



Property Boundary Lines Are Approximate



SterlingCRE
ADVISORS

Large Scale Industrial Facility

For Sale or Lease | Missoula, Montana

Rail Served Industrial Building on ± 11.4 acres Near I-90

8941 & 8973 BONNER MILL ROAD

Bonner, Montana

$\pm 191,956$ SF | ± 11.41 acres

Exclusively listed by:

Matt Mellott, CCIM | SIOR

Matt@SterlingCREadvisors.com

406.203.3950



SterlingCRE
ADVISORS

Contents

(click to jump to section)

[Executive Summary](#)

[Property Details](#)

[Demographics](#)

[Market Overview](#)

[Brokerage Team](#)

[Limiting Conditions](#)

Opportunity Overview

SterlingCRE Advisors is pleased to present 8941 & 8973 Bonner Mill Road for sale or lease. These three buildings on a ±11.41-acre condo parcel are ideal for value-add investors or owner-occupiers. The property is zoned Missoula County ICH, allowing for the highest industrial use intensity.

The Bonner area supports a wide range of businesses, including manufacturing, distribution, film production, and recreation. Located less than 10 minutes from downtown Missoula via I-90, the property is central to a large labor and consumer pool. It also possesses a rail spur to the BNSF line immediately south of the property.

Spread across ±11.41 acres, there is room for outdoor storage, truck circulation, and employee parking. Excess yard space is difficult to find near Missoula.

Three (3) buildings are available for sale or lease and could be easily converted into multitenant spaces by a buyer. Each building has grade-level loading, and several spaces are fully sprinkled. A spacious second-floor office is also available. The buildings are easily adapted to a wide range of uses and could support manufacturing, distribution, sports leagues, and more.

This is a rare opportunity to acquire a large footprint of quality industrial space in a prime location in a fast-growing market.

Interactive Links

 [Link to Listing](#)

 [Street View](#)

 [Video Link](#)

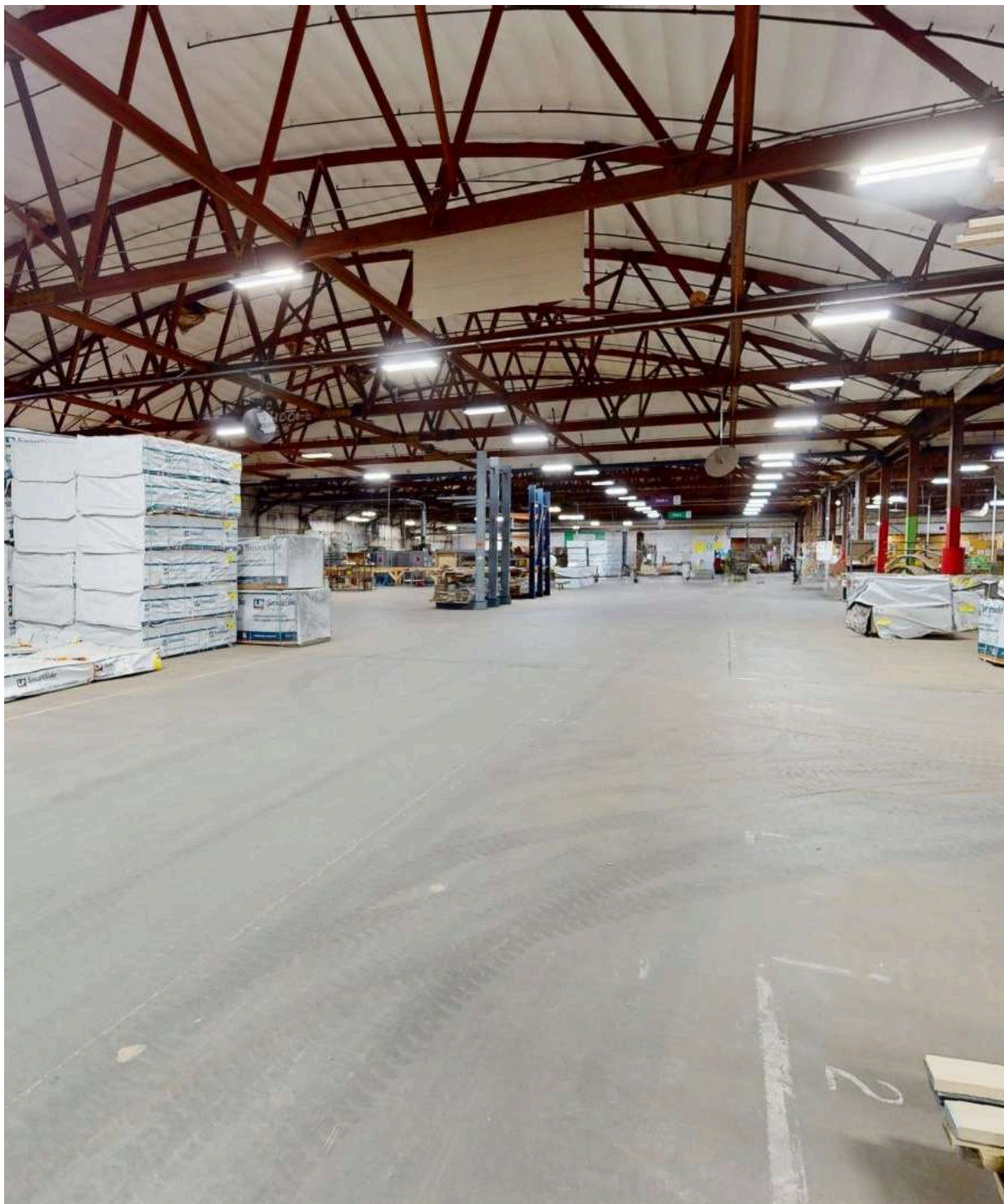
Address	8941 & 8973 Bonner Mill Road
Purchase Price	\$13,750,000
Lease Rate	\$6.00/SF NNN
Property Type	Industrial
Total Acreage	Acreage: ±11.41 Acres
Building Size	±191,956 Across Three (3) Buildings

