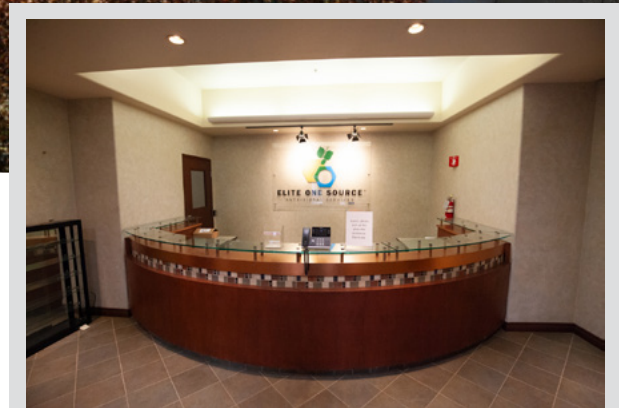




1001 South 3rd Street W Property Features

Light manufacturing building for sale in the heart of Missoula. The building has most recently been used to manufacture nutritional supplements and contains office space, warehouse, laboratories, manufacturing space and a state-of-the-art air purification system. The building is in excellent condition and as part of the manufacturing operation, was regularly inspected by the FDA. The property contains ample off-street parking and previously accommodated more than 200 employees.

- Manufacturing: Approx 13,800 sf.
- Warehouse: Approx 12,100 sf.
- Office: Approx 16,909 sf.
- Light Manufacturing and Misc: Approx 3,775 sf.
- 1.7 Acre Lot (74,595 sf.)



