



SterlingCRE
ADVISORS

New Construction Flex Warehouse Condominium

5840 Expressway Building B
Missoula, Montana
Up to ±8,207 SF | Flex Warehouse

Exclusively listed by:
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Opportunity Overview

SterlingCRE Advisors is pleased to present a 5840 Building B, a flex warehouse opportunity situated ± 0.60 miles from the Interstate 90 Interchange in Missoula's Development Park. The subject property shares ± 3.81 acres of secured yard and a dedicated parking lot with neighboring industrial and lab users. The industrial center features dual paved ingress/egress for truck circulation.

Planned construction includes $\pm 8,207$ square feet of demisable (down to $\pm 2,848$ square feet) warehouse floor with three 12'x14' grade level over head doors, 20' clear height, full fire suppression and 3-phase power. The subject property is constructed with precast concrete walls and lower panel pre-finished metal siding for a polished exterior facade.

The site has light industrial zoning (City of Missoula, M1-2), access to all utilities.

A member of the ownership group is a licensed real estate broker in the state of Montana.

Interactive Links

 [Link to Listing](#)

 [Street View](#)

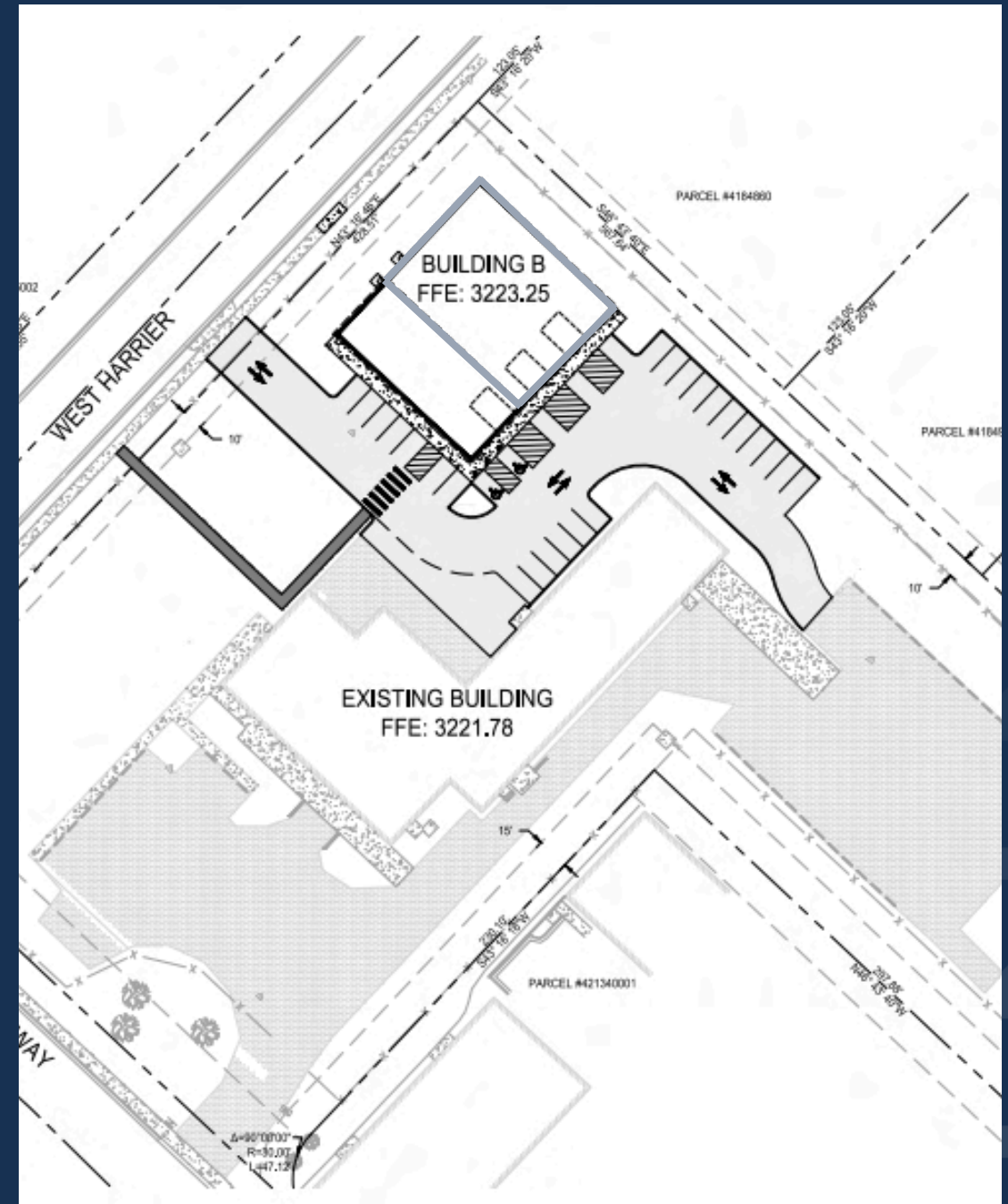
Address	5840 Expressway Building B1, Missoula, Montana 59808
Purchase Price	\$1,286,160
Property Type	Industrial Condominium
Total Acreage	Acreage: ± 3.81 acres ($\pm 165,964$ SF)
Building Size	$\pm 5,359$ SF
Price Per Square Foot	\$240/SF