8941 & 8973 Bonner Mill Road

\$13,750,000 | \$6.00/SF NNN

Building SF	±191,956 Across Three (3) Buildings
Geocode	04-2201-21-4-01-01-7001
Year Built/Renovated	1972 (2011), 2018, 2022
Zoning	Missoula County ICH
Access	Access via Bonner Mill Road
Services	On-site well & septic
Taxes	\$123,972.90 (2025)
Parking	On-site Surface
Traffic Count	±6,578 AADT on Highway 200
Interstate Proximity	±3 minute drive to I-90





Located less than a three (3) minute drive from the I-90 Interchange with 200 East; ten (10) minutes from downtown Missoula



Equipped with multiple grade level loading doors, 3ph 480V power, offices and restrooms



Rail spur access to the site from BNSF line



Spacious lot provides room for staff parking, truck circulation and outdoor storage.



Rare Missoula County ICH Zoning, permitting a wide variety of light & heavy industrial uses




BUILDING 2C

BUILDING 2B

BUILDING 2A

BUILDING 1

 Buildings 2A, 2B and 2C are linked by large interior loading doors

Property Boundary Lines Are Estimated

Building Number	1	2A	2B	2C
Building SF	±32,000 SF	±34,404 SF	±86,400 SF	±39,152 SF
Loading	Two (2) Grade Level Doors	Four (4) Grade Level Doors	Four (4) Grade Level Doors	One (1) Grade Level Door
Clear Height	±20'	±17'	±22'	±18'
Heated	Yes	Yes	Yes	Yes
Restrooms	No	No	Yes	Yes
Year Built	2022	2018	1972/2011	1972/2011
Notes	Standalone	Sprinklered, Connects to 2B	Sprinklered, Connects to 2A & 2C	Sprinklered, Office is ±3,144 SF, Connects to 2B



