

FOR SALE/LEASE



MISSOULA
BLACKFOOT
COMMERCE CENTER

**Coming Soon
For Sale/Lease**
±1,250 - ±2,500+ SF flex units
(yard space available)

Lot 25
± 2.25 acres

Lot 24
± 2.57 acres

Lot 23
± 3.06 acres

Lot 27
± 4.97 acres

FUTURE PHASES

Lot 26
± 2.47 acres

NOT PART OF
OFFERING

Future Access Road

INDUSTRIAL/COMMERCIAL LAND | BUILD TO SUIT | INDUSTRIAL/FLEX CONDOS | CONTRACTOR YARD STORAGE | LIVE-WORK UNITS

Boundaries are approximate, please see plat map with listing to verify easements and boundaries.



PHASE 1

Missoula Blackfoot Commerce Center

Missoula County, Montana

Exclusively listed by:
Claire Matten, CCIM | SIOR
Claire@SterlingCREadvisors.com
406.360.3102

FOR SALE/LEASE



MISSOULA
BLACKFOOT
COMMERCE CENTER

FUTURE PHASES

Coming Soon:
Flex Warehouse for
Sale or Lease

NOT PART OF
OFFERING

Future Access Road

Lot 23

Lot 24

Lot 27

Lot 26

Lot 25

INDUSTRIAL/COMMERCIAL LAND | BUILD TO SUIT | INDUSTRIAL/FLEX CONDOS | CONTRACTOR YARD STORAGE | LIVE-WORK UNITS

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SterlingCRE
ADVISORS

Contents

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[Limiting Conditions](#)

Opportunity Overview

SterlingCRE Advisors is pleased to present opportunities in the new Missoula Blackfoot Commerce Center. Strategically located just off I-90 and Highway 200, Phase 1 of this dynamic new development is now available and offers industrial/flex condominiums for sale and lease, build-to-suit opportunities, large-scale single—and multi-tenant commercial sale/lease options, and shovel-ready land acquisition opportunities.


Whether you're a visionary entrepreneur seeking a flagship location or an established business looking to expand, Missoula Blackfoot Commerce Center is the premier location for forward-thinking enterprises in the greater Missoula Valley.

Manufacturing and distribution uses will benefit from a location less than 1/4 mile from Interstate 90 and directly off Highway 200. Retail uses can thrive from the eastern sprawl of Downtown Missoula and expanding surrounding demographics. Office or institutional users can expand on the presence of the University of Montana and Montana College, located just five (5) miles west.

Join a commercial community along the picturesque Blackfoot River with surrounding mountain views near Missoula's urban core and the I-90 corridor.



Interactive Links

 [Link to Listing](#)

 [Street View](#)

****Seller currently holds equitable title to subject properties. Some closings will be contingent and subject to receipt of fee simple title and final plat.**

Address	Missoula Blackfoot Commerce Center Bonner, Montana
Price Range	Varies
Current Zoning	ICH (Heavy Industrial) ICL (Light Industrial) Missoula County
Proposed Zoning	CC (Commercial Center) ICL (Light Industrial) Missoula County
Property Type	Industrial, Retail, Office, Mixed Use
Lots Available	Lot 1 Reserved
	Lot 23 ±3.06 Acres \$675,000 (\$5.06/SF)
	Lot 24 ±2.57 Acres \$620,000 (\$5.54/SF)
	Lot 25 ±2.25 Acres \$590,000 (\$6.02/SF)
	Lot 26 ±2.47 Acres \$595,000 (\$5.53/SF)
	Lot 27 ±4.97 Acres \$1,030,000 (\$4.75/SF)
Road Frontage Lots	MT Highway 200, Anaconda Street, 1st Street
Traffic Counts	MT Highway 200 ±8,302 (2023 AADT) Interstate 90 ±12,431 (2023 AADT)
Proximity to I-90	±0.22 Miles
Access	Cowboy Trail via Highway 200



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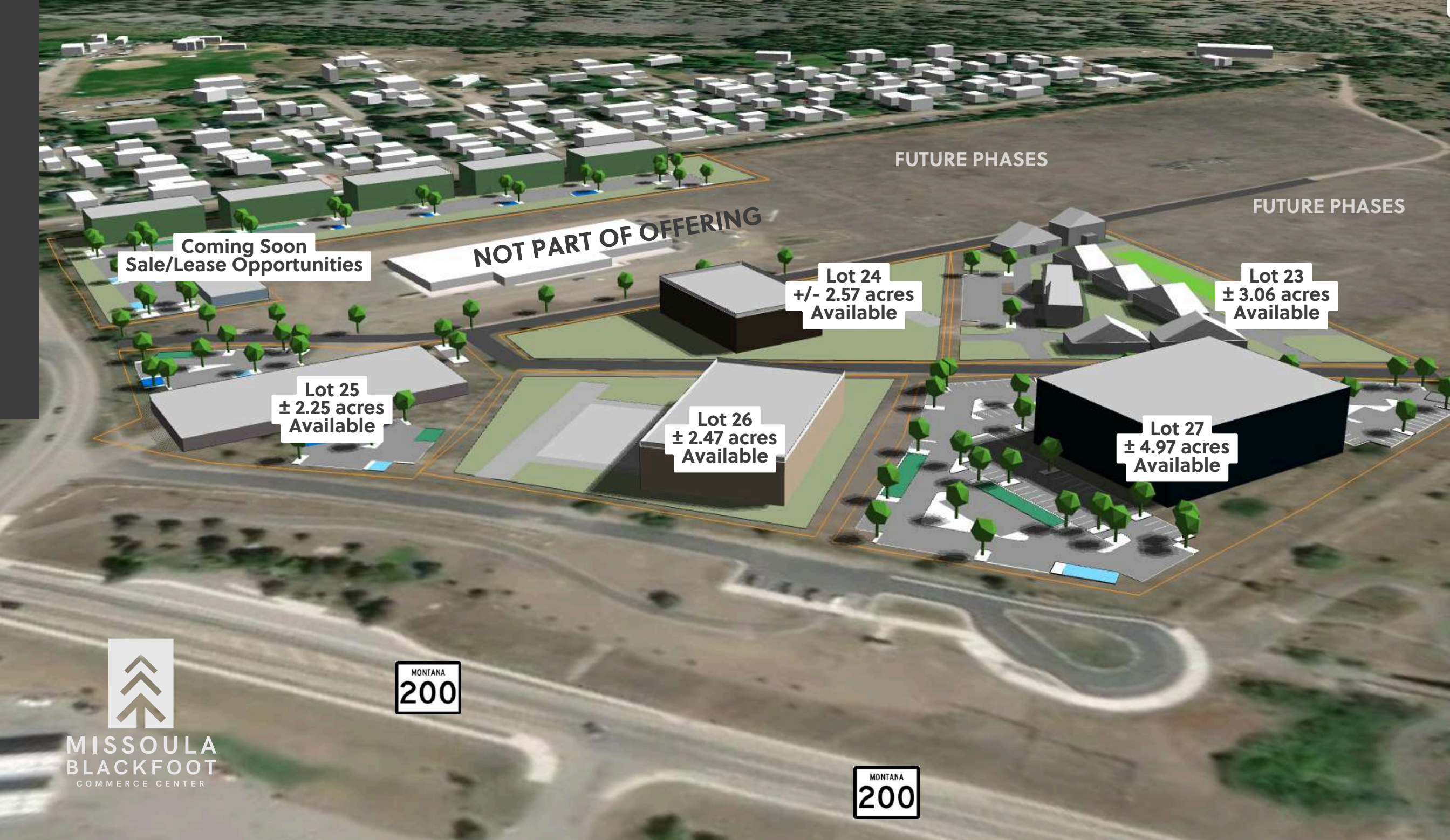
Lot 26
± 2.47 acres
\$595,000 (\$5.53/SF)

