



**SterlingCRE**  
A D V I S O R S

## Industrial Flex Space with Grade-Level Loading

5800 Expressway, Unit B  
Missoula, Montana

\$12.75/SF, NNN | ±1,920 Square Feet



Exclusively listed by:

**Claire Matten CCIM | SIOR**

Claire@SterlingCREadvisors.com

406.360.3102



\*photo is of a similar unit



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## **Contents**

(click to jump to section)

[Opportunity Overview](#)

[Location](#)

[Property Details](#)

[Brokerage Team](#)

[Limiting Conditions](#)

# Opportunity Overview

SterlingCRE Advisors is pleased to present 5800 Expressway, Unit B, a ±1,920 square foot flex warehouse space available for lease. Situated just one-half mile from Interstate 90, this versatile industrial space is centrally located within the Missoula Industrial Park and is available for immediate occupancy.

Unit B is equipped with one (1) 14' grade-level loading door, an air-conditioned office with restroom, a large open warehouse bay, and a mezzanine for additional storage. The suite includes two (2) designated parking spaces located directly in front of the unit.

Professional management provides a low-maintenance, secure environment to support a wide range of business needs.

## Interactive Links

 [Link to Listing](#)

 [Street View](#)

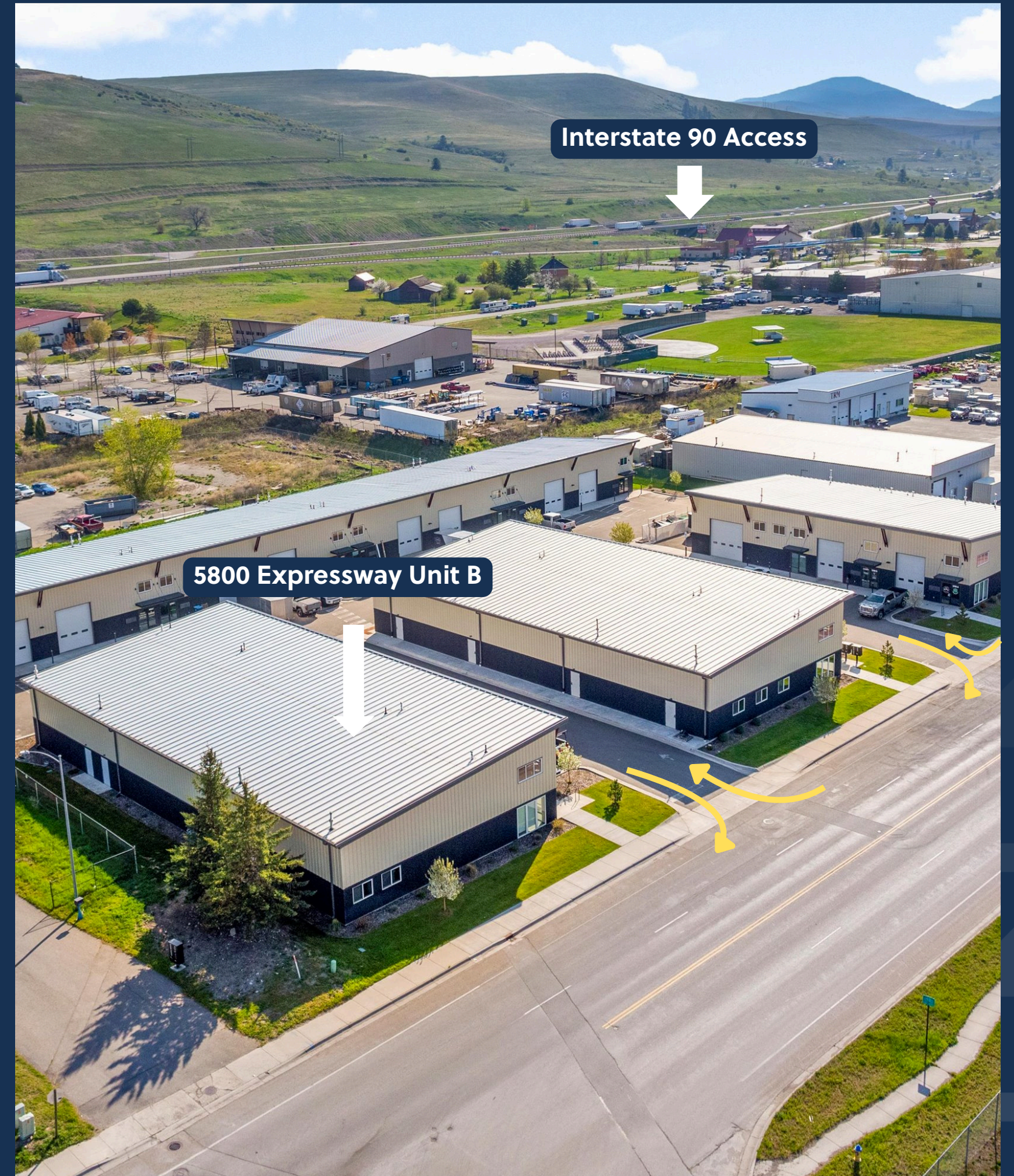
<b>Address</b>	5800 Expressway, Unit B Missoula, MT 59808
<b>Property Type</b>	Flex Warehouse
<b>Lease Rate</b>	\$12.75/SF, NNN
<b>Suite Size (Per CAMA)</b>	±1,920 SF
<b>Estimated 2026 NNN</b>	\$6.11/SF/YR
<b>Year 1 Base Rent + NNN:</b>	\$3,017.60/Month
<b>Parking</b>	1 Unassigned Parking Space
<b>Loading</b>	One (1) Grade Level Loading Door
<b>Clear Height</b>	18-20'
<b>Buildout</b>	One (1) ±300 SF office with Restroom ±1,620 SF of Warehouse Mezzanine for extra storage