Building Details

LOCATION

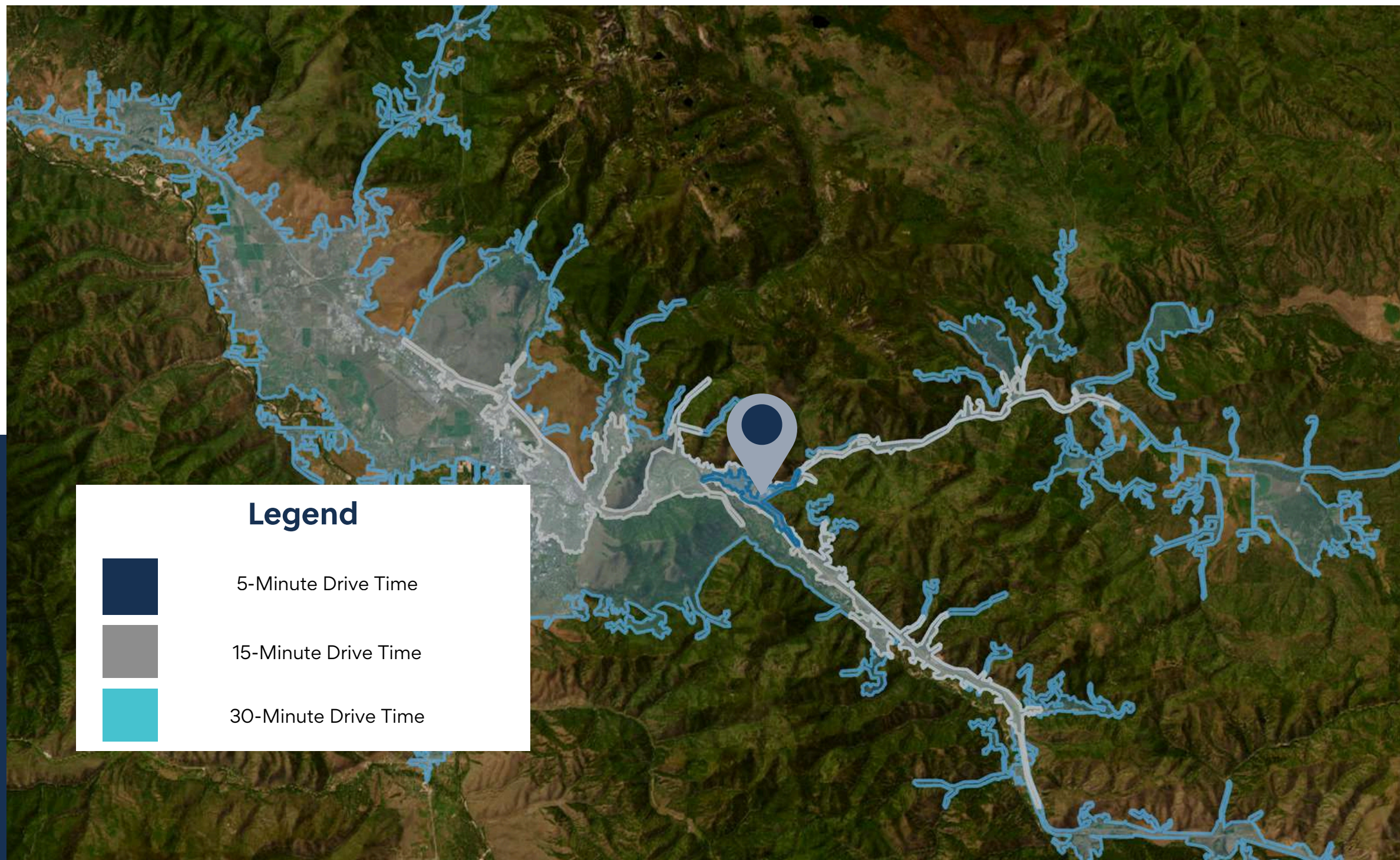


SterlingCRE
ADVISORS





Locator Map



Legend



5-Minute Drive Time



15-Minute Drive Time



30-Minute Drive Time

KEY FACTS

15 minutes

31,450

Population



Median Age



Average Household Size

\$58,129

Median Household Income

6,101

2023 Owner Occupied Housing Units (Esri)

8,411

2023 Renter Occupied Housing Units (Esri)

BUSINESS

15 minutes



2,255

Total Businesses



25,418

Total Employees

HOUSING STATS

15 minutes



\$489,286

Median Home Value



\$8,357

Average Spent on Mortgage & Basics



\$905

Median Contract Rent

2024 Households by income (Esri)

15 minutes

The largest group: \$75,000 - \$99,999 (17.5%)

The smallest group: \$150,000 - \$199,999 (5.1%)

Indicator ▲	Value	Diff	
<\$15,000	10.2%	+3.0%	<div></div>
\$15,000 - \$24,999	9.4%	+2.5%	<div></div>
\$25,000 - \$34,999	8.0%	+1.4%	<div></div>
\$35,000 - \$49,999	15.6%	+0.5%	<div></div>
\$50,000 - \$74,999	16.5%	+1.0%	<div></div>
\$75,000 - \$99,999	17.5%	+0.7%	<div></div>
\$100,000 - \$149,999	10.7%	-5.4%	<div></div>
\$150,000 - \$199,999	5.1%	-1.7%	<div></div>
\$200,000+	7.0%	-2.0%	<div></div>