Jeff L Moore | John Crowley
jeff@naicrowleymoore.com | john@naicrowleymoore.com

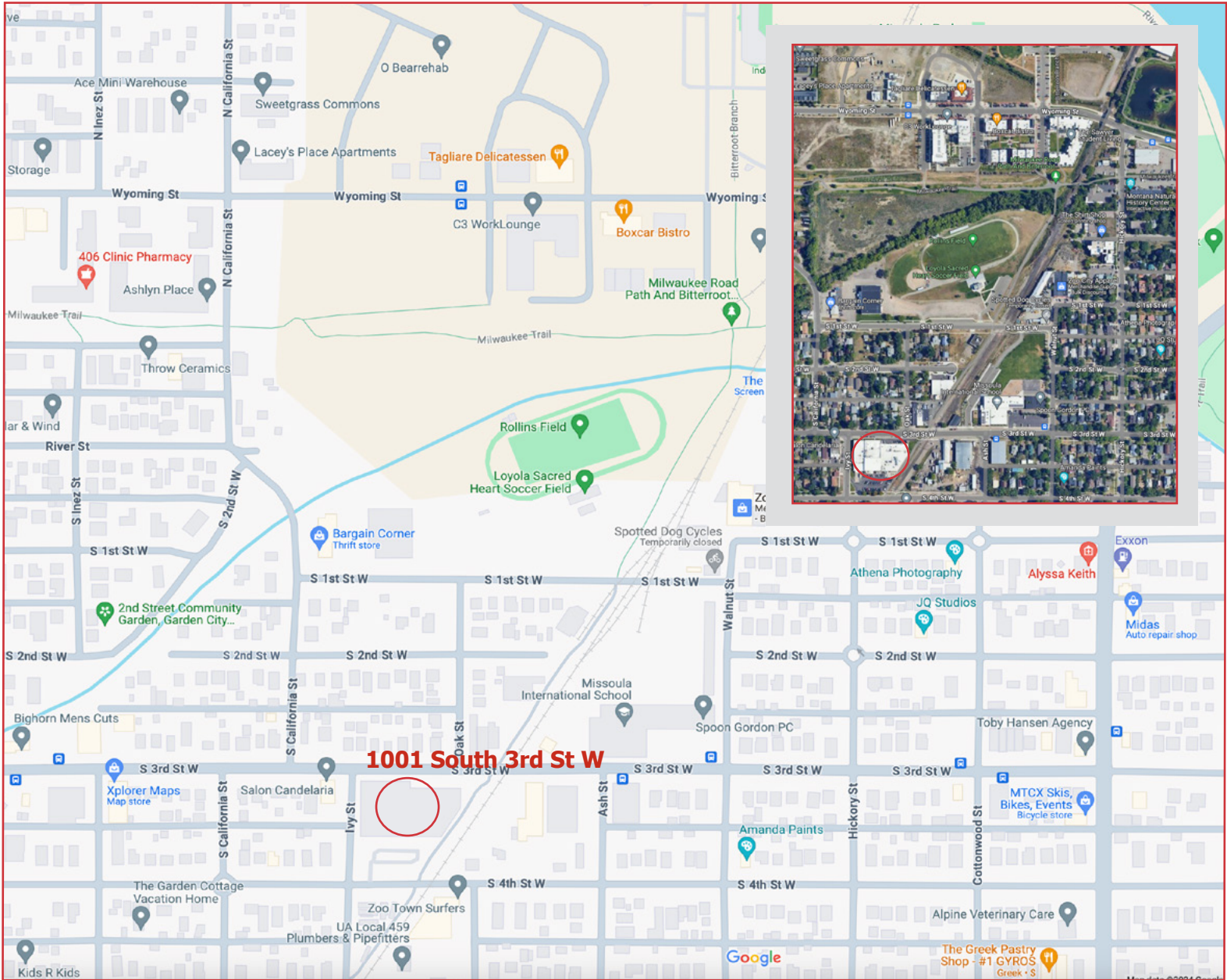


Additional Property Features

- Year Built 1968.
- Remodeled 2001.
- 45 Off-Street Parking Spaces.
- Geocode: 04-2200-21-3-28-03-0000.
- Zoning : M1R



Jeff L Moore | John Crowley
jeff@naicrowleymoore.com | john@naicrowleymoore.com



Location Details

- Located on the corner of South 3rd St West and Ivy St. Excellent exposure on South 3rd Street near downtown Missoula.

Jeff L Moore | John Crowley
 jeff@naicrowleymoore.com | john@naicrowleymoore.com

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Building Information

The facility located at 1001 South 3rd St W, Missoula, MT 59808 is approximately 46,500 sq ft. that sits on 1.7 acres. This facility was used as a light manufacturing operation producing nutraceuticals. There are 21 individual offices along with two separate banks of cubicles. One bank has 14 stations and the other has 4 stations. There is a separate server room and copy room. There are 3 labs, 2 analytical and 1 microbiology. The labs have a separate HVAC system from the rest of the building. There is a large conference room that can be divided in half with a divider wall. There is a receptionist front entrance area. There are 3 restroom, 1 men's, 1 women's and a1 multipurpose. There is an employee breakroom with the employee entrance in the rear of the building. This was a cGMP facility, therefore there is a gowning area prior to entering the manufacturing area. There are 2 offices in the manufacturing area. There are 3 large blending suites along with an additional 12 individual suites. There is a large room where the coating operation took place as well as a packaging line room. There is a sanitation wash room, maintenance shop with office and an upper and lower warehouse with office. There was a large investment made that climate controlled all the manufacturing areas (temperature, humidity and dust). Each suite is individually controlled. This was installed within the last 3 years. This facility would suite most types of light manufacturing.

Jeff L Moore | John Crowley
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Additional Zoning Information : M1R

The allowable manufacturing classes allowed in M1R districts are artisan and limited manufacturing. The definitions can be found below:

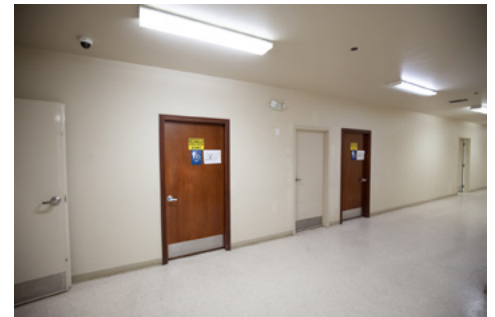
D. Manufacturing, Production and Industrial Services

