



**SterlingCRE**  
ADVISORS

## Industrial Condo with Warehouse & Office

5730 Expressway Unit B  
Missoula, Montana  
± 2,120 SF | Industrial Flex Condominium

Exclusively listed by:

**Matt Mellott, SIOR | CCIM**

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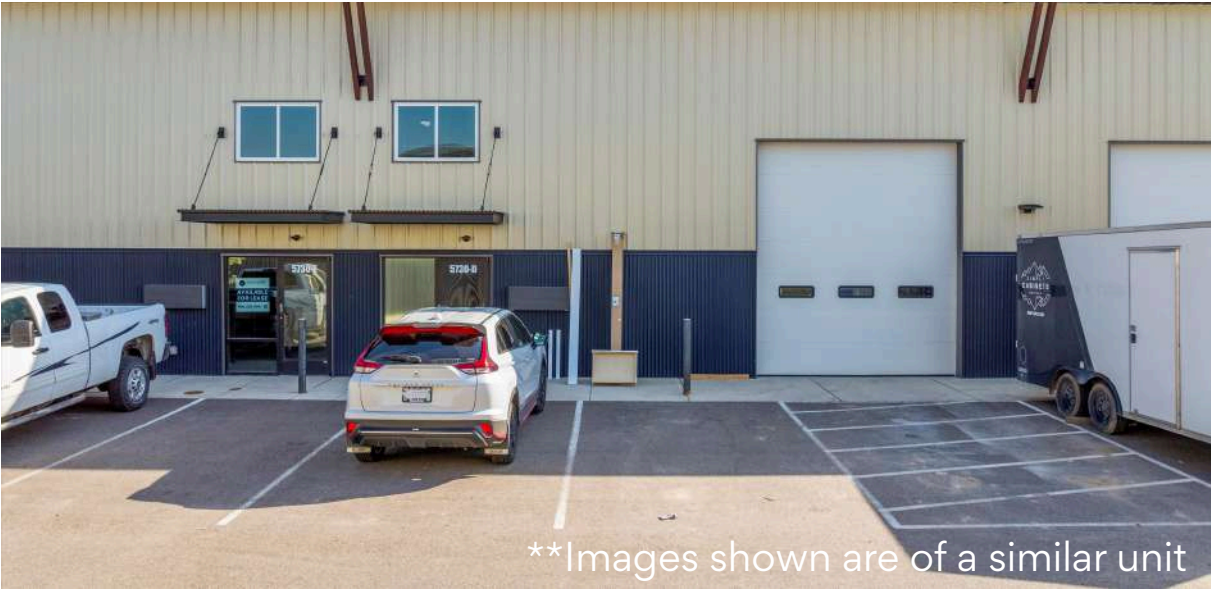
# Opportunity Overview

SterlingCRE Advisors is pleased to present 5730 Expressway, Unit B, in Missoula, Montana. This versatile industrial space offers ±2,120 SF and is located just a half mile from Interstate-90, with convenient access to the Reserve Street corridor.

Unit B features one (1) 14' grade-level overhead door, a mezzanine for storage, air-conditioned office space, a private restroom, 200-amp single-phase power, and PTAC units for additional climate control in the office.

The suite includes two (2) dedicated parking spaces in front, with additional reserved parking available at the adjacent property for an additional monthly fee.

Unit B is currently available for lease, offering flexible occupancy options for a wide range of industrial or light commercial users.



Address	5730 Expressway, Unit B Missoula, Montana 59808
Property Type	Flex Warehouse
Lease Rate	\$12.75/SF NNN
Estimated NNN	\$5.31/SF/YR
Total Square Feet	±300 SF office with Restroom ±1,820 SF of Warehouse <b>Total : ±2,120 SF</b> (+Mezzanine for extra storage)