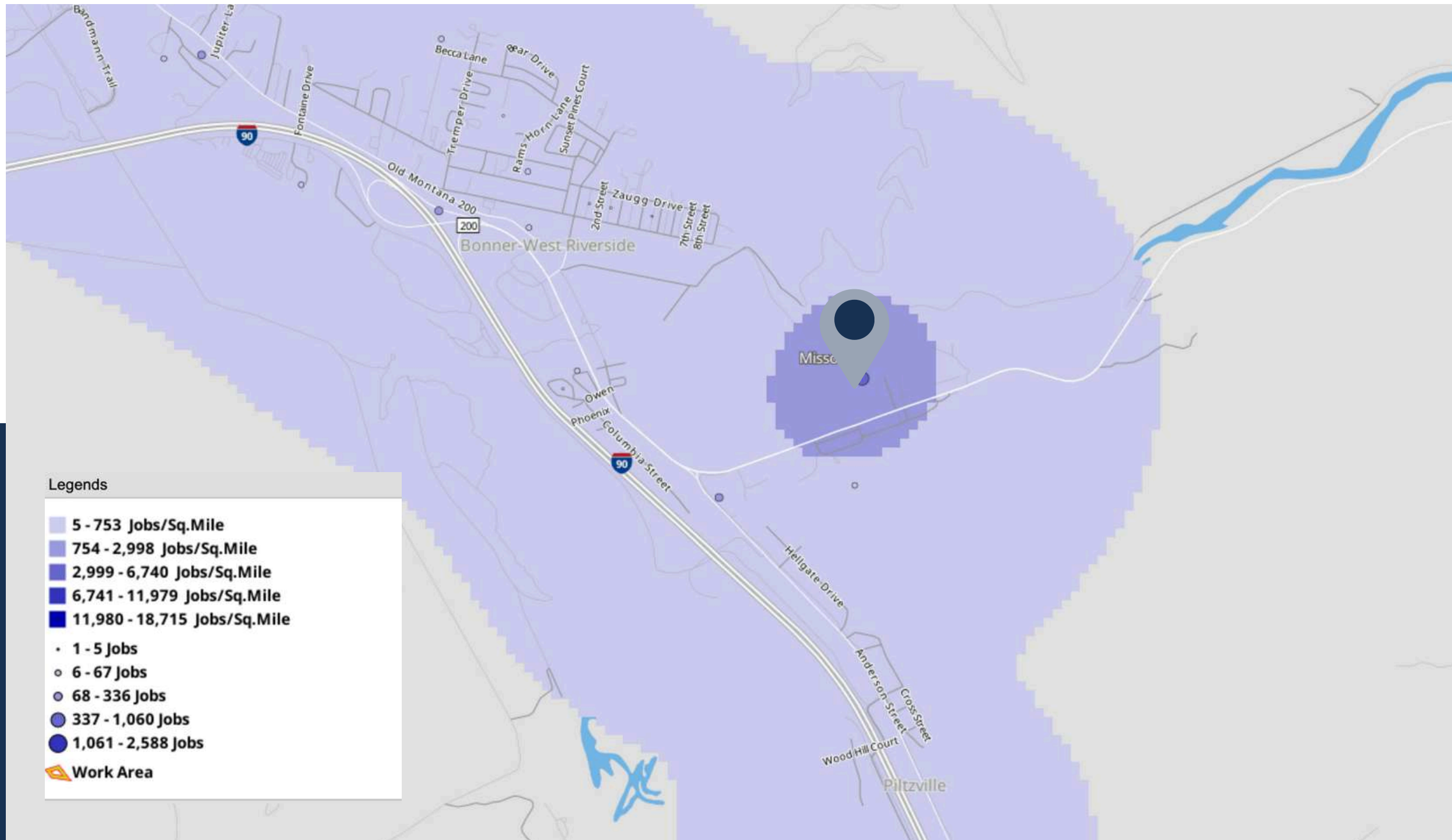
Bars show deviation from Missoula County

Variables	5 minutes	15 minutes	30 minutes
2022 Total Population	995	31,450	104,864
2022 Household Population	995	29,605	101,844
2022 Family Population	698	17,131	69,808
2027 Total Population	993	32,222	109,000
2027 Household Population	993	30,377	105,981
2027 Family Population	691	17,454	72,346

Variables	5 minutes	15 minutes	30 minutes
2022 Per Capita Income	\$32,544	\$39,033	\$41,480
2022 Median Household Income	\$69,566	\$58,129	\$69,398
2022 Average Household Income	\$81,901	\$84,834	\$94,824
2027 Per Capita Income	\$39,125	\$46,365	\$49,705
2027 Median Household Income	\$79,246	\$70,149	\$81,673
2027 Average Household Income	\$97,614	\$99,818	\$112,676

This infographic contains data provided by Esri, Esri-U.S. BLS, ACS, Esri-Data Axle. The vintage of the data is 2024, 2029, 2018-2022.