Address	5840 Expressway Building B2, Missoula, Montana 59808
Purchase Price	\$683,520
Property Type	Industrial Condominium
Total Acreage	Acreage: ± 3.81 acres ($\pm 165,964$ SF)
Building Size	$\pm 2,848$ SF
Price Per Square Foot	\$240/SF

5840 Expressway Building B

Building B1: \$1,286,160

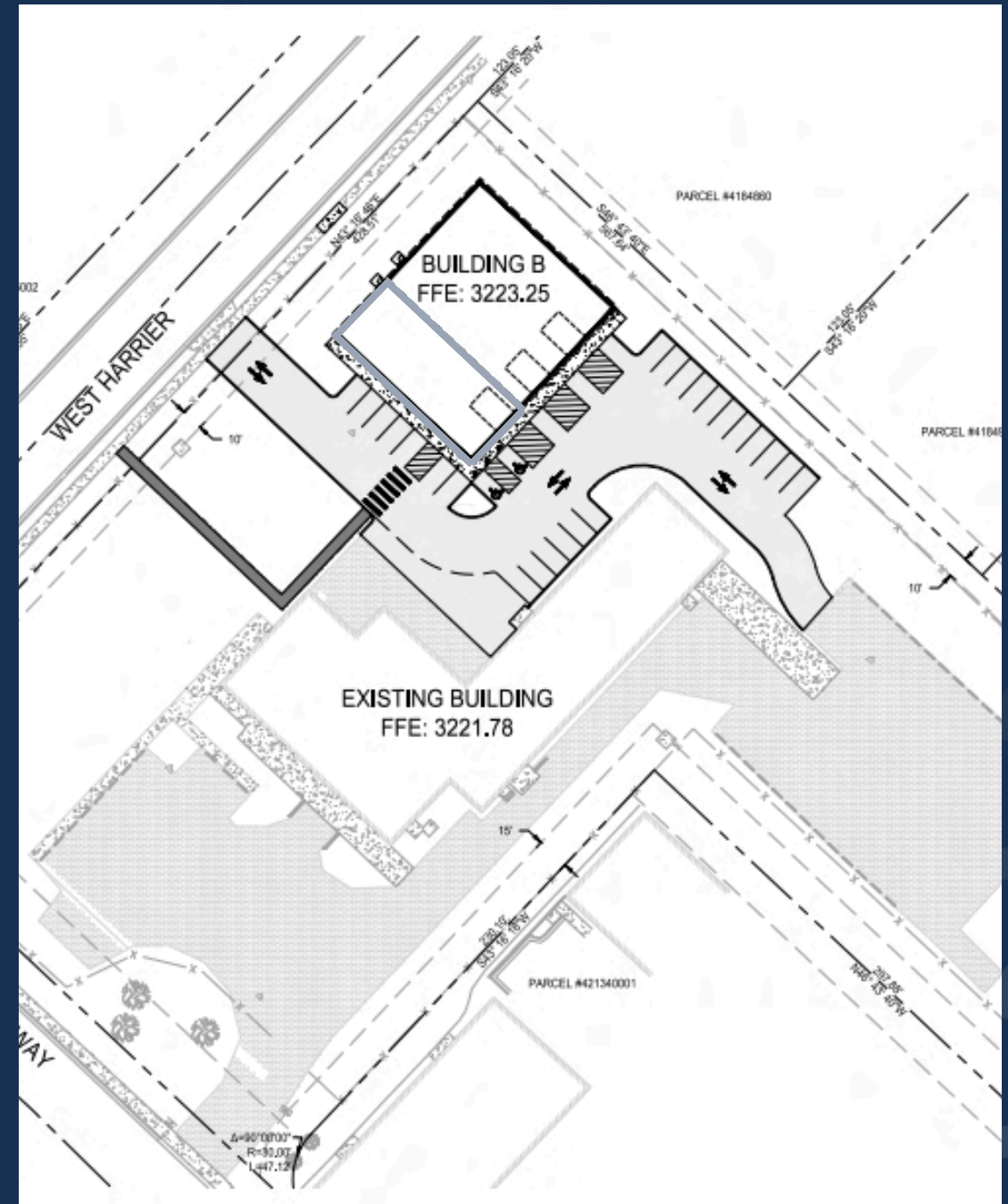
Total Building SF	±5,359 SF
Geocode	04-2200-05-2-02-07-0000
Year Built	Slated for Spring 2025
Zoning	Limited Industrial (M1-2)
Access	Expressway
Services	City water and sewer
Taxes	TBD
Parking	±30 shared parking spaces within a secured yard
Traffic Count	±6,351 (AADT 2023)
Interstate Proximity	±0.60 miles from I-90 Interchange