FUTURE PHASES

NOT PART OF
OFFERING

Future Access Road

Lot Pricing



FUTURE PHASES

FUTURE PHASES

Coming Soon
Sale/Lease Opportunities

NOT PART OF OFFERING

Lot 24
+/- 2.57 acres
Available

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± 3.06 acres
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± 2.25 acres
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Lot 27
± 4.97 acres
Available



MISSOULA
BLACKFOOT
COMMERCE CENTER



Opportunity Highlights



**MISSOULA
BLACKFOOT**
COMMERCE CENTER



Fire flow capacity provided per Missoula County standards



Large capacity septic system to accommodate most commercial uses with expansion capability



Northwestern Energy substation on-site provides for adequate power supply



10g Fiber Internet Available



Flexible zoning options provide for a wide range of commercial uses

Opportunity Highlights



MISSOULA
BLACKFOOT
COMMERCE CENTER

LOCATION



SterlingCRE
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PHASE 1

Future Access Road

1st Street

**NOT PART OF
OFFERING**

**Lot 25
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Available**

**Lot 24
± 2.57 acres
Available**

COWBOY TRAIL

FUTURE PHASES

**Lot 23
± 3.06 acres
Available**

**Lot 26
± 2.47 acres
Available**

**Lot 27
± 4.97 acres
Available**

Anaconda Street

**±0.25 miles
to**

**INTERSTATE
90**

Highway 200

Boundaries are approximate, please see plat map with
listing to verify easements and boundaries