© 2025 Esri

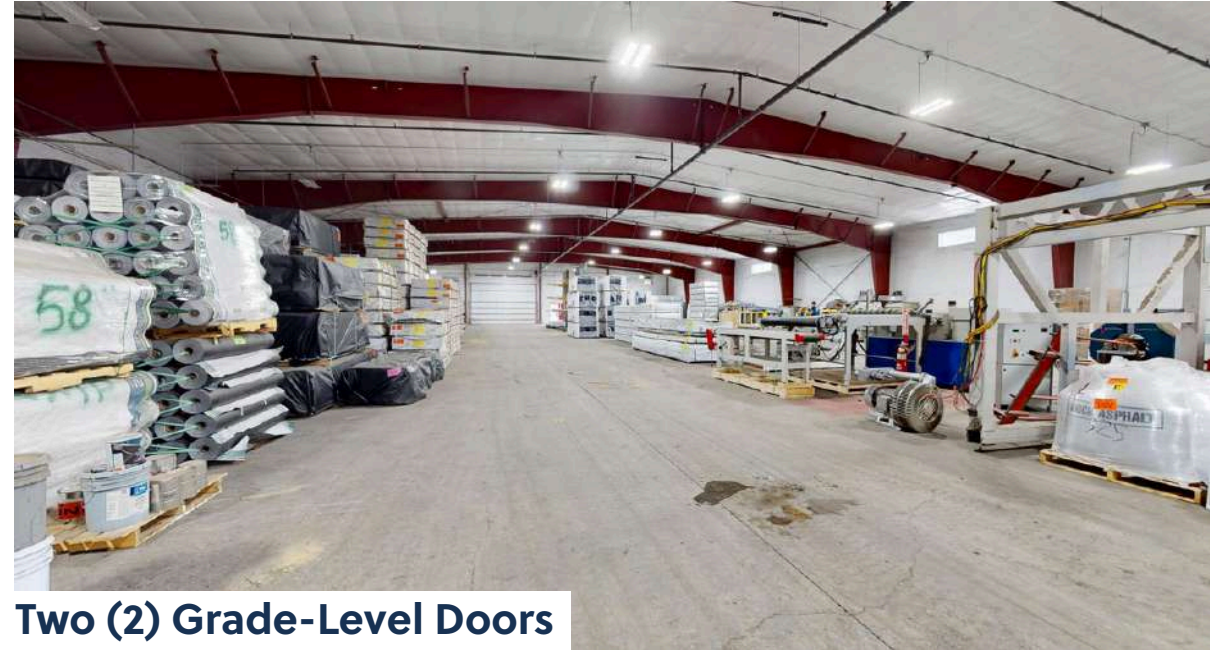


Area Employment Heat Map

PROPERTY DETAILS



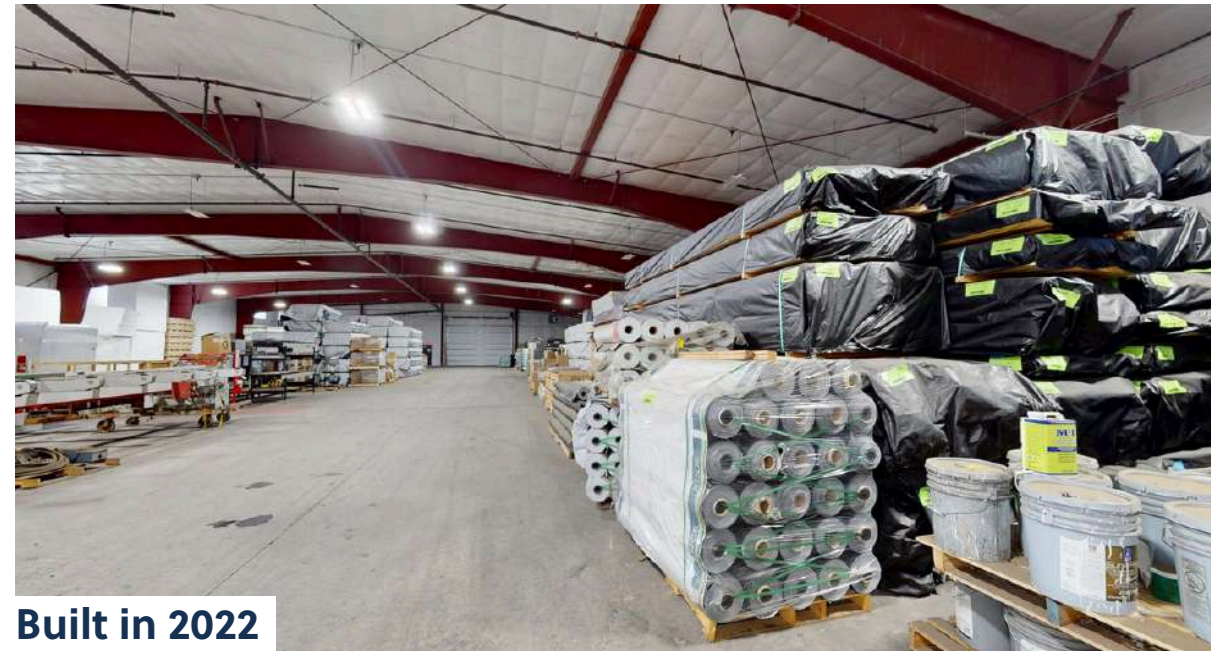
SterlingCRE
ADVISORS



Two (2) Grade-Level Doors



±20' Clear Height



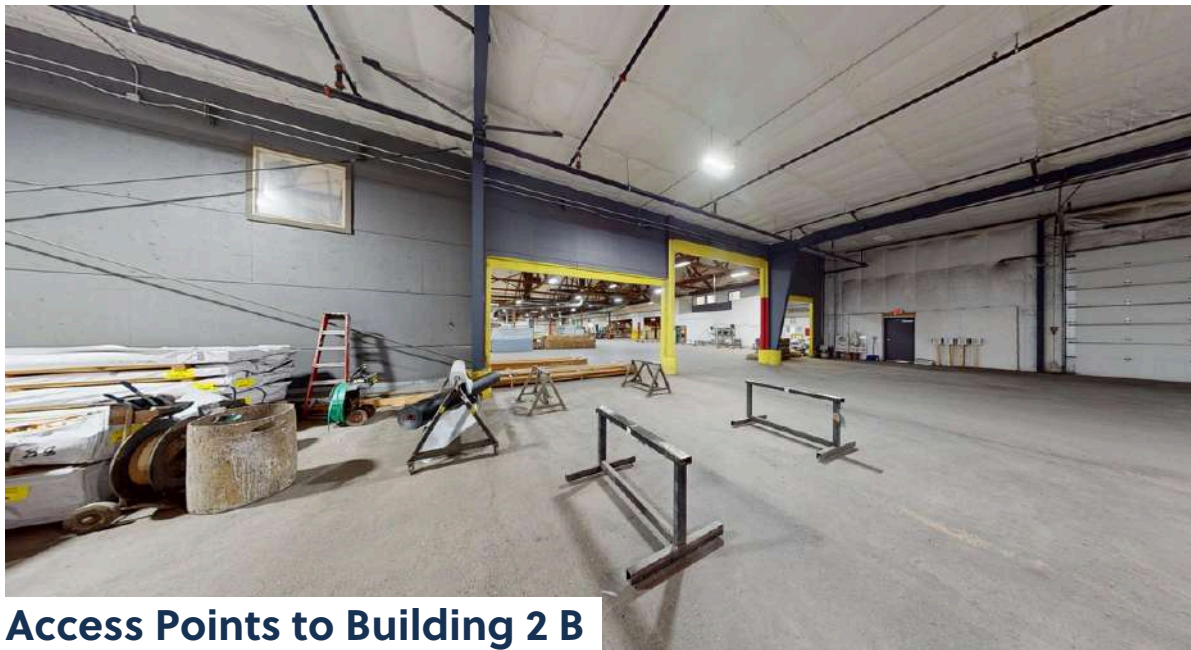
Built in 2022



Warehouse Attached to Building 2B | Built in 2018



Four (4) Grade-Level Doors



Access Points to Building 2 B