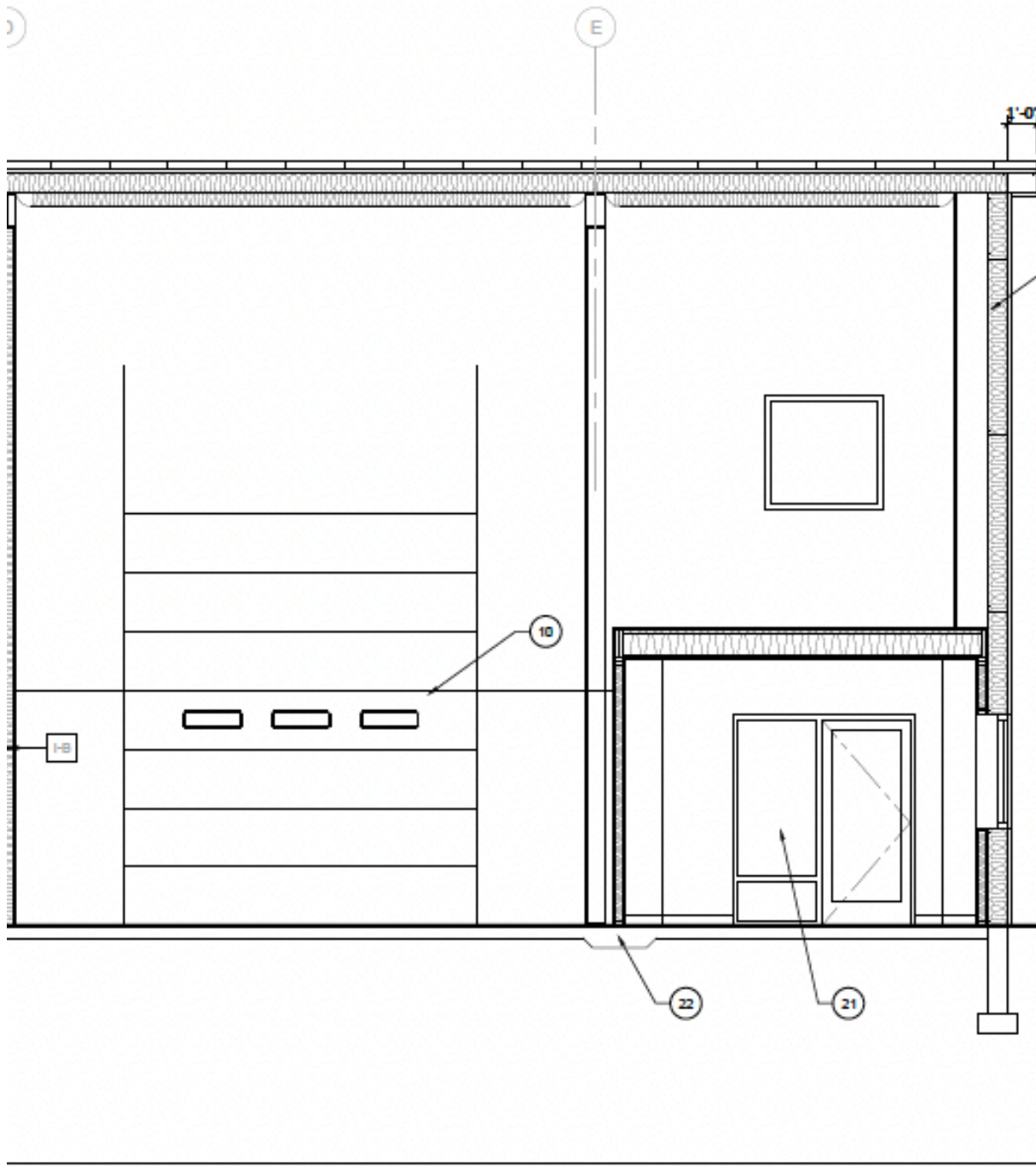


5840 Expressway Building B

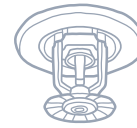
Building B2: \$683,520

Total Building SF	±2,848 SF
Geocode	04-2200-05-2-02-07-0000
Year Built	Slated for Spring 2025
Zoning	Limited Industrial (M1-2)
Access	Expressway
Services	City water and sewer
Taxes	TBD
Parking	±30 shared parking spaces within a secured yard
Traffic Count	±6,351 (AADT 2023)
Interstate Proximity	±0.60 miles from I-90 Interchange





Situated ± 0.60 miles from the Interstate 90 Interchange in Missoula's Development Park



