$135.90	\$158.11	16.34% ↑
Condominium Average Sale Price PSF	\$202.82	\$188.33	-7.14% ↓
Freestanding Average Sale Price SF	\$140.83	\$149.32	6.03% ↑

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

INDUSTRIAL DEVELOPMENT PIPELINE

Construction	±37,894 SF
Permitting	TBD
Planning	±62,600 SF
Completed YTD 2025	±20,000 SF



Missoula Air Service

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

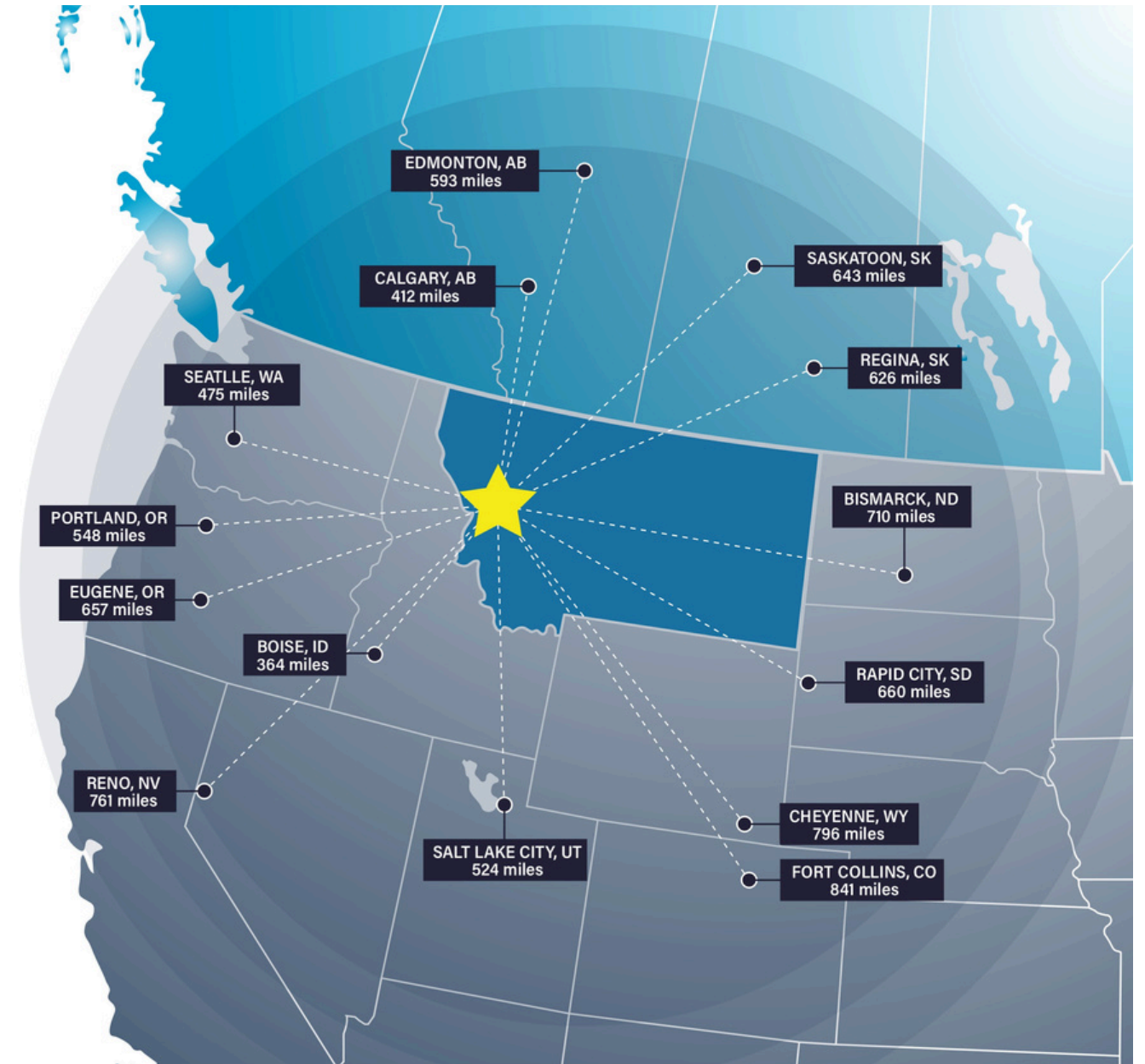


Missoula Access

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.



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



ACCOLADES

#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

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



Brokerage Advisor & 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.



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.

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