Opportunity Overview

# 5800 Expressway, Unit B

\$12.75/SF, NNN

<b>Address</b>	5800 Expressway, Unit B
<b>Property Type</b>	Flex Warehouse
<b>Services</b>	City water and sewer
<b>Access</b>	Expressway
<b>Zoning</b>	Limited Industrial (I-1) City of Missoula
<b>Geocode</b>	04-2325-36-3-04-09-7010
<b>Year Built</b>	2021
<b>Column Spacing</b>	Clearspan
<b>Loading</b>	One (1) 12'x14' grade door
<b>Power</b>	Single-Phase Power
<b>NNN Expenses</b>	Covers property taxes, exterior insurance, and HOA dues



Property Details



**5800 Expressway Unit B**



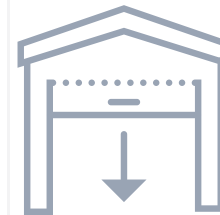
**Located off the North Reserve Commercial Corridor; 1/2 mile from I-90 Interchange**



**Bay measurements are 60' deep x 32' wide**



**Well maintained with professional management**



**14' grade level loading door; 18'-20' clear height**

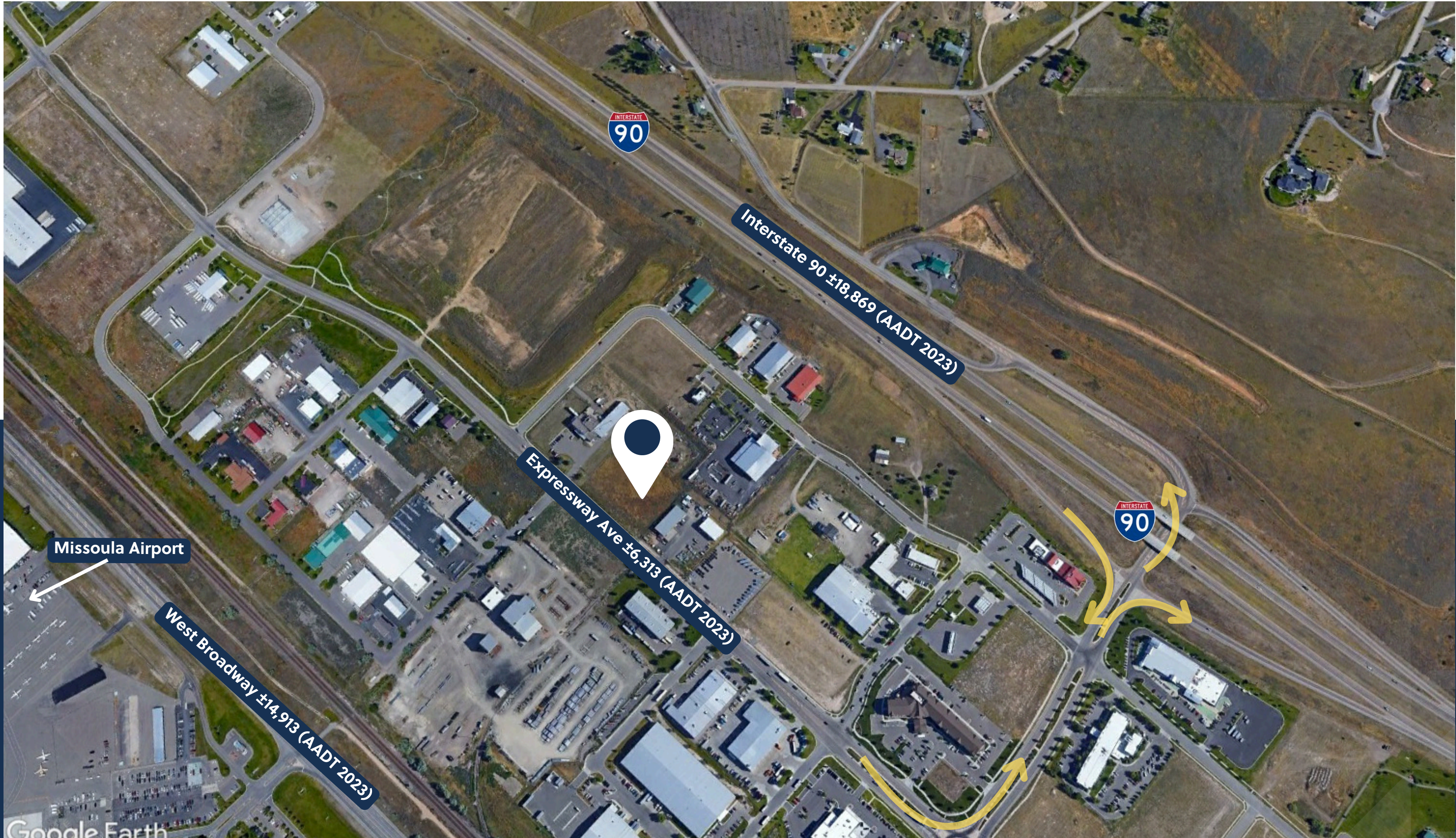


**Polished office/reception area with additional mezzanine/storage area**

# LOCATION



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Google Earth

Locator Map

Ninemile

Frenchtown

93

90



Missoula

90

Missoula

Orchard Homes

12

12

### Legend



1 mile radius



3 mile radius



5 mile radius

# Key Facts

### KEY FACTS

1 mile

1,809 Population

38.2 Median Age

2.4 Average Household Size

\$107,570 Median Household Income

507 2023 Owner Occupied Housing Units (Esri)

248 2023 Renter Occupied Housing Units (Esri)

### HOUSING STATS

1 mile

\$700,871 Median Home Value

\$14,719 Average Spent on Mortgage & Basics