Equipped with 3-Phase power and full fire suppression



Light industrial commercial (M1-2) zoning



Ample parking with ± 30 parking spaces within a secured yard



20' clear height with three 12'x14' grade level loading doors

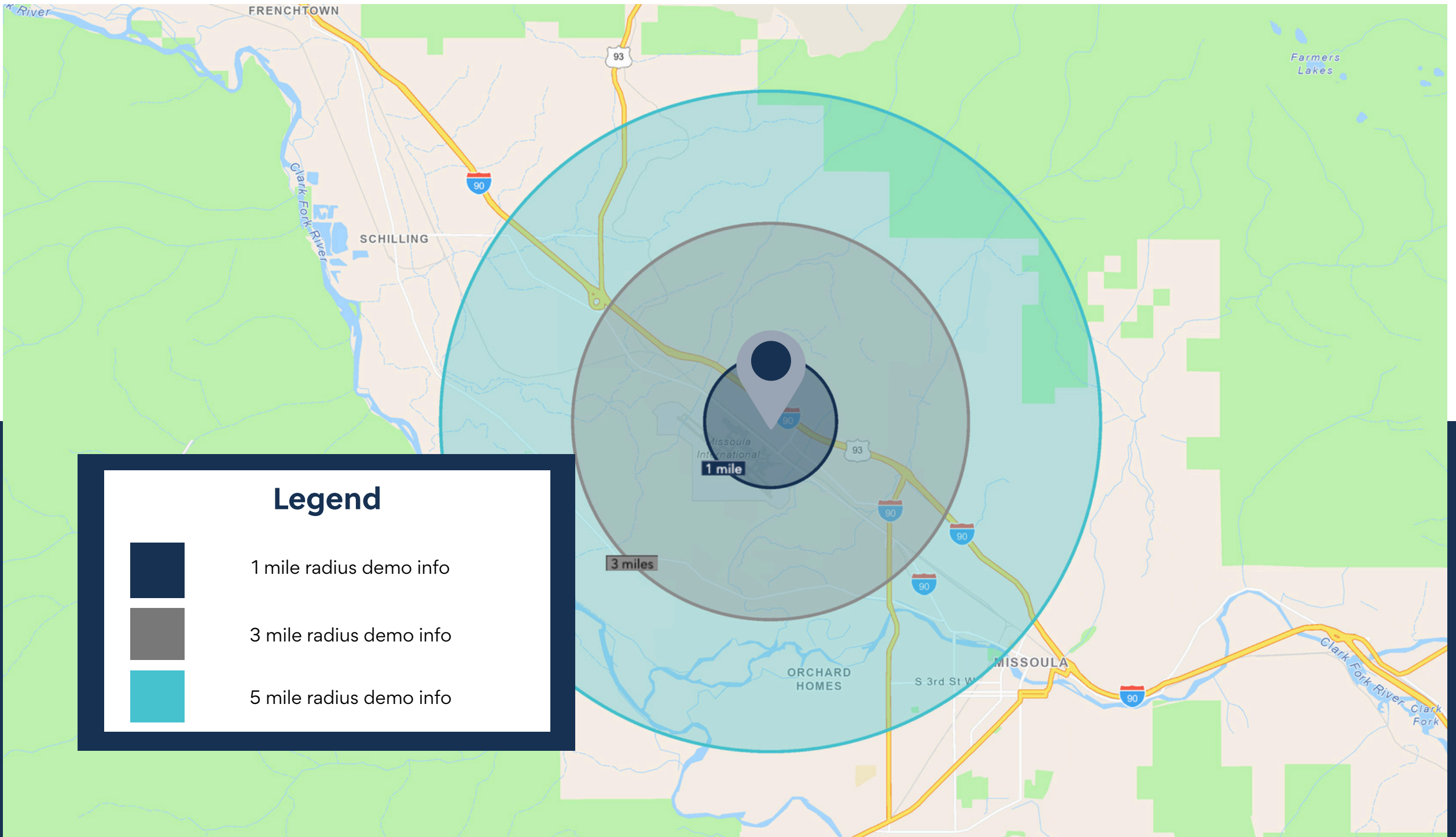
LOCATION



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Image Courtesy of Google Earth



KEY FACTS

3 miles

14,720

Population



Median Age



Average Household Size

\$79,202

Median Household Income

3,820

2023 Owner Occupied Housing Units (Esri)

2,730

2023 Renter Occupied Housing Units (Esri)

BUSINESS

3 miles



846

Total Businesses



12,292

Total Employees

HOUSING STATS

3 miles



\$472,003

Median Home Value



\$11,651

Average Spent on Mortgage & Basics



\$1,122

Median Contract Rent

2024 Households by income (Esri)

3 miles

The largest group: \$100,000 - \$149,999 (20.6%)

The smallest group: \$25,000 - \$34,999 (4.9%)

Indicator ▲	Value	Diff	
<\$15,000	5.2%	-2.0%	
\$15,000 - \$24,999	5.6%	-1.3%	
\$25,000 - \$34,999	4.9%	-1.7%	
\$35,000 - \$49,999	20.1%	+5.0%	
\$50,000 - \$74,999	10.5%	-5.0%	
\$75,000 - \$99,999	16.4%	-0.4%	
\$100,000 - \$149,999	20.6%	+4.5%	
\$150,000 - \$199,999	7.2%	+0.4%	
\$200,000+	9.3%	+0.3%	