Phase 1 Lot Details



Ingress/Egress



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BLACKFOOT RIVER



Retailer Map

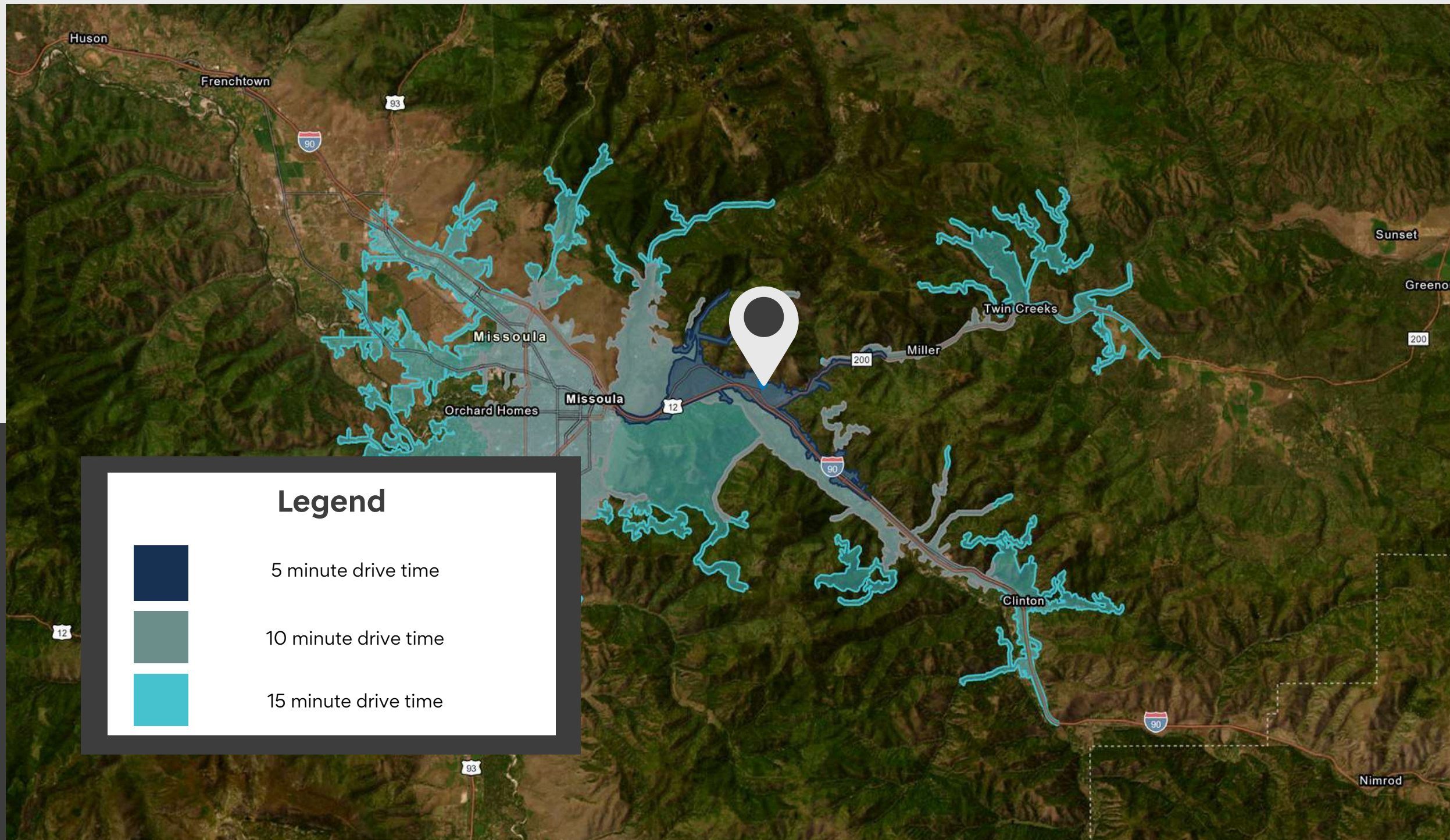


MISSOULA
BLACKFOOT
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DEMOGRAPHICS



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KEY FACTS

5 miles

6,512

Population



Median Age



Average Household Size

\$61,598

Median Household Income

1,635

2023 Owner Occupied Housing Units (Esri)

1,201

2023 Renter Occupied Housing Units (Esri)

BUSINESS

5 miles



166

Total Businesses



1,590

Total Employees

HOUSING STATS

5 miles



\$383,533

Median Home Value



\$10,113

Average Spent on Mortgage & Basics



\$962

Median Contract Rent

2024 Households by income (Esri)

5 miles

The largest group: \$50,000 - \$74,999 (19.8%)

The smallest group: \$150,000 - \$199,999 (4.2%)

Indicator ▲	Value	Diff	
<\$15,000	8.9%	+1.7%	
\$15,000 - \$24,999	9.2%	+2.3%	
\$25,000 - \$34,999	6.6%	0	
\$35,000 - \$49,999	14.1%	-1.0%	
\$50,000 - \$74,999	19.8%	+4.3%	
\$75,000 - \$99,999	19.3%	+2.5%	
\$100,000 - \$149,999	9.1%	-7.0%	
\$150,000 - \$199,999	4.2%	-2.6%	
\$200,000+	8.7%	-0.3%	

Bars show deviation from Missoula County

Variables	5 miles	10 miles	15 miles
2022 Total Population	6,512	73,290	96,293
2022 Household Population	6,424	70,583	93,281
2022 Family Population	4,335	43,910	62,727
2027 Total Population	6,691	75,223	99,897
2027 Household Population	6,603	72,516	96,885

Variables	5 miles	10 miles	15 miles
2022 Per Capita Income	\$38,401	\$39,457	\$41,387
2022 Median Household Income	\$61,598	\$59,861	\$67,585
2022 Average Household Income	\$89,802	\$85,896	\$93,651
2027 Per Capita Income	\$46,419	\$47,150	\$49,506
2027 Median Household Income	\$73,080	\$75,001	\$80,535



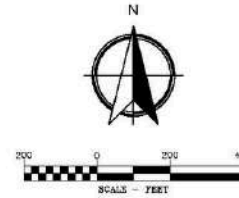
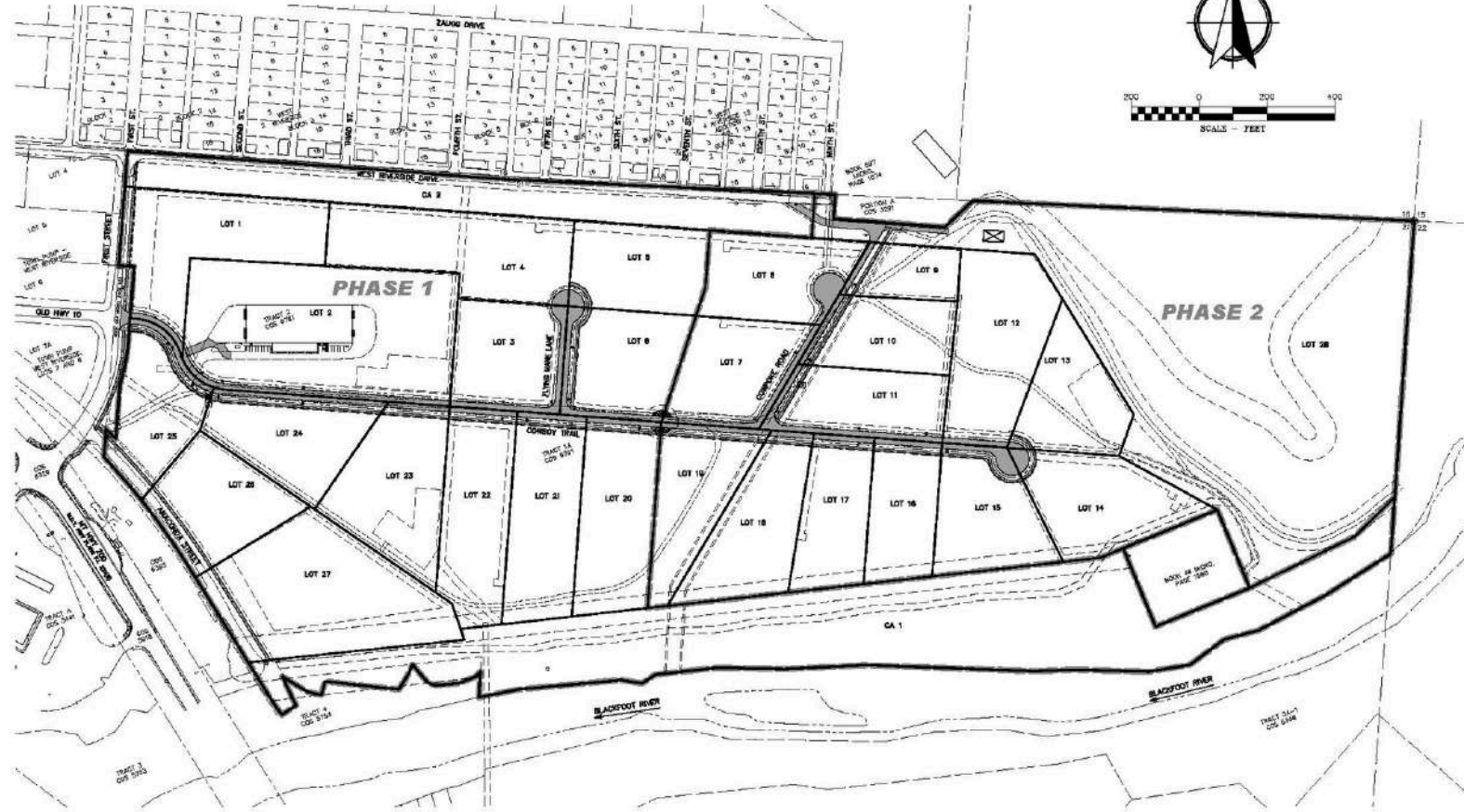
MISSOULA
BLACKFOOT
COMMERCE CENTER