\$1,214 Median Contract Rent

### BUSINESS

1 mile

173 Total Businesses

2,432 Total Employees

### 2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (25.8%)  
The smallest group: \$25,000 - \$34,999 (2.4%)

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	7.8%	-7.5%
\$75,000 - \$99,999	13.8%	-0.5%
\$100,000 - \$149,999	25.8%	+7.2%
\$150,000 - \$199,999	12.2%	+2.6%
\$200,000+	15.4%	+5.9%

Bars show deviation from Missoula County

Variables	1 mile	3 miles	5 miles	ZIP Codes 59808 (Missoula)	Counties Missoula County	States Montana	United States of America
2022 Total Population	1,809	15,323	42,680	24,014	123,770	1,144,799	339,887,819
2022 Household Population	1,809	15,239	41,909	23,559	120,643	1,115,471	331,671,159
2022 Family Population	1,481	11,148	27,977	17,158	85,153	851,883	264,093,561
2027 Total Population	2,009	17,357	45,702	26,248	128,306	1,205,657	347,149,422
2027 Household Population	2,009	17,273	44,931	25,793	125,179	1,176,329	338,932,762
2027 Family Population	1,642	12,574	29,886	18,749	88,019	895,113	269,093,856

Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	\$52,677	\$48,587	\$44,027
2022 Median Household Income	\$107,570	\$85,898	\$74,452
2022 Average Household Income	\$133,126	\$108,688	\$96,075
2027 Per Capita Income	\$60,815	\$55,584	\$49,764
2027 Median Household Income	\$125,599	\$100,110	\$82,638
2027 Average Household Income	\$151,661	\$124,068	\$108,066

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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# PROPERTY DETAILS