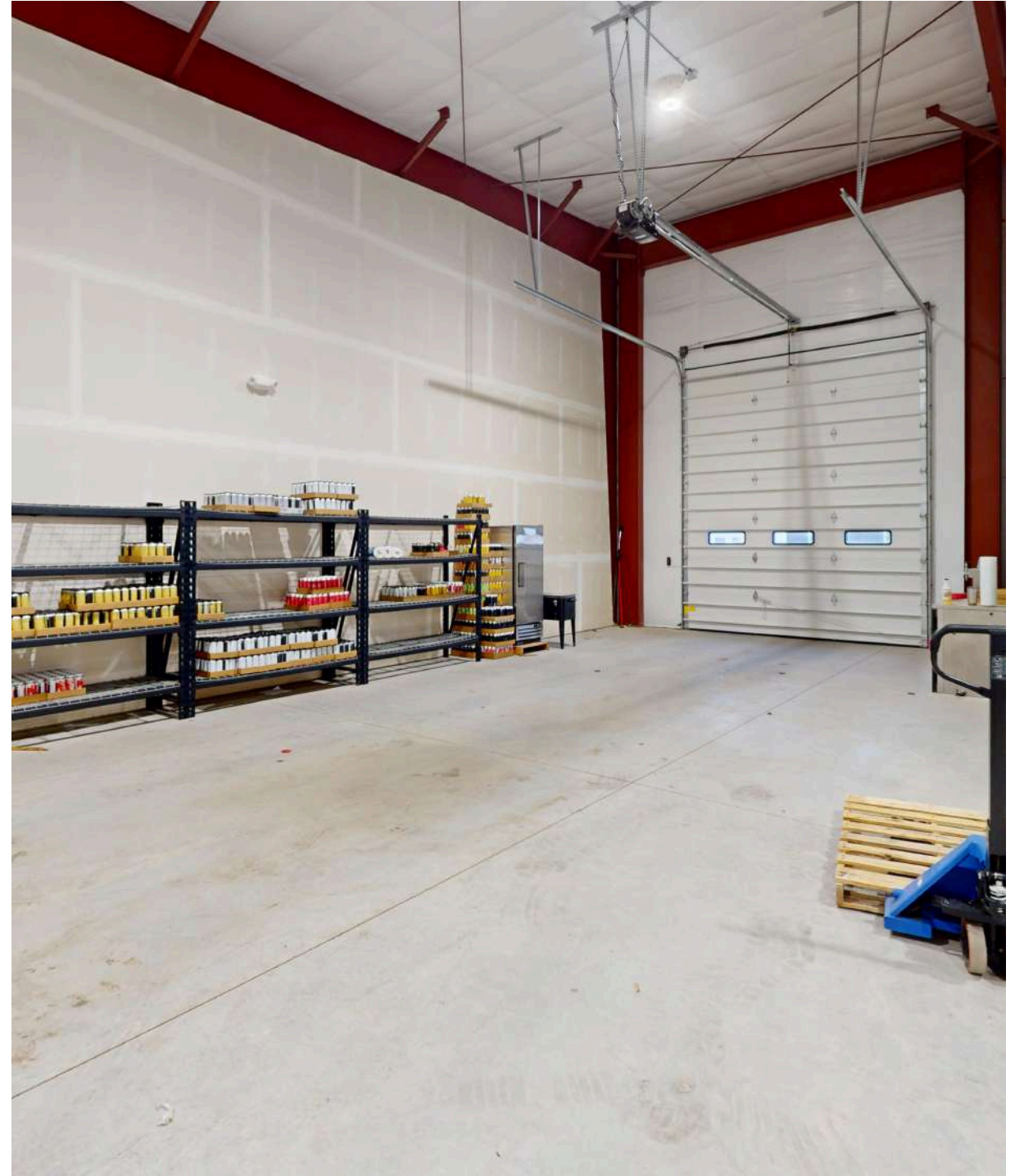
# Interactive Links

 [Link to Listing](#)

 [Street View](#)

 [3D Tour](#)

Note: If there are issues with video launch, you may need to update your PDF software or use the links above



Interactive Links

# Property Details

Address	5730 Expressway, Unit B Missoula, Montana 59808
Building SF	±2,120 SF
Geocode	04-2325-36-3-04-09-7005
Year Built	2021
Zoning	Limited Industrial (M1-2)
Access	Via Expressway
Services	City of Missoula; Northwestern Energy
Taxes	\$5,532.47 (2024)
Parking	2 Designated Parking Spaces
Traffic Count	6,313 (2022 AADT)
Interstate Proximity	½ Mile from I-90