PROPERTY DETAILS



SterlingCRE
ADVISORS

PRELIMINARY PLAT OF
WEST BONNER LOG YARD SUBDIVISION
A SUBDIVISION OF THE COUNTY OF MISSOULA, MONTANA
LOCATED IN THE N 1/2 OF SECTION 21,
T. 13 N., R. 18 W., PRINCIPAL MERIDIAN, MONTANA



LEGEND-EXISTING

- SUBJECT PROPERTY BOUNDARY
- LOT LINE
- RIGHT OF WAY
- EASEMENT LINE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CONCRETE
- AREA OF SMALL TREES
- CONTOUR (1 FOOT INTERVAL)
- PERCE 2
- EDGE OF WATER
- CULVERT
- AERIAL POWER
- AERIAL COMMUNICATION LINE
- BURIED POWER
- BURIED COMMUNICATION LINE
- BURIED FIBER OPTIC
- BURIED CABLE TELEVISION
- BURIED GAS
- SEWER LINE
- WATER LINE
- ROOF DRAIN LINE
- SEPTIC TANK
- UTILITY POLE
- DUV WIRE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- GAS VALVE
- GAS METER
- FIRE HYDRANT
- WELL
- SUMP
- LIGHT POLE
- SIGN
- MAILBOX
- EVERGREEN TREE
- TREE
- TREE DRIP LINE
- BOLLARD
- DRAINFIELD AND REPLACEMENT
- 100-YEAR FLOODPLAIN (ZONE A, FLOODWAY, FEMA FIRM PANEL NOS. 30063C01480E AND 30063C01220E)
- 100-YEAR FLOODPLAIN (ZONE X SHADED, FEMA FIRM PANEL NOS. 30063C01480E AND 30063C01220E)
- 3260.7 FLOODPLAIN BASE FLOOD ELEVATION LINES WITH WATER SURFACE ELEVATION OF 100-YEAR FLOOD
- LU, LAND USE
- RES, RESIDENTIAL
- COMM, COMMERCIAL

LEGEND-SANITARY

- PROPOSED WELL WITH 100' RADIUS WELL ISOLATION ZONE EASEMENT
- EXISTING WELL WITH 100' RADIUS WELL ISOLATION ZONE EASEMENT
- EXISTING SEPTIC TANK
- PROPOSED INDIVIDUAL DRAINFIELD / REPLACEMENT AREA
- PROPOSED MULTI-USER DRAINFIELD
- PROPOSED MULTI-USER REPLACEMENT AREA

AREAS

LOT AREA = 96.33 ACRES
COMMON AREA = 20.16 ACRES
TOTAL AREA = 116.49 ACRES

LEGAL DESCRIPTION

TRACTS 1A AND 2 OF CERTIFICATE OF SURVEY NO. 5761

BASIS OF BEARINGS

CERTIFICATE OF SURVEY NO. 8761

TYPE OF SUBDIVISION

INDUSTRIAL

ZONING

C-11, C-12, AND C-A1

COMPREHENSIVE PLAN

HEAVY INDUSTRIAL, 2 DWELLING UNITS PER ACRE, OPEN AND RESOURCE, AND PARKS AND OPEN SPACE

HORIZONTAL DATUM

MONTANA STATE PLANE COORDINATE SYSTEM NAD83 (2007) @ GROUND

VERTICAL DATUM

NAVD88

CERTIFICATE OF ENGINEER

I HEREBY CERTIFY THAT THE STREET, STORM DRAINAGE, SEWER, AND WATER PLANS WERE PREPARED UNDER MY SUPERVISION.

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THE BOUNDARY AND LOT DESIGNS OF THIS PROPOSED SUBDIVISION WERE PREPARED UNDER MY SUPERVISION.

LEGEND-PROPOSED

- EDGE OF ASPHALT
- ASPHALT
- 4" THICK CONCRETE SIDEWALK
- ROAD DITCH
- W, DRY Laid WATER MAIN
- WF, WATER FIRE MAIN
- S, DRY Laid SANITARY SEWER MAIN
- BL, BURIED ELECTRIC LINE
- JUT, JOINT UTILITY TRENCH
- WV, WATER VALVE
- FH, FIRE HYDRANT
- SS, SANITARY SEWER MANHOLE
- GR, DRAINAGE SUMP
- NO BUILD/STEEP SLOPE AREA ZONE (AREAS WITH MORE THAN 25% SLOPE)
- RRP, RIPARIAN RESOURCE PROTECTION AREA
- RRB, RIPARIAN RESOURCE BUFFER (125')

LEGEND-PROPOSED (CONT.)

