



SterlingCRE
ADVISORS

For Lease | Warehouse with Fenced Yard

7285 Grandstand Drive, Suite A
Missoula, Montana

±0.75 acres | Warehouse with Fenced Yard

Exclusively listed by:
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Executive Summary

SterlingCRE Advisors is pleased to present 7285 Grandstand Drive, Suite A - an exceptional opportunity to lease a well maintained warehouse with an additional ± 0.50 acres of fenced, flat yard space.

The property is situated less than ± 1 mile from Interstate 90 access, approximately ± 0.50 mile from West Broadway and ± 2 miles from Expressway - all major arterial roads to Missoula and nearby neighborhoods.

Suite A consists of $\pm 7,520$ square feet of warehouse space, two (2) restrooms, with grade level loading and 3-phase power.

Zoned Industrial Commercial Light (ICL), the subject property features a clear height of $\pm 18'$ at the pitch with a $\pm 12'$ grade level door, a large parking lot and fenced yard provide ample space for a variety of users.

Interactive Links

 [Link to Listing](#)

 [Street View](#)

Address	7285 Grandstand Drive, Suite A Missoula, Montana 59808
Property Type	Warehouse with Yard
Lease Rate	\$13.00/SF NNN
2025 Est. NNN	\$2.05/SF/YR
Total Square Footage (per CAMA)	$\pm 7,520$ Square Feet
Loading	One 12' Grade Level Door
Power	120/208v; 3 phase
Clear Height	$\pm 18'$ at the pitch
Services	Private Water and Sewer Blackfoot Internet Northwestern Energy Missoula Electric Coop

7285 Grandstand Drive, Suite A

\$13.00SF/YR + NNN

Loading	One grade level door (12')
Yard Space and Parking	Fenced yard with paved parking
Ceiling Heights	18' at the pitch
Year Built	2007
Zoning	ICL (County)
Access	Highway 10 and Derby Road
Tenant Responsibilities	Electricity, Internet, Interior Janitorial
NNN Items	Property Taxes, Insurance, Snow Removal/Landscaping, Repairs/Maintenance, Trash, Reserves
Nearby Traffic Count	±13,283VPD (2023 AADT) West Broadway ±20,998VPD (2023 AADT) Interstate-90
Interstate Proximity	±1.00 Mile (Interstate-90)



Property Details



Located in Missoula's industrial path of growth



12' grade level door and with $\pm 18'$ clear at the pitch



Located near I-90, West Broadway and all major thoroughfares



Adequate power capacity can accommodate a variety of users



Flat, fenced yard space adjacent to suite

Write a description for your map.



Location Overview



O'KEEFE CREEK
RV & BOAT STORAGE
TO RENT VEST
O'KEEFE CREEK RV STORAGE

BOAT & RV STORAGE
AT THE WYE

FLYING J

BECKER
"DRIVEN TO BE THE BEST"

STATE TRUCK CENTERS
KENWORTH SALES

Sinclair

Hardee's

Loves
PRICE TRUCK & EQUIPMENT

LT

OLD FASHIONED
FRESH MILK

Aqua Creek Products

TRANSPORT EQUIPMENT

PEAK

THERMO KING

JEROME'S DRILLING CO

SUMMIT ROOFING

Liberty Electric

FENCECRAFTERS

AMMEN

GOITZLY

BMD

A-Coxe
CONCRETE SPECIALISTS

RS DTT

Sweet Pea
SEWER/LAND SEPTIC

amazon warehouse
Great deals on quality used products

EXIT TO SHINE

TIME RENTAL

VW

MONTANA TOWING
VETERAN OWNED

Tankmax inc.

Pacific Meter & Equipment inc.

Days Inn

6

TA
TravelCenters of America.