Clear Height: ±17'



Warehouse Attached to Building 2A & 2C | Built in 1972 - Renovated in 2011



Four (4) Grade-Level Doors



Access Points to Building 2A & 2C



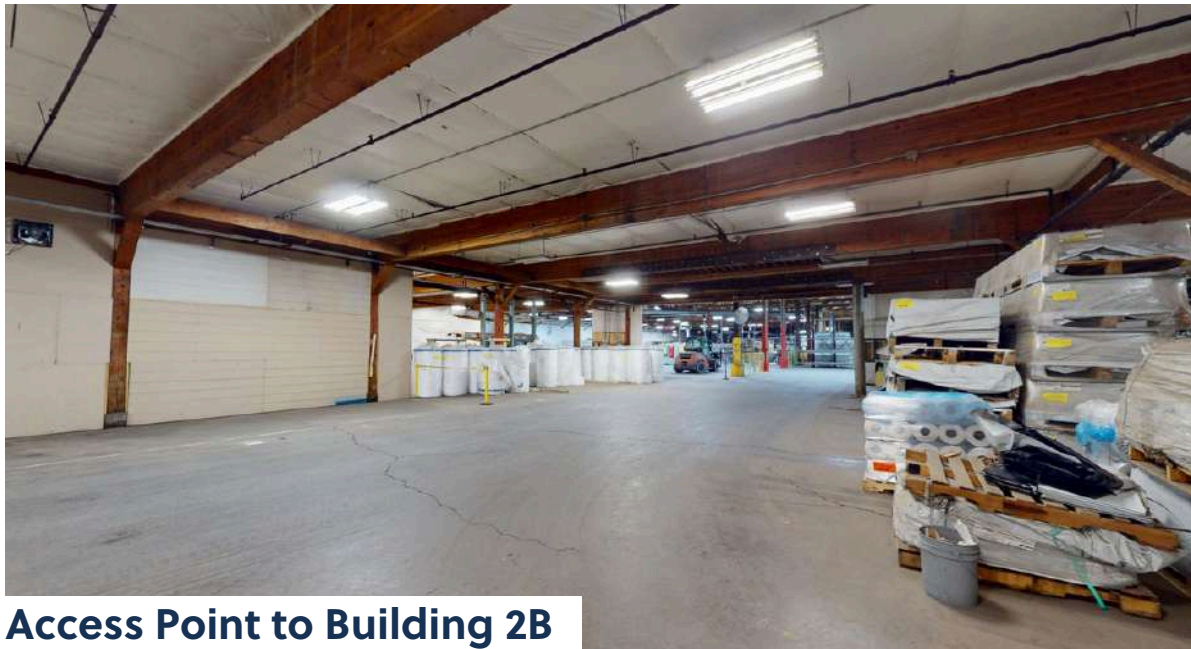
Clear Height: ±22'



Warehouse Attached to Building 2B | Built in 1972 - Renovated in 2011



One (1) Grade-Level Door



Access Point to Building 2B



Clear Height: ±18'