- CA, COMMON AREA
- PAE, PRIVATE ACCESS EASEMENT AND UTILITY EASEMENT
- UE, UTILITY EASEMENT
- NMAE, NON-MOTORIZED ACCESS EASEMENT
- HAAS, NO ACCESS STRIP (ACCESS CONTROL LINE) (NOT DRAWN TO SCALE FOR CLARITY)
- NBZDP, NO BUILD ZONE - BERM PROTECTION
- NBZGP, NO BUILD ZONE - GAS PIPELINE (HIGH-PRESSURE GAS LINE HAZARD AREA)
- P, POTENTIAL 2,000 SQ. FT. OF BUILDABLE LAND AREA (LOT 28)
- PHASE LINE
- TEMPORARY GRAVEL CULDESAC

OWNERS

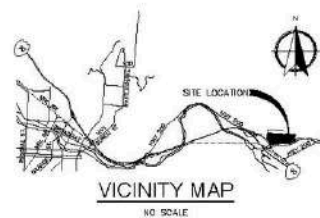
TRACT 1A - BOB WOLFENDEN
TRACT 2 - FLYING COLORS GROUP LP

DEVELOPER

BOB WOLFENDEN

STREET LENGTH TABLE

STREET	LENGTH
COWBOY TRAIL	2709 L.F.
FLYING MANE LANE	321 L.F.
COWPOKE ROAD	462 L.F.



VICINITY MAP

NO SCALE

THE FOLLOWING NOTE IS PLACED HEREIN AS REQUIRED BY THE CITY/COUNTY OF MISSOULA:

ACCEPTANCE OF A DEED FOR A LOT WITHIN THIS SUBDIVISION SHALL CONSTITUTE THE ASSENT OF THE OWNERS TO ANY FUTURE S/D/RSD, BASED ON BENEFIT, FOR THE IMPROVING OF STREETS WITHIN THIS SUBDIVISION, INCLUDING BUT NOT LIMITED TO PAVING, CURBS AND OUTTERS, NON-MOTORIZED FACILITIES, STREET MOWING AND DRAINAGE FACILITIES, AND MAY BE USED IN LIEU OF THEIR SIGNATURES ON AN S/D/RSD PETITION.