1. Artisan : On-site production of goods by hand manufacturing, involving the use of hand tools and small-scale, light mechanical equipment in a completely enclosed building with no outdoor operations or storage, and occupying no more than 3,500 square feet of gross floor area . Typical uses include woodworking and cabinet shops, cannabis cultivation (With a canopy canopy area up to Tier 1, MCA § 50-46-305), ceramic studios, jewelry manufacturing, food manufacturing, and similar types of arts and crafts or very small-scale manufacturing uses that have no negative external impacts on surrounding properties.

2. Limited : Manufacturing of finished parts or products, primarily from previously prepared materials. Typical uses include: catering establishments, printing and related support activities; machinery manufacturing; food manufacturing; computer and electronic product manufacturing/assembly; electrical equipment, appliance, component manufacturing/assembly; furniture and related product manufacturing/assembly; manufacturing of cannabis products cannabis products that do not utilize flammable solvents and other manufacturing and production establishments that typically have very few, if any, negative external impacts on surrounding properties. Also includes cannabis cultivation (With a canopy canopy area up to Tier 2, MCA § 50-46-305) and "artisan manufacturing/production" type uses that do not comply with the enclosed building , floor area and/or outside operations/storage criteria that apply to artisan manufacturing/production uses.

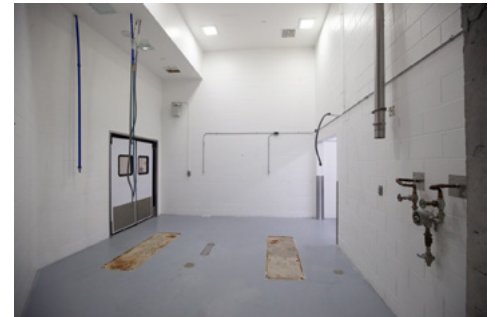
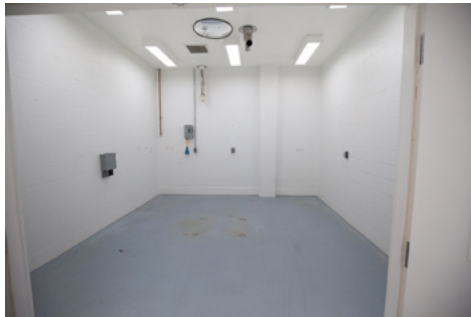
Definitions of all use classifications can be found in Section 20.105 of our Title 20 Zoning Standards.

Jeff L Moore | John Crowley
jeff@naicrowleymoore.com | john@naicrowleymoore.com



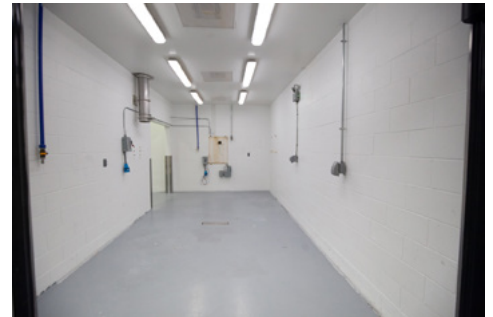
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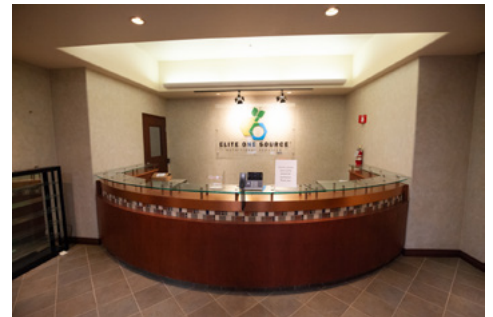
Jeff L Moore | John Crowley