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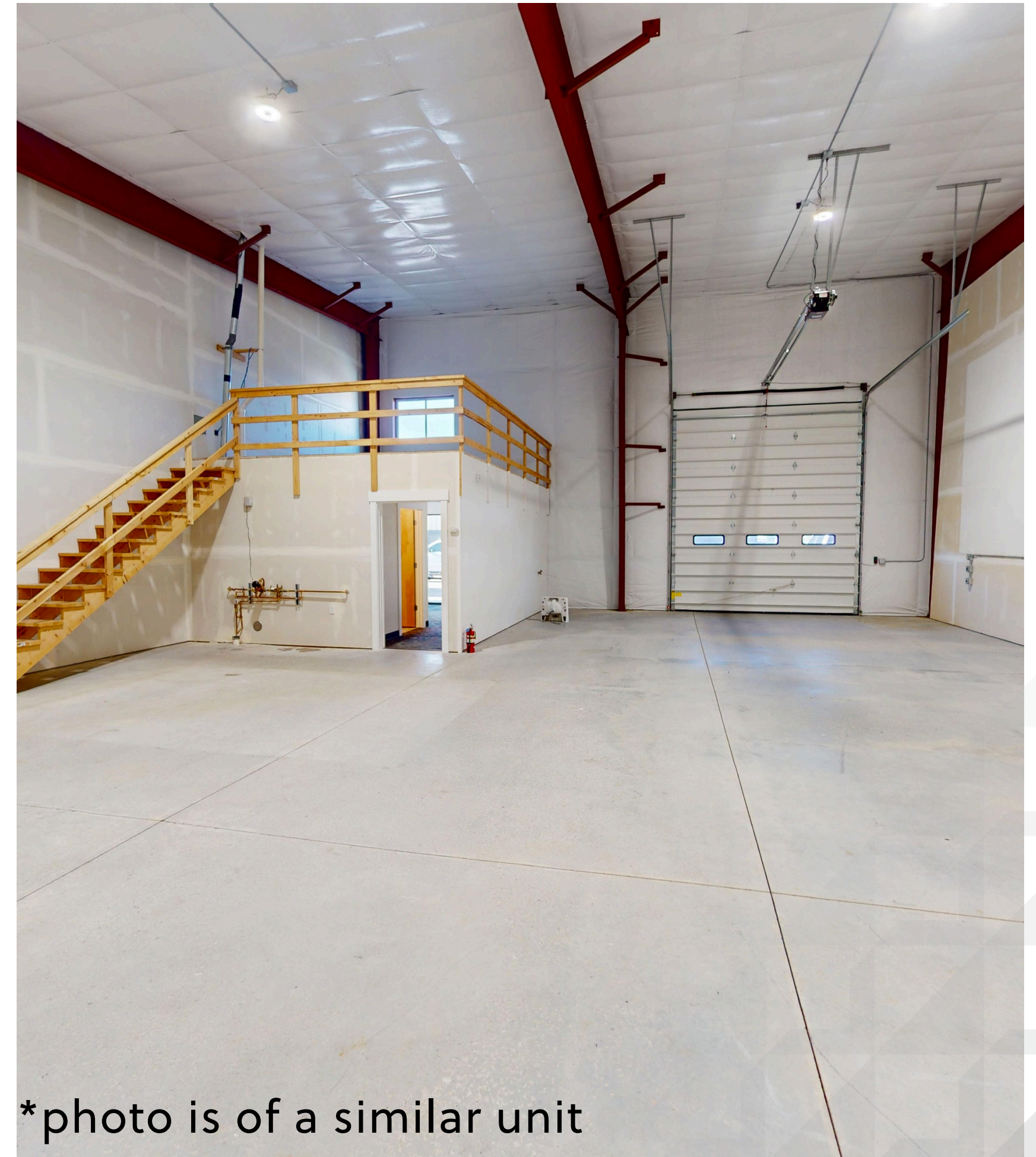
Image shown is from a comparable unit within the same property