\*\*Images shown are of a similar unit





**Located off the North Reserve Commercial Corridor; ±0.5 mile from the Interstate 90 Interchange**



**12 x 14' grade level loading; 18' clear height**



**Designated office space & restroom area**



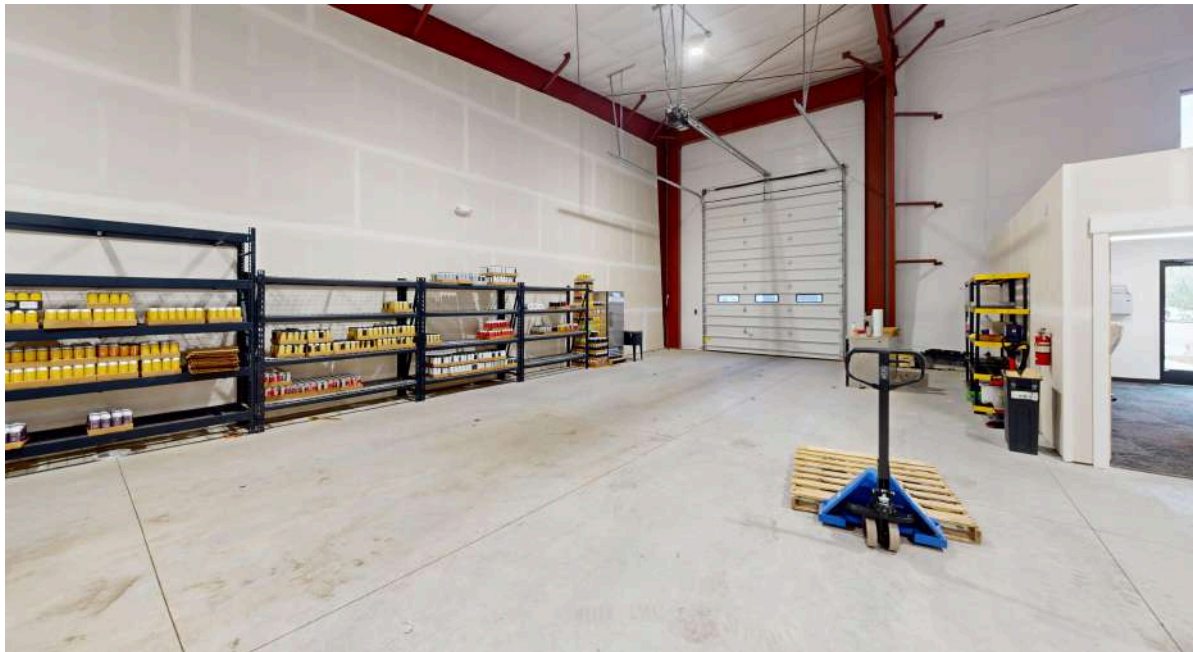