LAWNS OF MONTANA

ACCESS STORAGE

TORGERSOHN'S EQUIPMENT

MARTEL CONSTRUCTION

SIERRA PACIFIC WINDOWS

ITP INLAND TRUCK PARTS & SERVICE
Employee Owned

DOYLES SHEEHAN

SAIA
LTL Freight

COKE SOLUTIONS
Working together to make your business better

Wayne Dalton.

Midland Implement

CCFS
LTL - LOGISTICS

Builders FirstSource

KIA

CHRYSLER

Jeep

DODGE

FedEx Ground

RAM

Felco

JONES BROS TRUCKING

FedEx Freight

EPIC STEEL

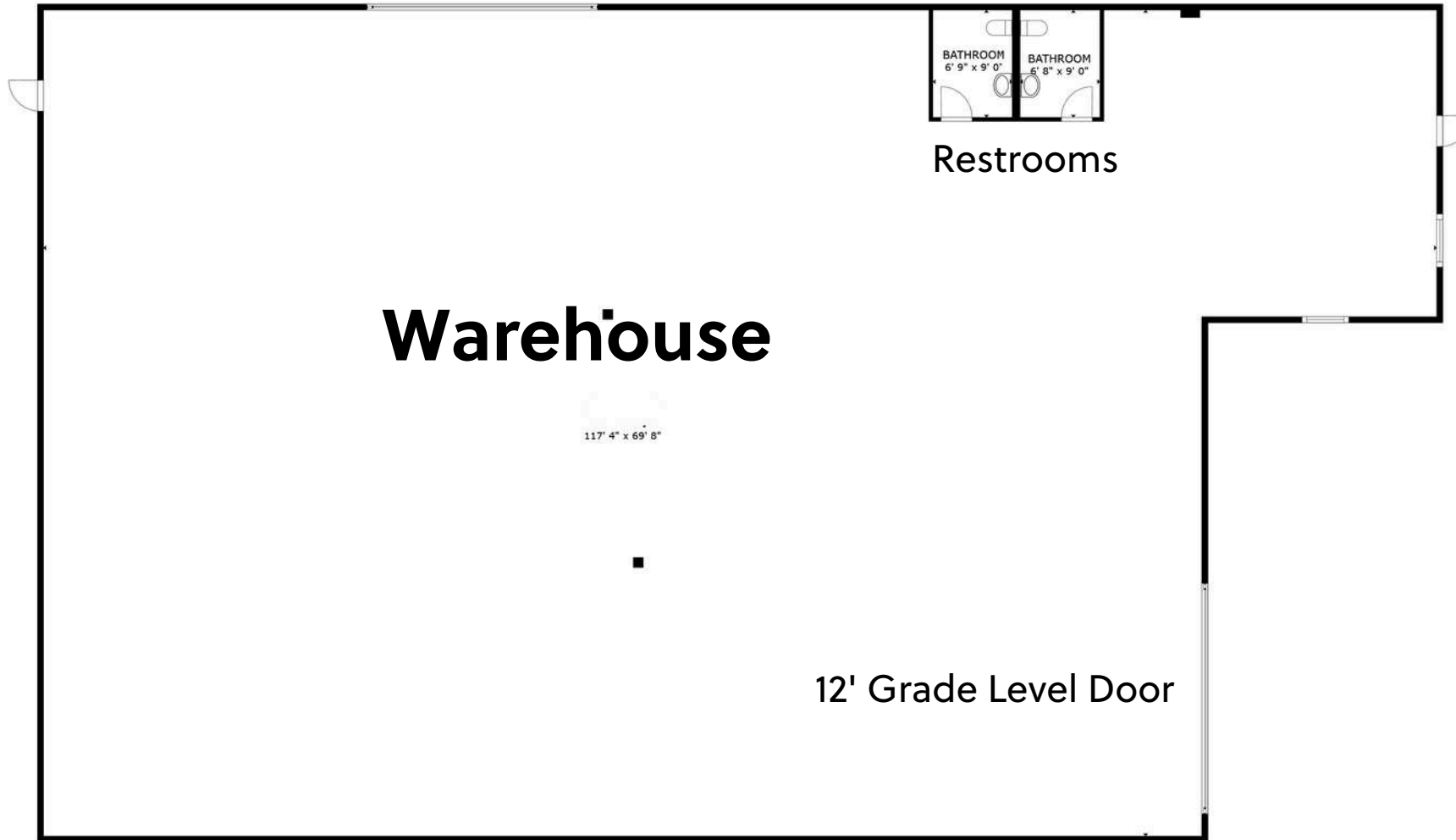
DIESEL POWER

Retailer Map

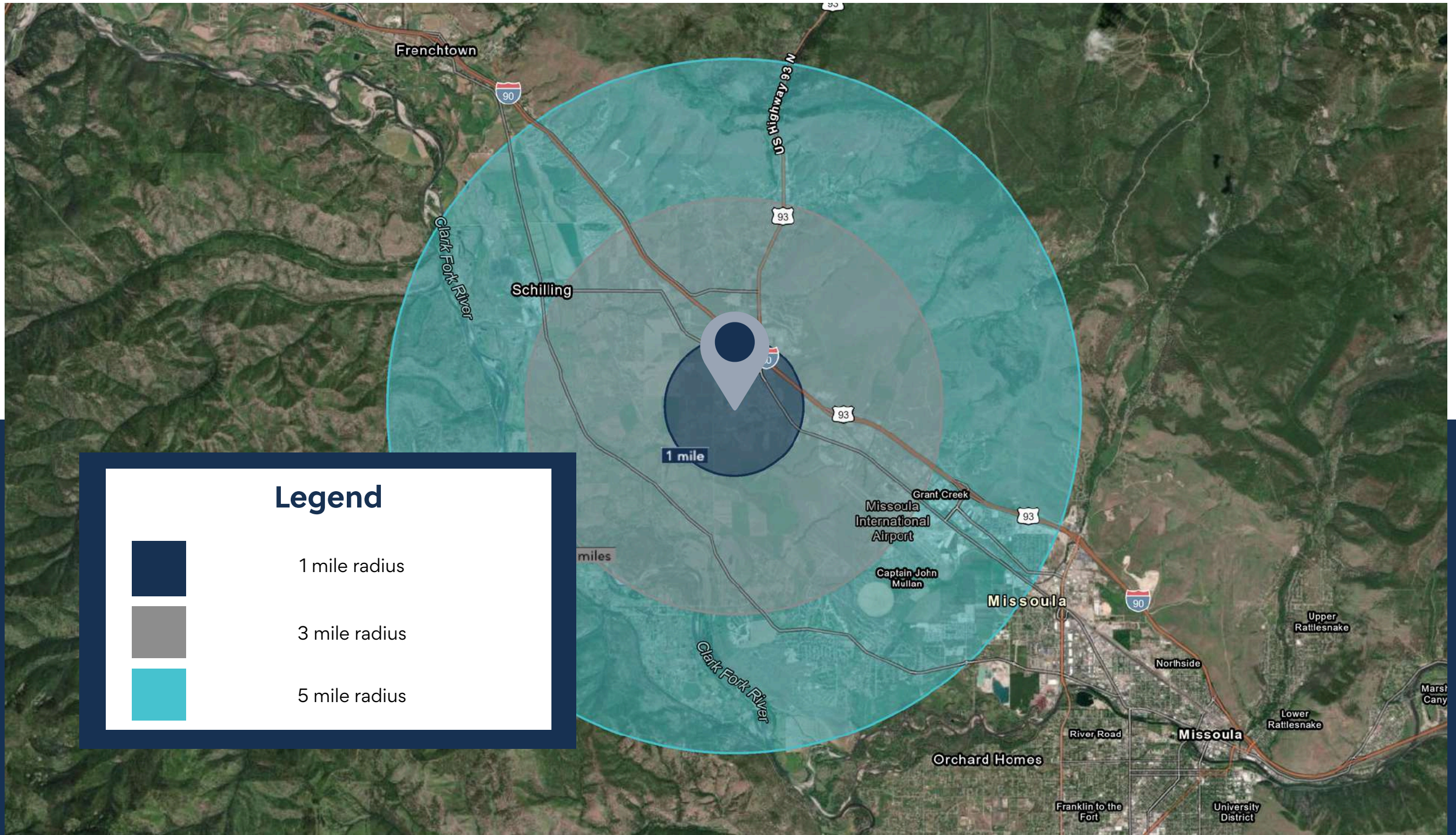








FLOOR PLAN



Legend



1 mile radius



3 mile radius



5 mile radius

KEY FACTS

3,537

Population

39.9

Median Age

2.6

Average Household Size

\$97,281

Median Household Income

1,126

2023 Owner Occupied Housing Units (Esri)

221

2023 Renter Occupied Housing Units (Esri)

BUSINESS



320

Total Businesses



3,239

Total Employees

HOUSING STATS



\$545,072

Median Home Value



\$16,051