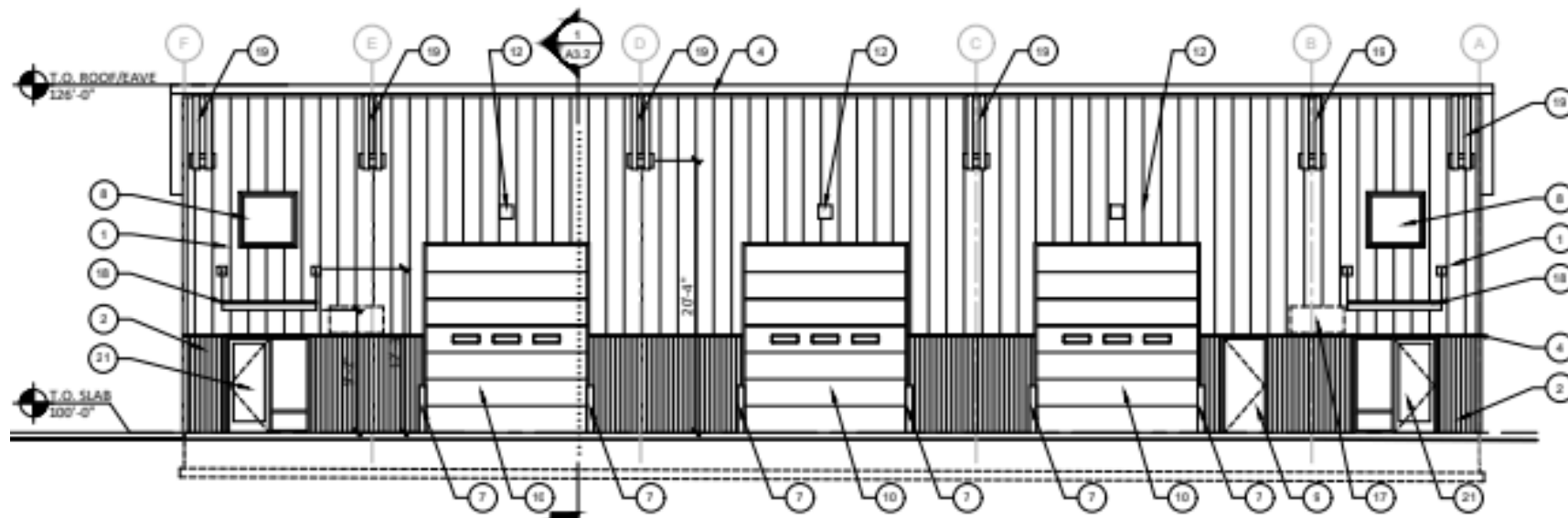
Bars show deviation from

Variables	1 mile	3 miles	5 miles	Variables	1 mile	3 miles	5 miles
2022 Total Population	1,460	14,720	40,589	2022 Per Capita Income	\$48,387	\$45,528	\$41,799
2022 Household Population	1,460	14,637	39,835	2022 Median Household Income	\$100,394	\$79,202	\$69,121
2022 Family Population	1,198	10,710	26,673	2022 Average Household Income	\$123,620	\$102,488	\$91,674