WGM GROUP
WWW.WMGROUP.COM

PRELIMINARY

PLOTTED: 3/23/23
SAVED: 3/10/23

1/4	SEC.	T.	R.
1	21	13N.	18W.
2			
3			
4			

SHEET 1 OF 4
DATE: MARCH 2023
DRAFT: CEG
PROJECT NO.: 21-10-09
FILE NO.: 211009_PP.LAT.DWG
LAYOUT TAB: SHT1

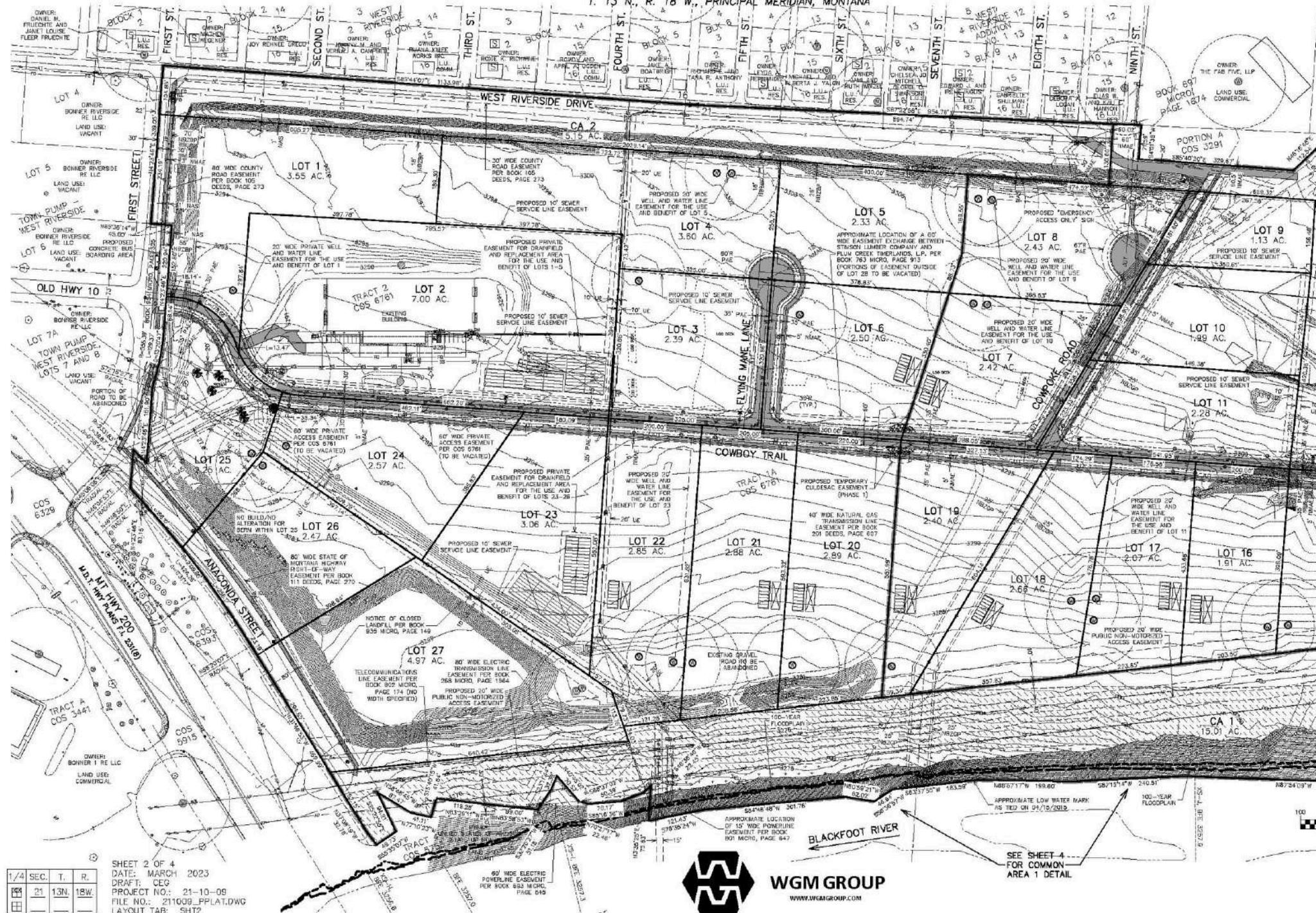
Approved Preliminary Plat

PRELIMINARY PLAT OF
WEST BONNER LOG YARD SUBDIVISION

A SUBDIVISION OF THE COUNTY OF MISSOULA, MONTANA

LOCATED IN THE N 1/2 OF SECTION 21,

T. 13 N., R. 18 W., PRINCIPAL MERIDIAN, MONTANA



SEE SHEET 3
FOR COWPOKE
ROAD DETAIL

SEE SHEET 3



100 0 100 200
SCALE - FEET

PRELIMINARY
PLOTTED: 3/23/23
SAVED: 3/10/23

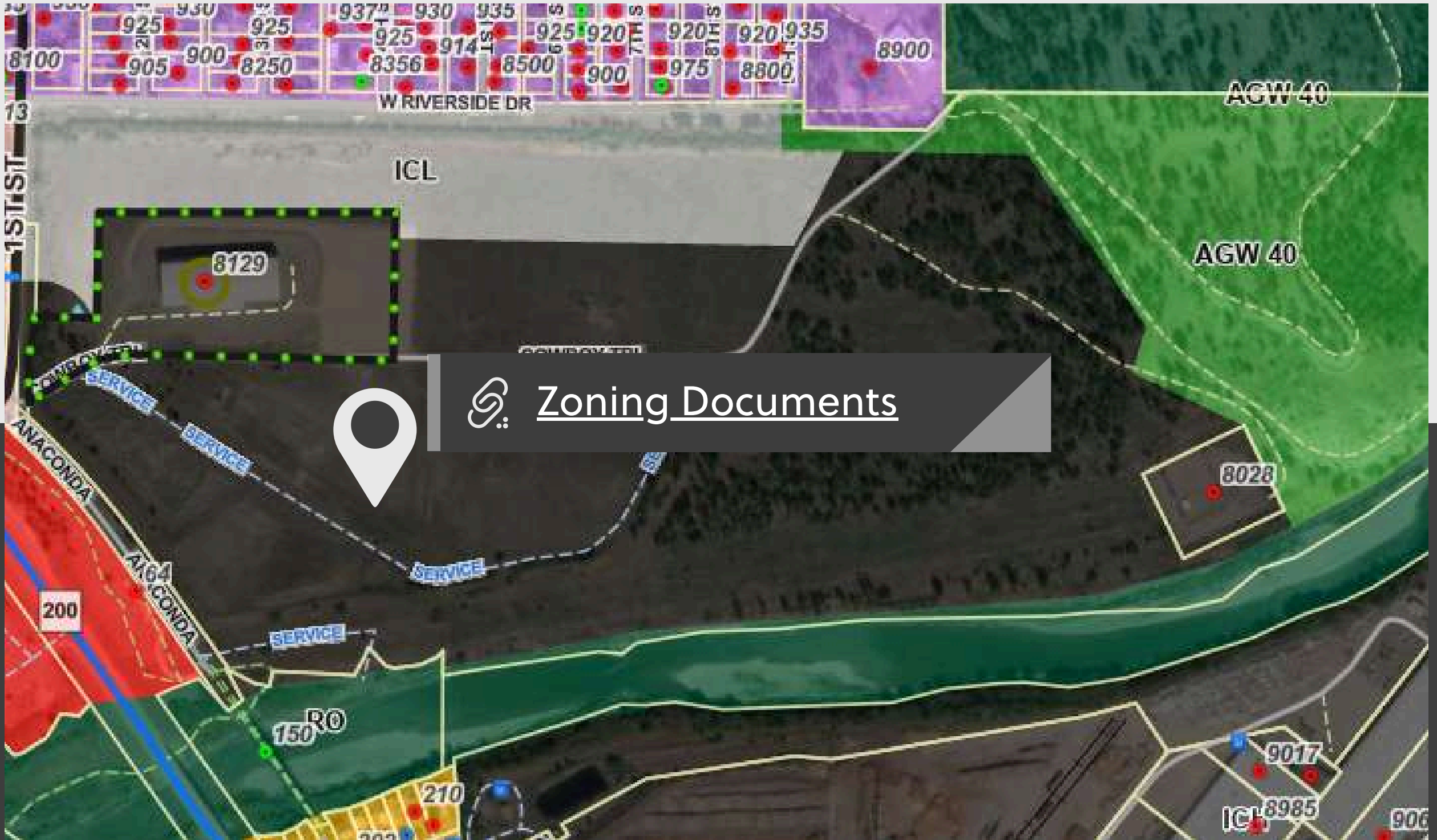
1/4 SEC. T. R.
21 13N. 18W.
SHEET 2 OF 4
DATE: MARCH 2023
DRAFT: CEG
PROJECT NO.: 21-10-09
FILE NO.: 211009_PPLAT.DWG
LAYOUT TAB: SHT2