Average Spent on Mortgage & Basics



\$1,369

Median Contract Rent

2024 Households by income (Esri)

The largest group: \$75,000 - \$99,999 (22.2%)

The smallest group: \$15,000 - \$24,999 (2.7%)

Indicator ▲	Value	Diff	
<\$15,000	5.1%	-2.1%	
\$15,000 - \$24,999	2.7%	-4.2%	
\$25,000 - \$34,999	2.7%	-3.9%	
\$35,000 - \$49,999	7.6%	-7.5%	
\$50,000 - \$74,999	11.6%	-3.9%	
\$75,000 - \$99,999	22.2%	+5.4%	
\$100,000 - \$149,999	21.8%	+5.7%	
\$150,000 - \$199,999	14.0%	+7.2%	
\$200,000+	12.4%	+3.4%	

Bars show deviation from Missoula County

Variables	1 mile	3 miles	5 miles	Variables	1 mile	3 miles	5 miles
2022 Total Population	217	3,537	14,918	2022 Per Capita Income	\$37,067	\$46,539	\$48,138
2022 Household Population	217	3,531	14,832	2022 Median Household Income	\$82,264	\$97,281	\$95,582
2022 Family Population	178	2,850	11,975	2022 Average Household Income	\$97,688	\$124,171	\$124,269
2027 Total Population	226	3,941	16,441	2027 Per Capita Income	\$44,789	\$55,695	\$57,074
2027 Household Population	225	3,935	16,355	2027 Median Household Income	\$92,510	\$110,185	\$108,858
2027 Family Population	184	3,174	13,116	2027 Average Household Income	\$117,228	\$145,736	\$145,159

Missoula Industrial Market Data | Q3 2024

LEASING ACTIVITY | INDUSTRIAL

	T12 Ending 9.30.23	T12 Ending 9.30.24	Change
County Average Lease Rate	\$12.33	\$10.58	-14.19% ↑
NNN Average	\$4.01	\$3.24	-19.20% ↓
County Vacancy	-	4.06%	↑

*The average vacancy rate for 2023 was 2.87%

SALES ACTIVITY | INDUSTRIAL

	T12 Ending 9.30.23	T12 Ending 9.30.24	Change
County Average Sale Price PSF	\$145.19	\$148.09	2.00% ↑
Condominium Average Sale Price PSF	-	\$191.51	-
Freestanding Average Sale Price SF	\$145.19	\$126.39	-12.95% ↓

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

INDUSTRIAL DEVELOPMENT PIPELINE

Construction	±181,500 SF
Permitting	±8,207 SF
Planning	±20,950 SF
Completed YTD 2024	±89,135 SF