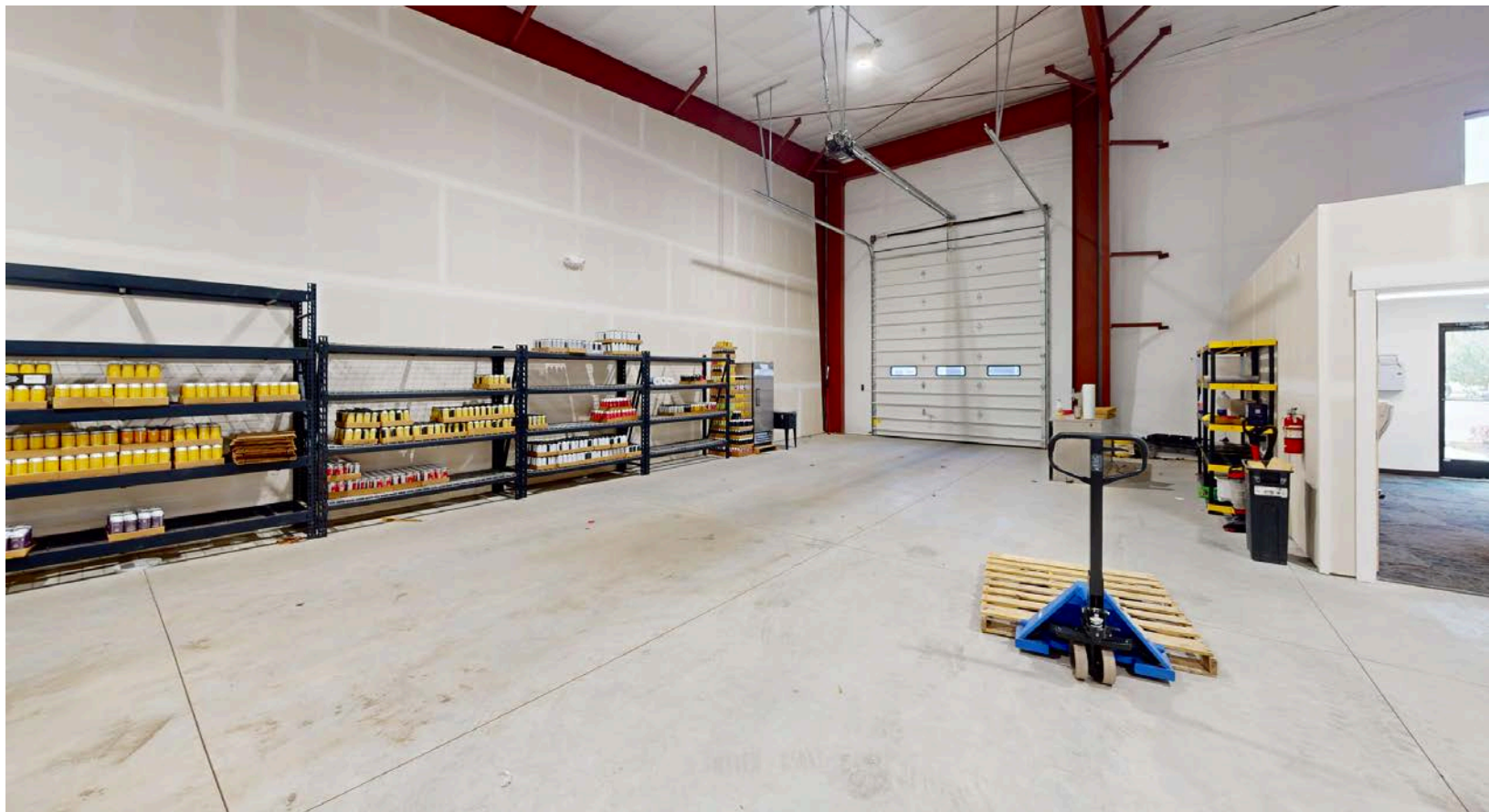
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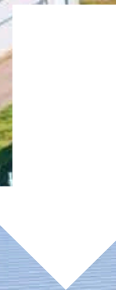