Open Office Space



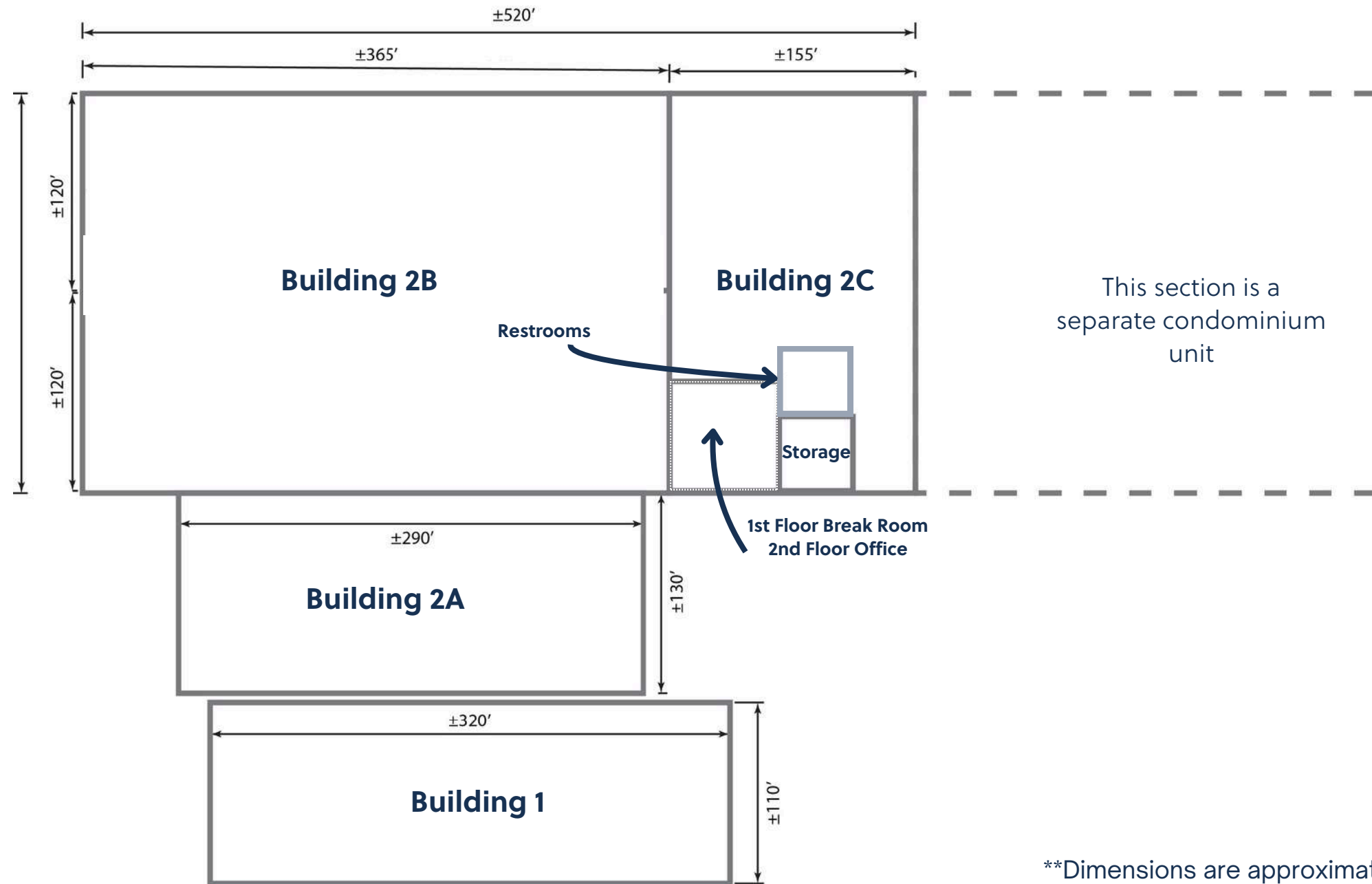
Conference Room



Break Area



Kitchen



**Dimensions are approximate

BASIS OF BEARING:
C.O.S. 8296

RECORD OWNERS:
BCF INVESTMENTS, LLC

DATE:
JANUARY, 2013

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	241.7'	N51° 45' 36" W
L2	816.1'	N38° 16' 24" E
L3	145.4'	S51° 45' 36" E
L4	16.1'	N38° 16' 24" E
L5	20.2'	S51° 45' 36" E
L6	47.8'	N38° 16' 24" E
L7	103.3'	S51° 45' 36" E
L8	421.1'	N38° 16' 24" E
L9	300.0'	S51° 45' 36" E
L10	100.3'	S38° 14' 24" W
L11	60.0'	N51° 45' 36" W
L12	460.2'	S38° 14' 24" W
L13	239.4'	N51° 45' 36" W
L14	739.8'	S38° 14' 24" W

LEGEND

○ = FOUND 5/8" REBAR WITH 1-1/4" YPC (FLEMING 9747LS)
SF = SQUARE FEET
LCE = LIMITED COMMON ELEMENT

60' WIDE ACCESS AND UTILITY
EASEMENT BENEFITING TRACT 1A &
TRACT 2A, PER C.O.S. 6295

SURVEY NOTE

BUILDING AREA'S OF CONDOMINIUM UNITS WERE BASED ON THE EXTERIOR WALLS AND TO THE CENTER OF COMMON WALL DIMENSIONS WHERE APPLICABLE. GROSS AREA'S OF CONDOMINIUM UNITS WERE BASED ON FIELD MEASUREMENTS TO THE HUNDREDTH OF A FOOT (0.01'). THE DIMENSIONS SHOWN HEREON ARE ROUNDED TO THE TENTH OF A FOOT (0.1') AND DO NOT MATCH RECORD.