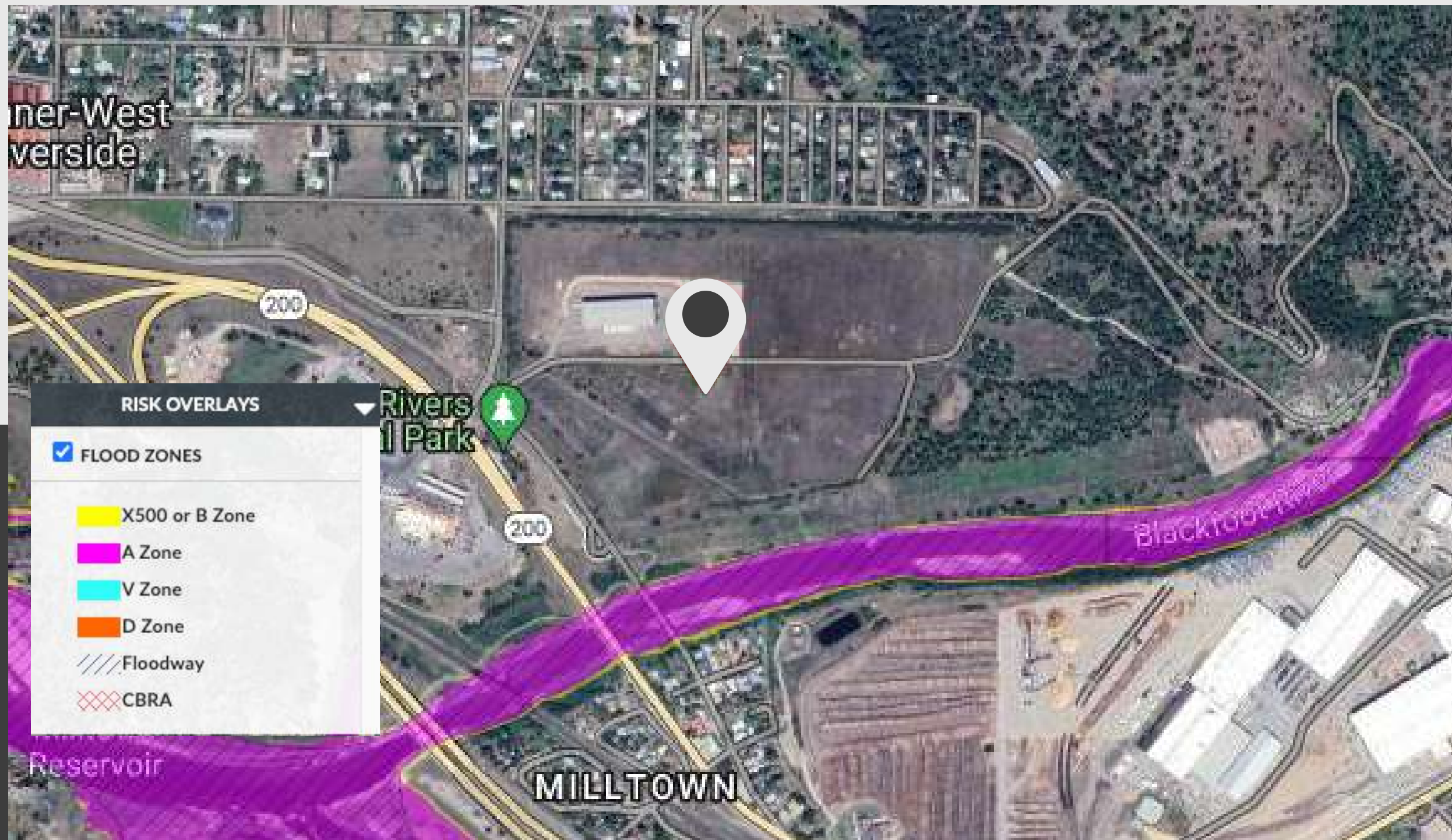


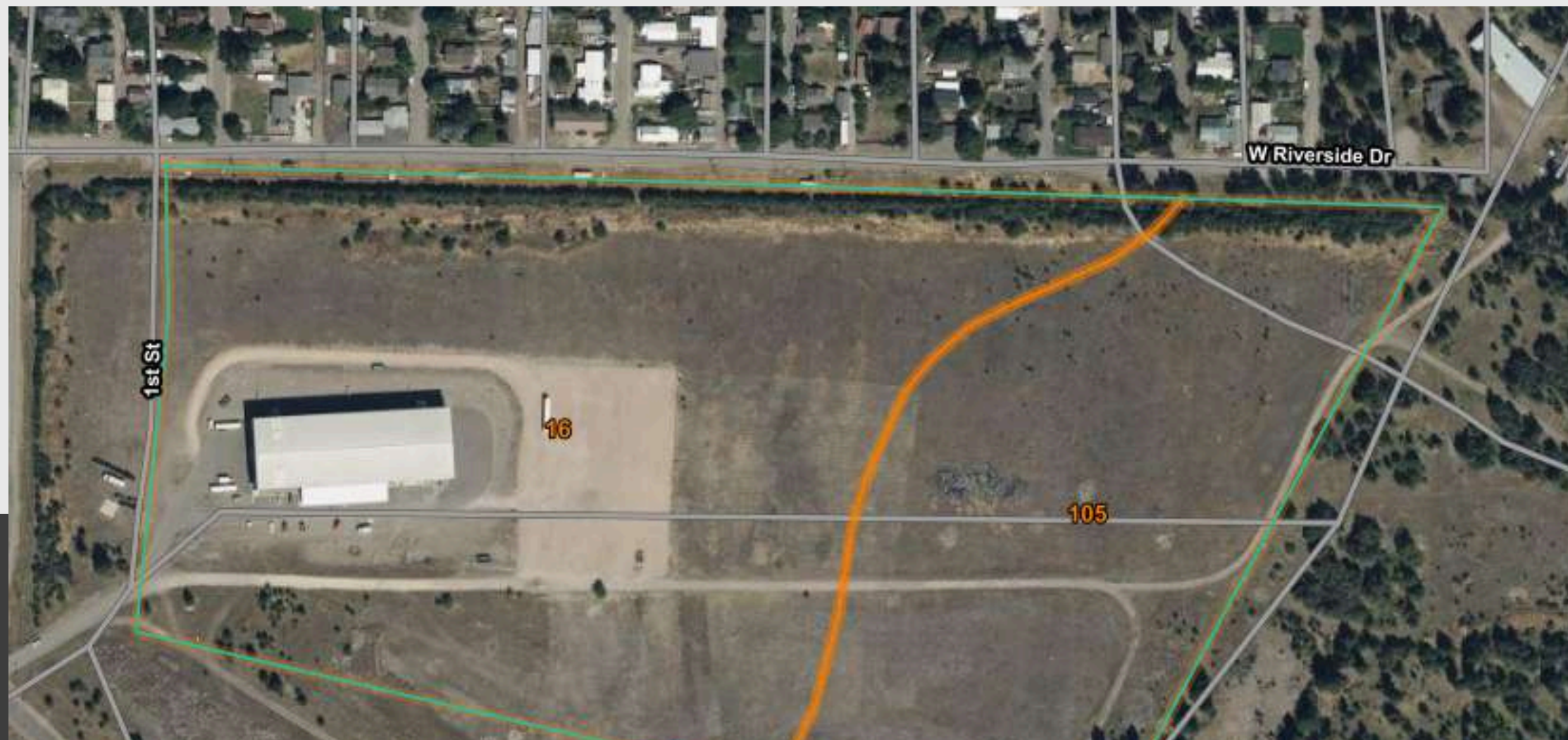
WGM GROUP
WWW.WMGROUP.COM

SEE SHEET 4
FOR COMMON
AREA 1 DETAIL

Approved Preliminary Plat







Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
16	Bigam gravelly loam, 0 to 4 percent slopes	23.8	63.5%
105	Totelake gravelly loam, 2 to 8 percent slopes	13.7	36.5%
Totals for Area of Interest		37.5	100.0%