\*photo is of a similar unit



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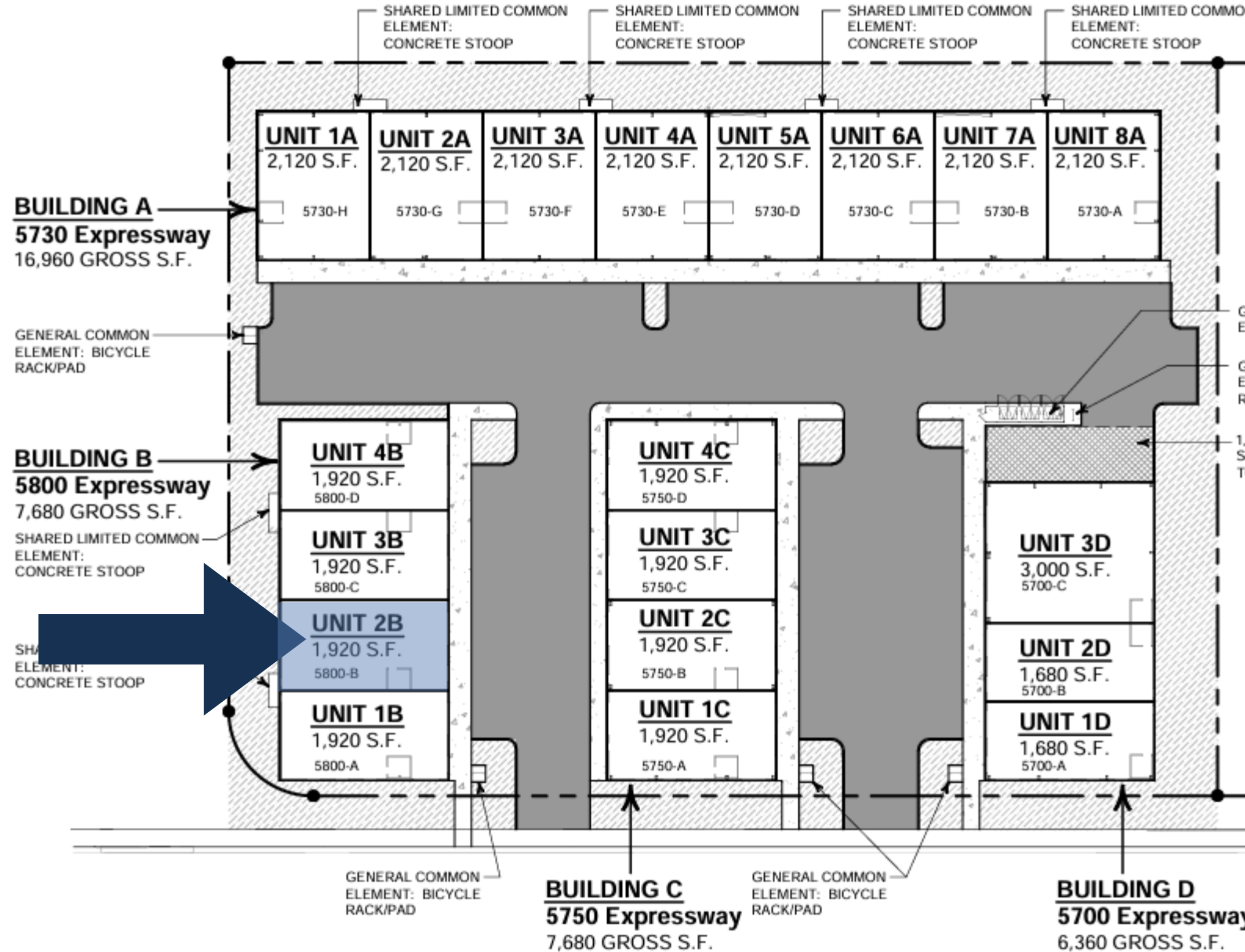
Expressway ±6,376 VPD (2024 AADT)



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# General Site Information

GROSS PROPERTY AREA:	90,868 S.F.
LANDSCAPE REQUIRED (20%):	18,173 S.F.
LANDSCAPE PROVIDED:	18, 202 S.F. (REFERENCE SITE PLAN)
VEHICULAR PARKING:	38 SPACES SHOWN
REQUIRED PARKING:	LIGHT INDUSTRIAL, 1 PER (2) EMPLOYEES
ADA SPACES:	1 PER 25 (2 REQ'D. / 3 PROVIDED)
SHORT-TERM BIKE PARKING:	1 PER 10 VEHICLE SPACES (COMMERCIAL) 6 REQ'D.
BIKE PARKING PROVIDED:	10 SPACES PROVIDED
LONG-TERM BIKE PARKING:	1 PER 5 EMPLOYEES (EA. UNIT)
BIKE PARKING PROVIDED:	TBD PER INDIVIDUAL UNIT USE



## Legend

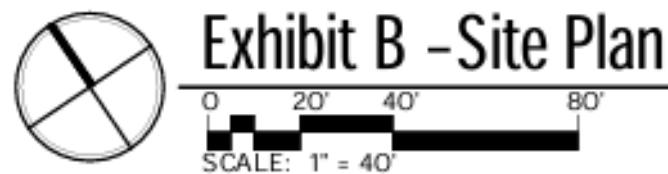
- UNIT EXCLUSIVE ELEMENT (OUTDOOR STORAGE AREA)
- GENERAL COMMON: LANDSCAPING
- GENERAL COMMON: PAVED VEHICULAR USE AREA
- GENERAL COMMON: PEDESTRIAN WALKS



## Architect's Certification

I CERTIFY THAT THIS EXHIBIT REPRESENTS AN ACCURATE DEPICTION OF THE PLANS FILED WITH AND APPROVED BY THE CITY AND/OR COUNTY OFFICERS HAVING JURISDICTION TO ISSUE BUILDING PERMITS.