2027 Total Population	1,846	17,458	43,804	2027 Per Capita Income	\$58,502	\$55,135	\$49,954
2027 Household Population	1,846	17,375	43,050	2027 Median Household Income	\$107,804	\$93,517	\$81,349
2027 Family Population	1,513	12,700	28,842	2027 Average Household Income	\$145,766	\$123,359	\$108,872

PROPERTY DETAILS

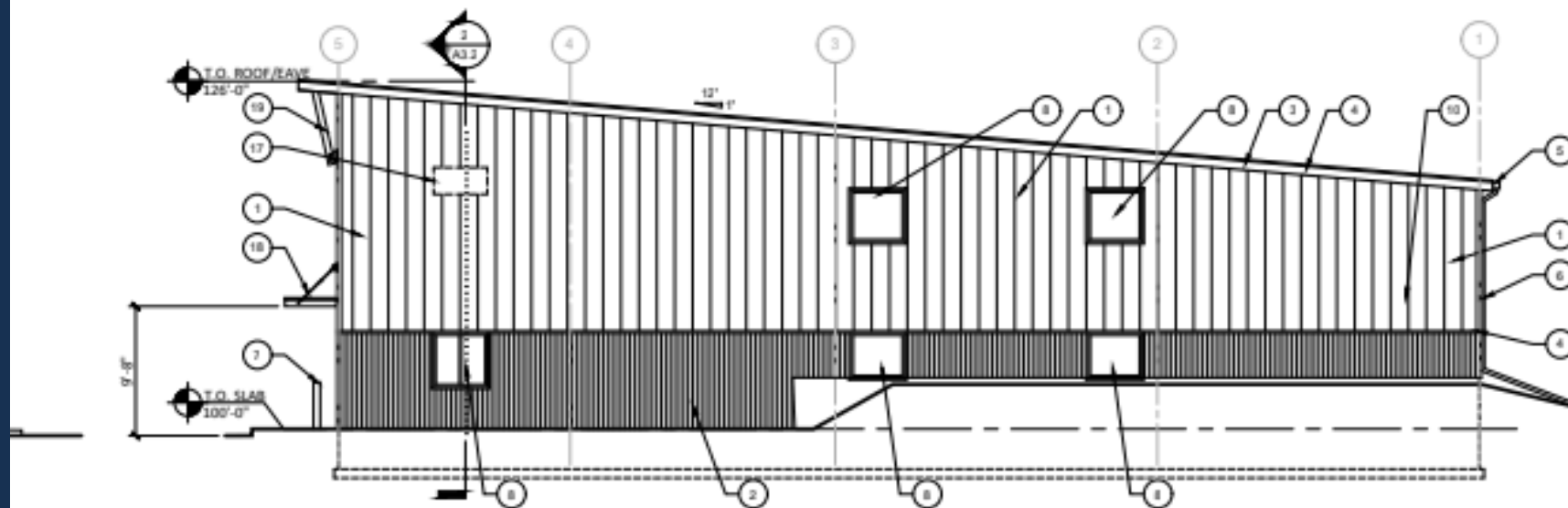


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EAST ELEVATION

SCALE: 3/8" = 1'-0"