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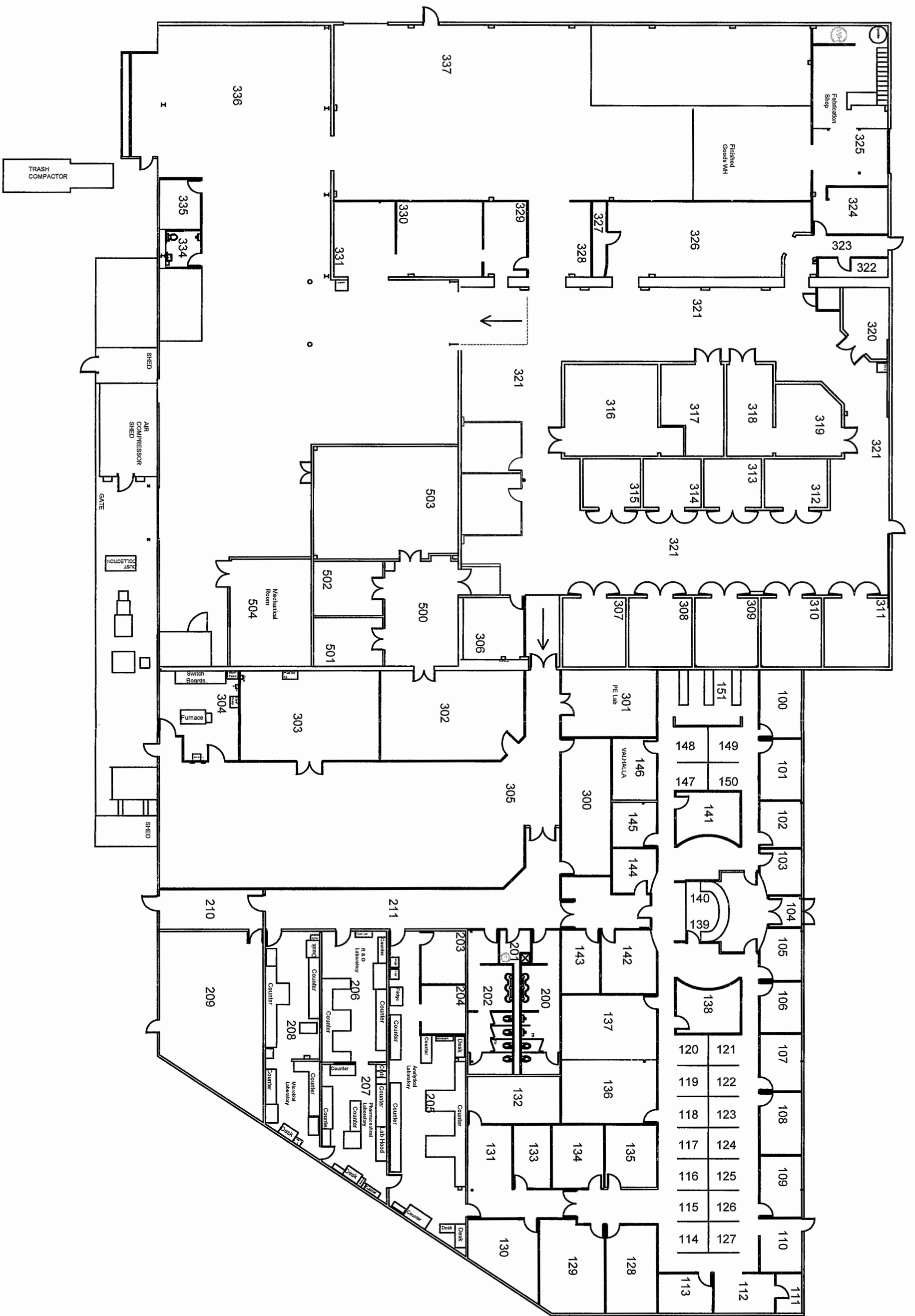