**Two (2) Dedicated parking spaces**

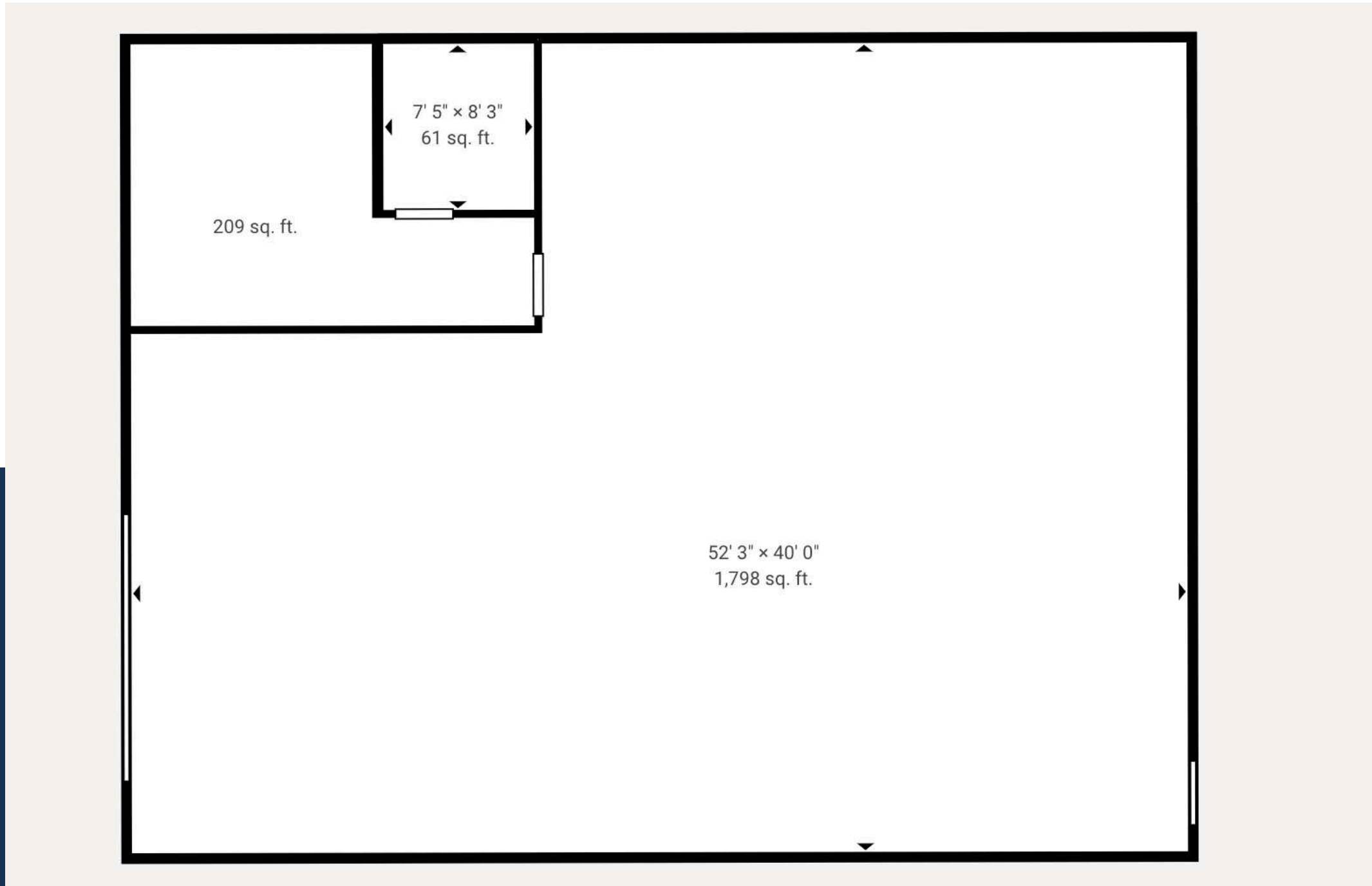


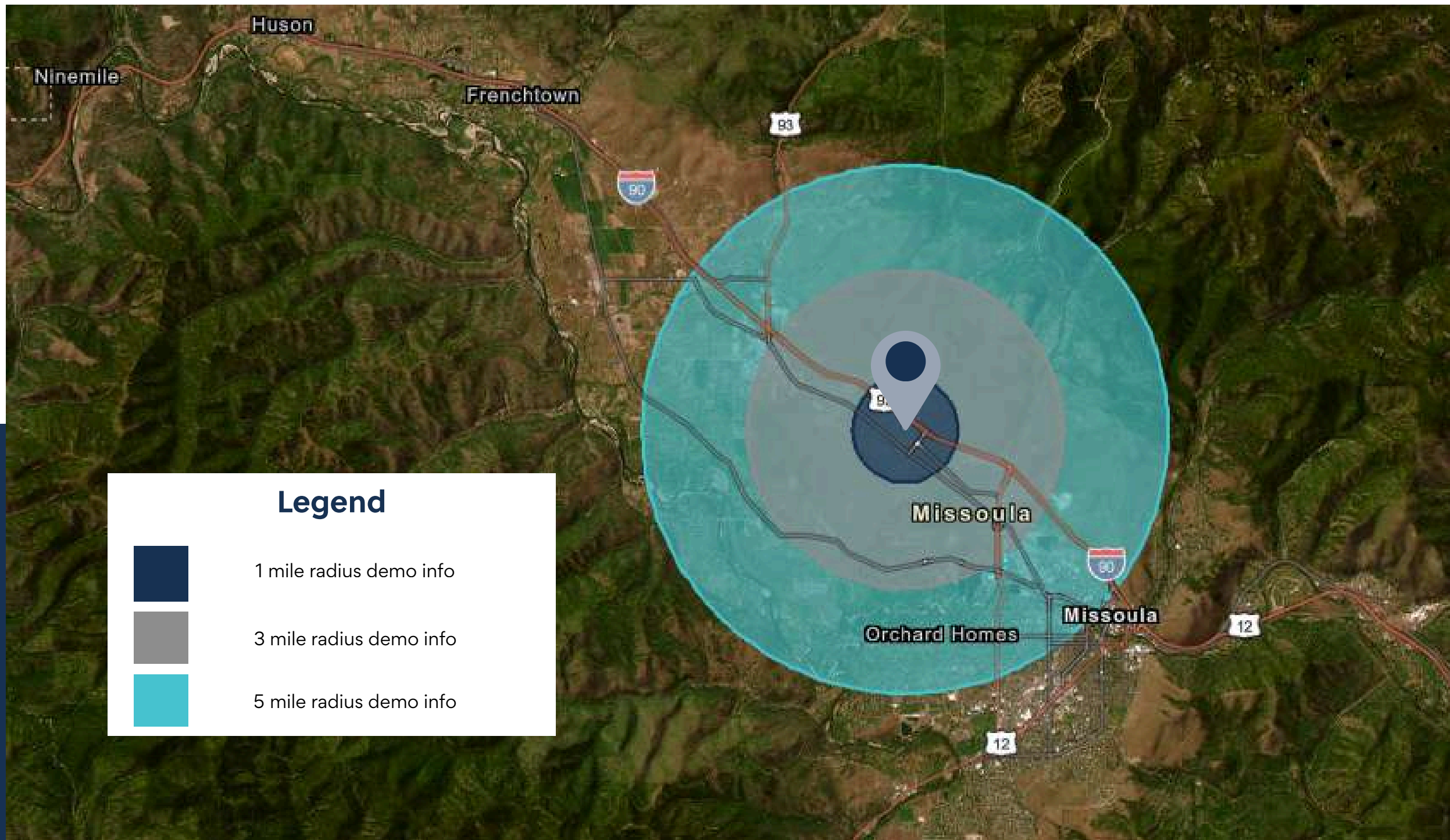
**Additional mezzanine/storage area**



Image Courtesy of Google Earth







## Legend



1 mile radius demo info

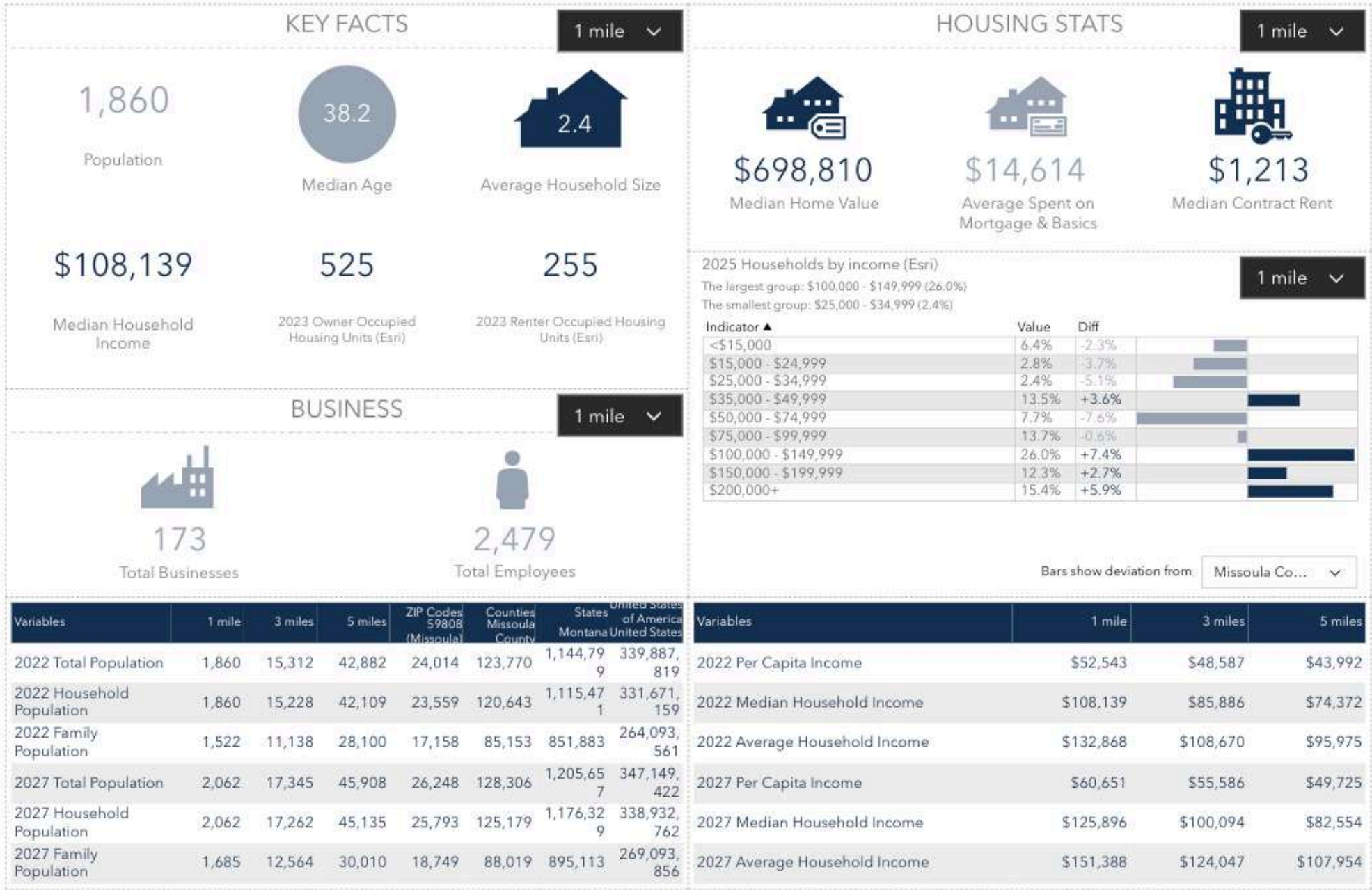


3 mile radius demo info



5 mile radius demo info

# Key Facts



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.

# Missoula Industrial Market Data | Q3 2025

## LEASING ACTIVITY | INDUSTRIAL

	T12 Ending 6.30.2024	T12 Ending 6.30.2025	Change
County Average Lease Rate	\$11.07	\$11.98	8.22% ↑
NNN Average	\$3.27	\$3.44	5.20% ↑
County Vacancy	3.64%	9.26%	5.62% ↑

## SALES ACTIVITY | INDUSTRIAL

	T12 Ending 6.30.2024	T12 Ending 6.30.2025	Change
County Average Sale Price PSF	\$138.68	\$189.68	36.78% ↑
Condominium Average Sale Price PSF	\$191.51	\$186.72	-2.50% ↓
Freestanding Average Sale Price SF	\$128.11	\$190.66	48.83% ↑