Missoula Air Service

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

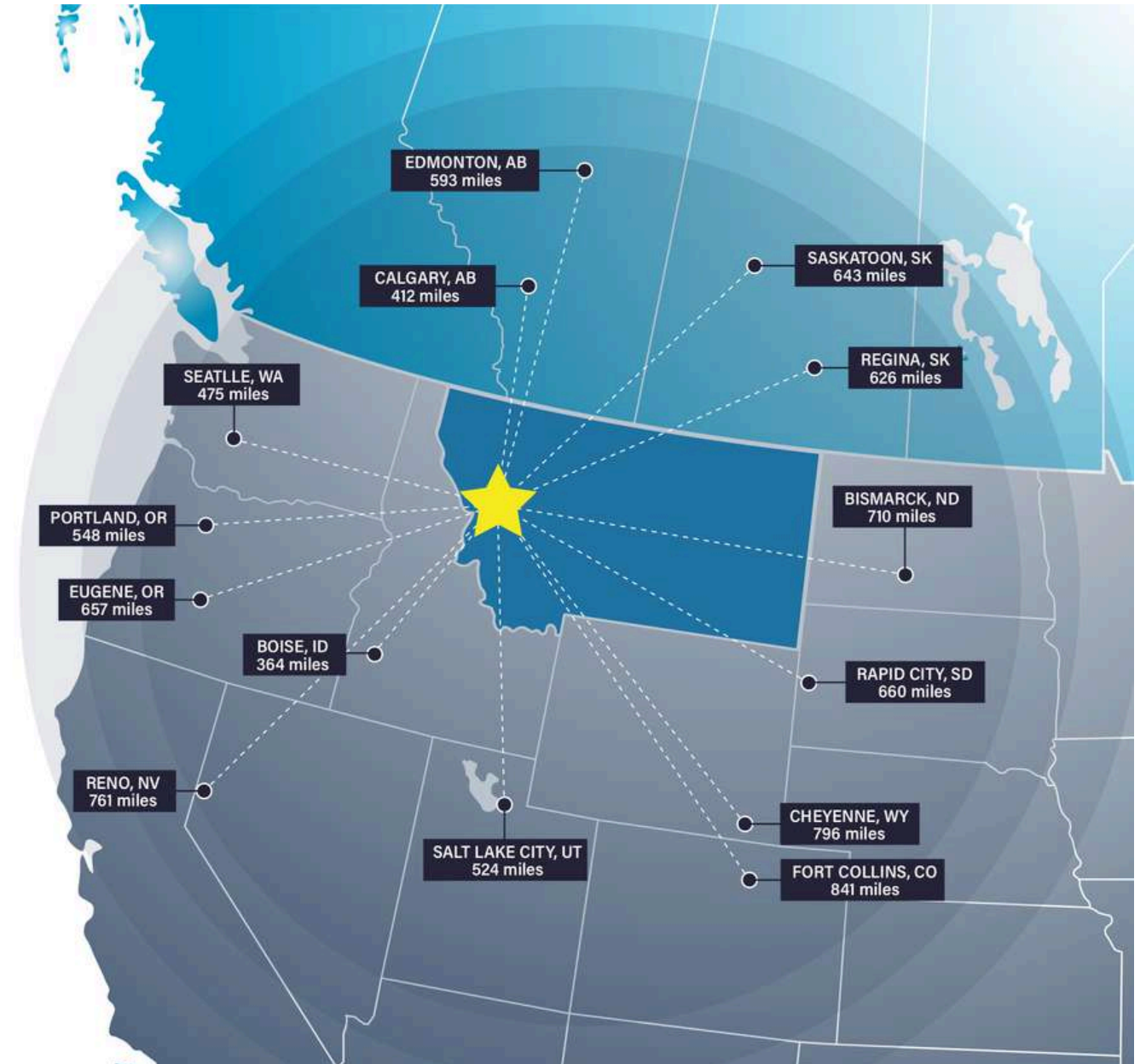


Missoula Access

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

#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.



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.



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.

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