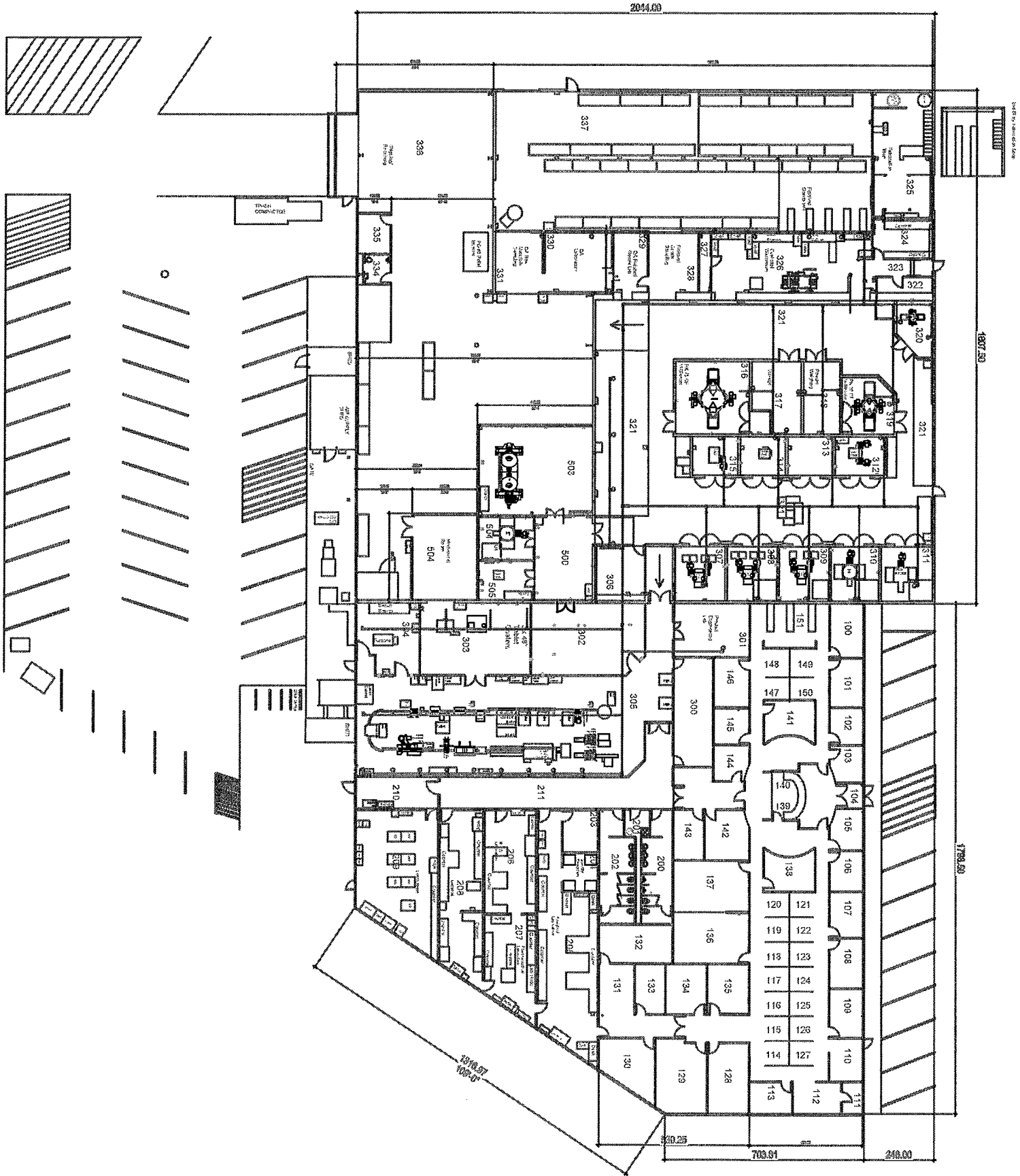
Jeff L Moore | John Crowley
jeff@naicrowleymoore.com | john@naicrowleymoore.com



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jeff@naicrowleymoore.com | john@naicrowleymoore.com





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