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



# Missoula Air Service

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

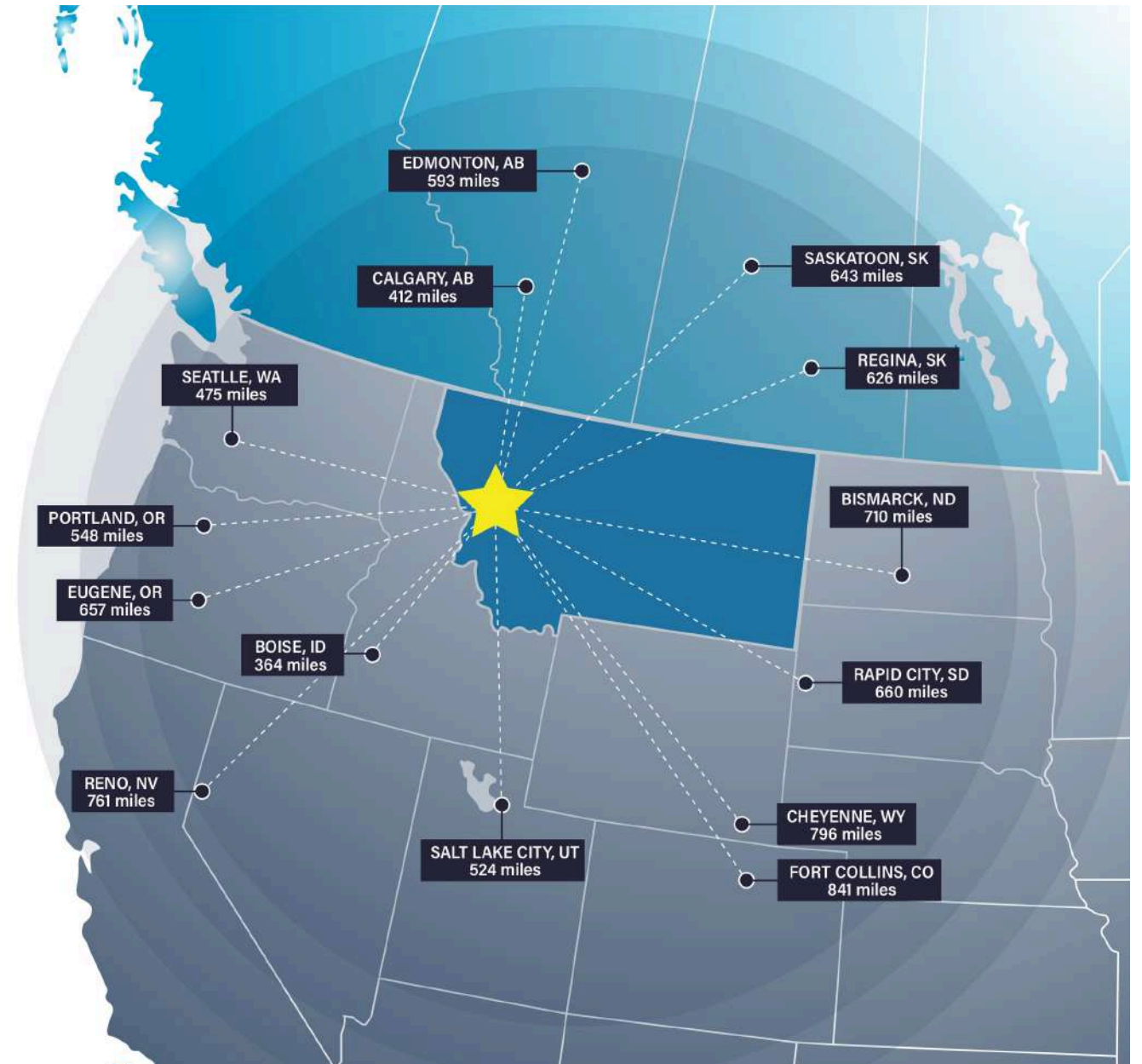


# Missoula Access

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](http://lmi.mt.gov) & Zippia | [zippia.com](http://zippia.com)



**#2 Best Places to Live in the American West**

Sunset Magazine

**Top 10 Medium Cities for the Arts**

2023 Southern Methodist University

**University of Montana Top Tier R1 Designation**

This designation, based on high research and innovation spending, held by only 3.7% of US Universities, attracts top-tier faculty and students

**#9 Best Performing US City**

The Milken Institute- Smaller Metros under 275,000 Residents

**#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

**#1 Most Fun City for Young People**

Smart Assets

**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



**MATT MELLOTT, CCIM | SIOR**  
Commercial Real Estate Advisor

Matt delivers results for his clients through superior market knowledge, data analysis and effective negotiating. His areas of expertise include property income and expense analysis, cash flow valuations and lease structuring for office and multifamily investments.



**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.

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