*Vincent D. Gavin*  
VINCENT D. GAVIN, AIA 04/05/2021



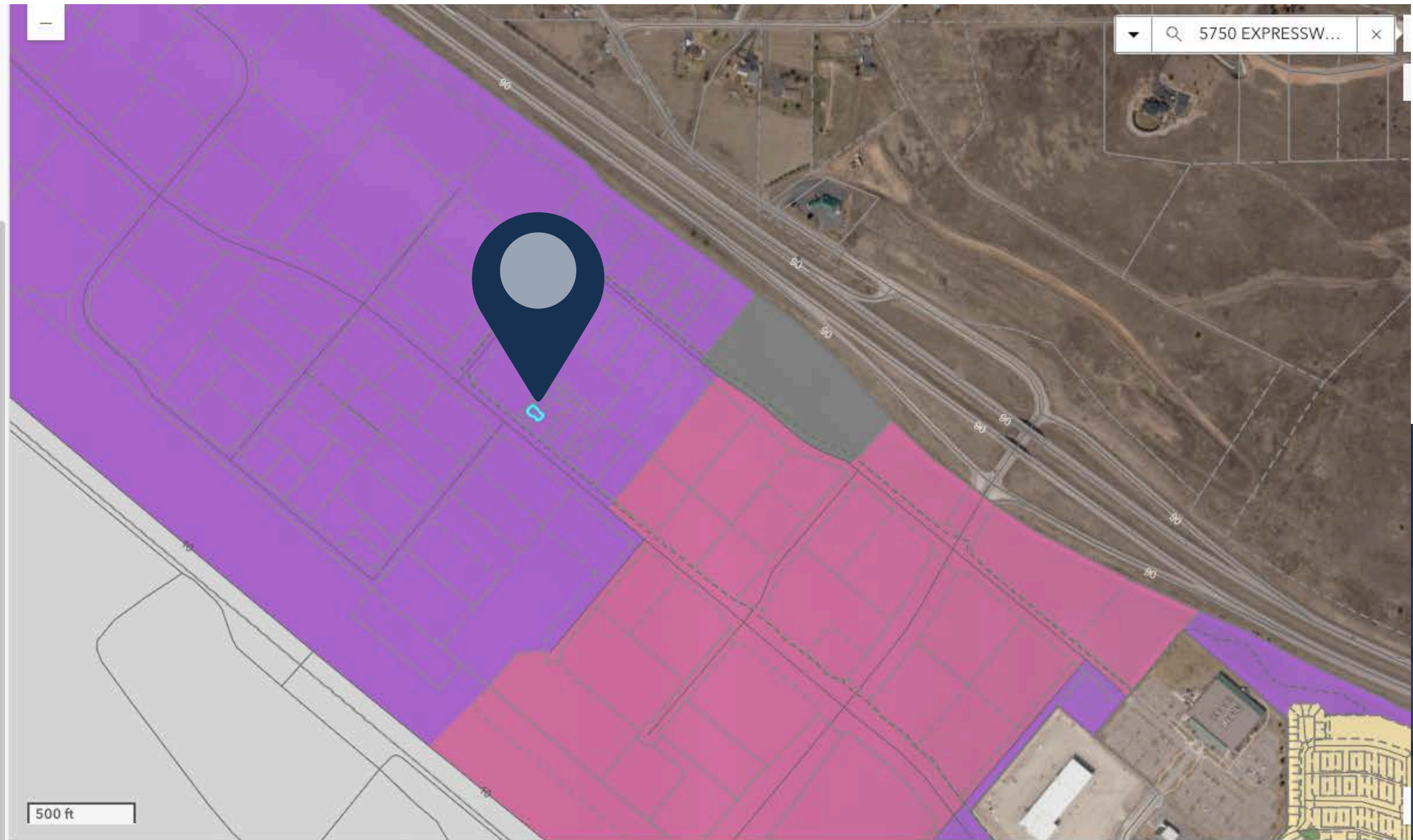
**FLOOD ZONE DETERMINATION:  
OUT**

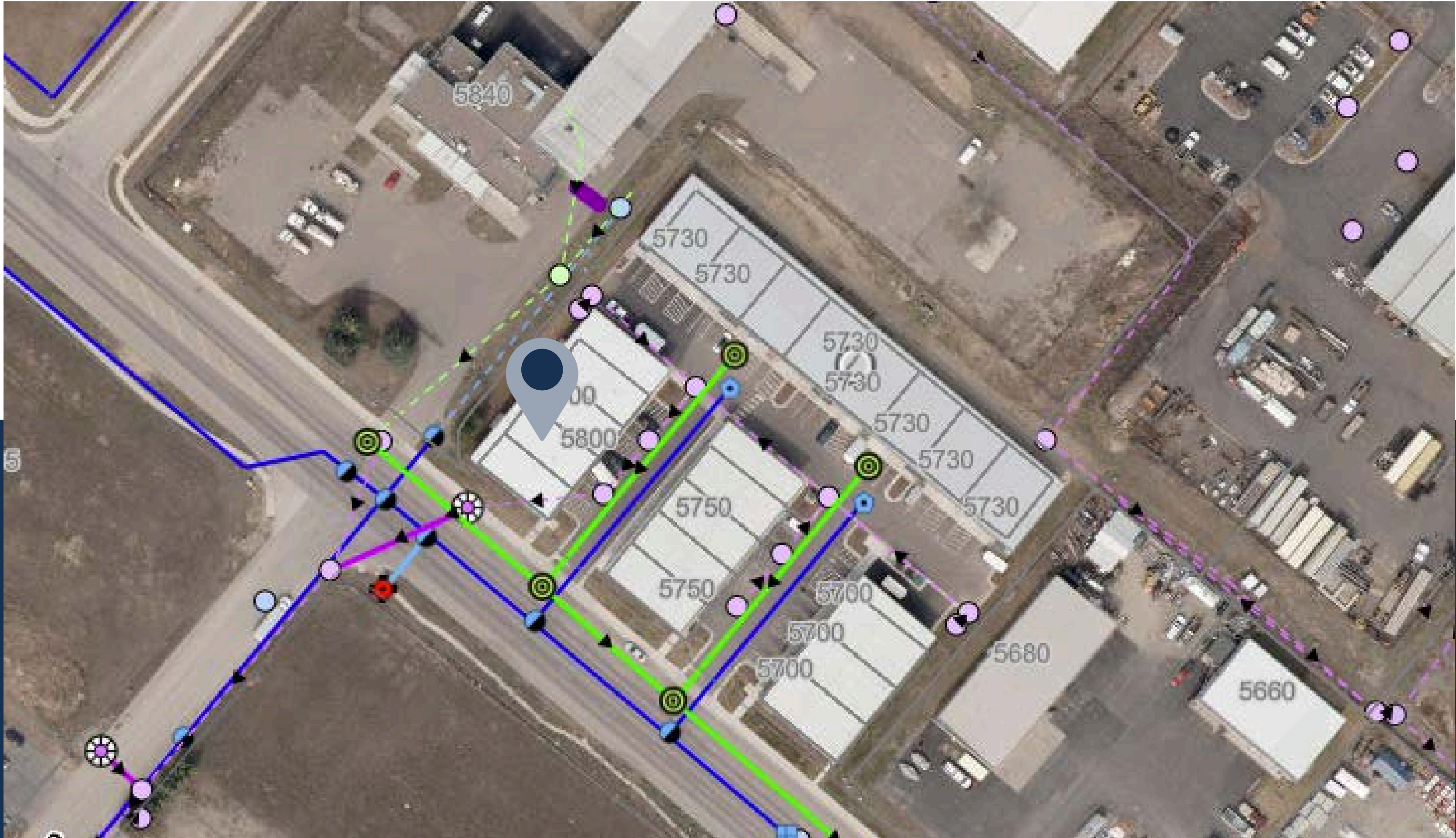


### T22 Zoning

#### Zoning Abbreviation

- A
- CD-1
- CD-2
- D-C
- D-T
- I-1
- LU-MU
- LU-R1
- LU-R2
- OP-1
- OP-2
- R-R1
- T-MU
- U-MU1
- U-MU2
- U-MU3
- U-MU4
- U-R1
- U-R2
- U-R3
- U-R4





Utilities Map

# MARKET OVERVIEW



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# Missoula Industrial Market Data | Q3 2025

## LEASING ACTIVITY | INDUSTRIAL

	T12 Ending 9.30.2024	T12 Ending 9.30.2025	Change
County Average Lease Rate	\$10.58	\$11.91	12.57% ↑
NNN Average	\$3.24	\$2.98	-8.02% ↓
County Vacancy	4.06%	11.81%	7.75% ↑

## SALES ACTIVITY | INDUSTRIAL

	T12 Ending 9.30.2024	T12 Ending 9.30.2025	Change
County Average Sale Price PSF	\$148.09	\$191.06	29.02% ↑
Condominium Average Sale Price PSF	\$191.51	\$191.96	0.23% ↑
Freestanding Average Sale Price SF	\$126.39	\$190.66	50.85% ↑

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

## INDUSTRIAL DEVELOPMENT PIPELINE

Construction	±139,782 SF
Permitting	±3,350 SF
Planning	±62,600 SF
Completed YTD 2025	±20,000 SF



# 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 Advisor & 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.



**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.

# Disclaimer

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