4 NORTH ELEVATION

SCALE: 3/8" = 1'-0"

SCALE: 3/8" = 1'-0"

Missoula Air Service

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

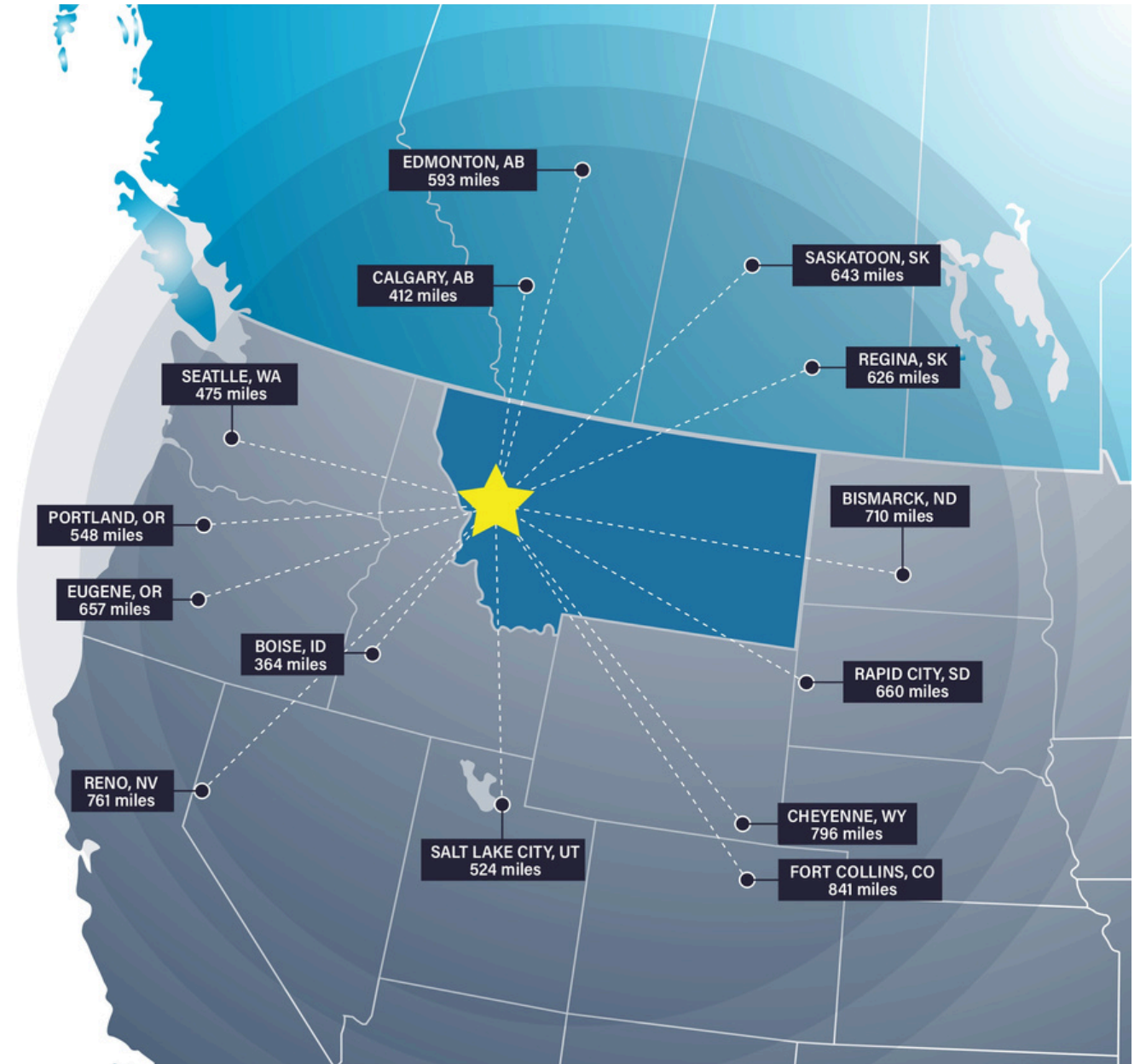


Missoula Access

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





Listing 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.



CARLY CHENOWETH
Transaction Coordinator

Carly brings an affinity for details, organizational skills and a passion for real estate to the team. After spending several years in the busy world of residential real estate, she knows how to get the most complex deals to closing. Her goal is to make the process effortless for buyers and sellers

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