MISSOULA
BLACKFOOT
COMMERCE CENTER

MARKET OVERVIEW



SterlingCRE
ADVISORS

Industrial Market Update | Missoula

	2023	2022	Percent Change from 2022
Vacancy Rate (Avg Annual)	2.87%	3.79%	-0.92%
Average Lease Rate*	\$12.28	\$11.93	+2.93%
Sales Transactions	21	22	-4.55%
Average Sales Price**	\$141.84	\$138.75	+2.23%

*Price Per Square Foot, NNN Equivalent | **Price Per Square Foot



There is a substantial shortage of big boxes in the Missoula market. Users of industrial space looking to relocate or expand will likely have a tough time in 2024. If a new build is the path of choice, there is good news to report as attractive industrial land options are on the way for Missoula County. That said, construction costs remain high making a new build unattainable for many users. This, in turn, has pushed values of existing buildings upwards as elevated pricing in many cases still allows an occupier to secure a location for less than the cost of a new build.

If you own an industrial property that has been vacant for quite a while, it may be time to consider a renovation or the wrecking ball. Spaces with inadequate loading, excess office and low clear heights are becoming more obsolete and can be costly to overhaul.

Opportunities

- > Build to suit for larger users
- > Industrial condominiums (certain markets)
- > Sale/leaseback
- > Subleases

Missoula Air Service

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

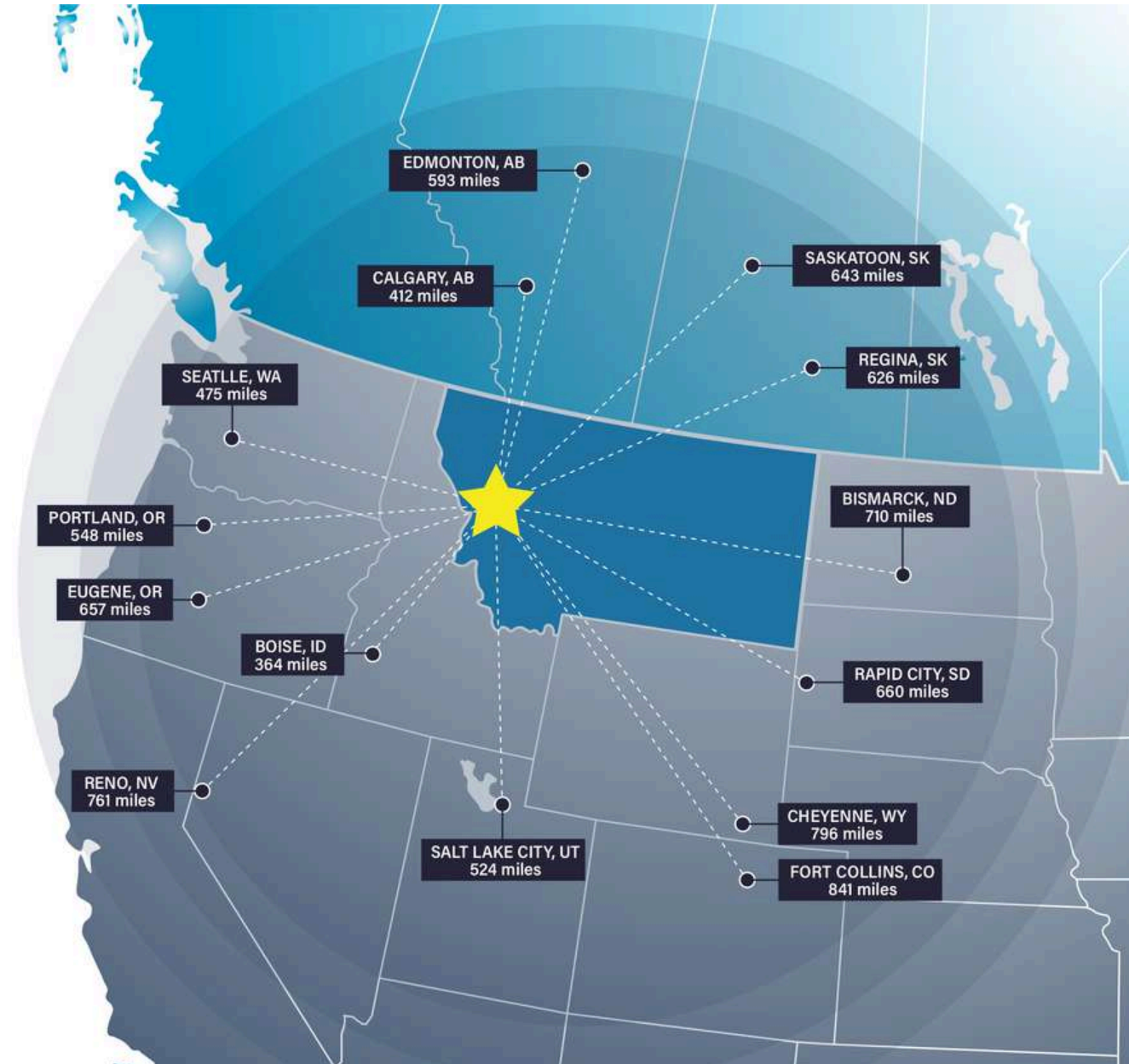


Missoula Access

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



About Missoula

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

Brokerage and Marketing 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.



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.



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.



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.

Disclaimer

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