TERRITORIAL - LANDWORKS, INC.

P.O. BOX 3851

MISSOULA, MONTANA 59806 (406)721-0142

T:\1_ACTIVE FILES\2011 PROJECTS\2896-BPD BONNER MILL SUBDIVISION\DWG\CONDO PLAT 2896.DWG

BONNER MILL SITE INDUSTRIAL PARK

A SIX (6) UNIT CONDOMINIUM PLAT OF TRACT 2A, CERTIFICATE OF SURVEY 6295,
LOCATED IN THE E 1/2 OF SECTION 21 AND THE W 1/2 OF
SECTION 22, T13N, R18W, P.M.M., MISSOULA COUNTY, MONTANA

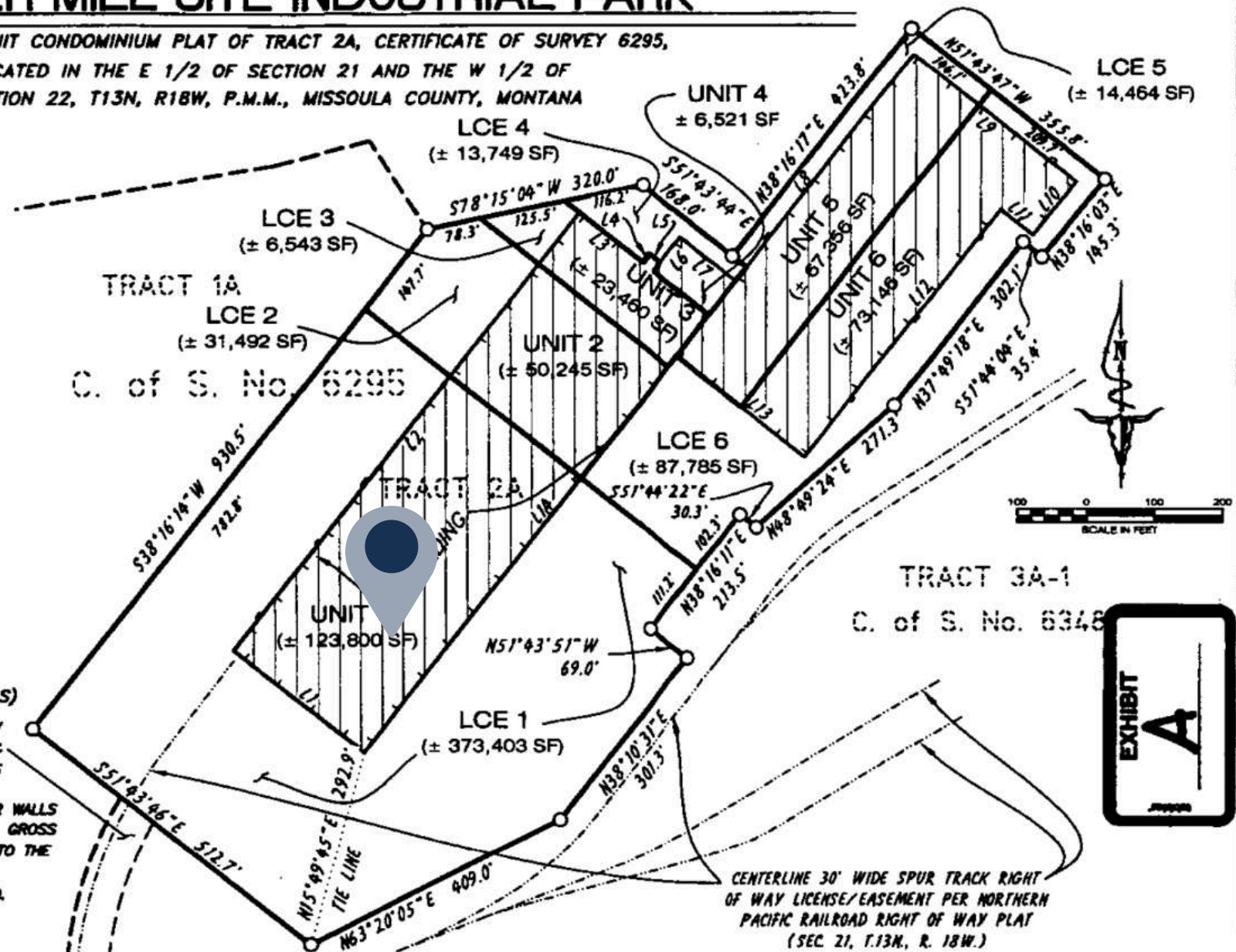


EXHIBIT
A

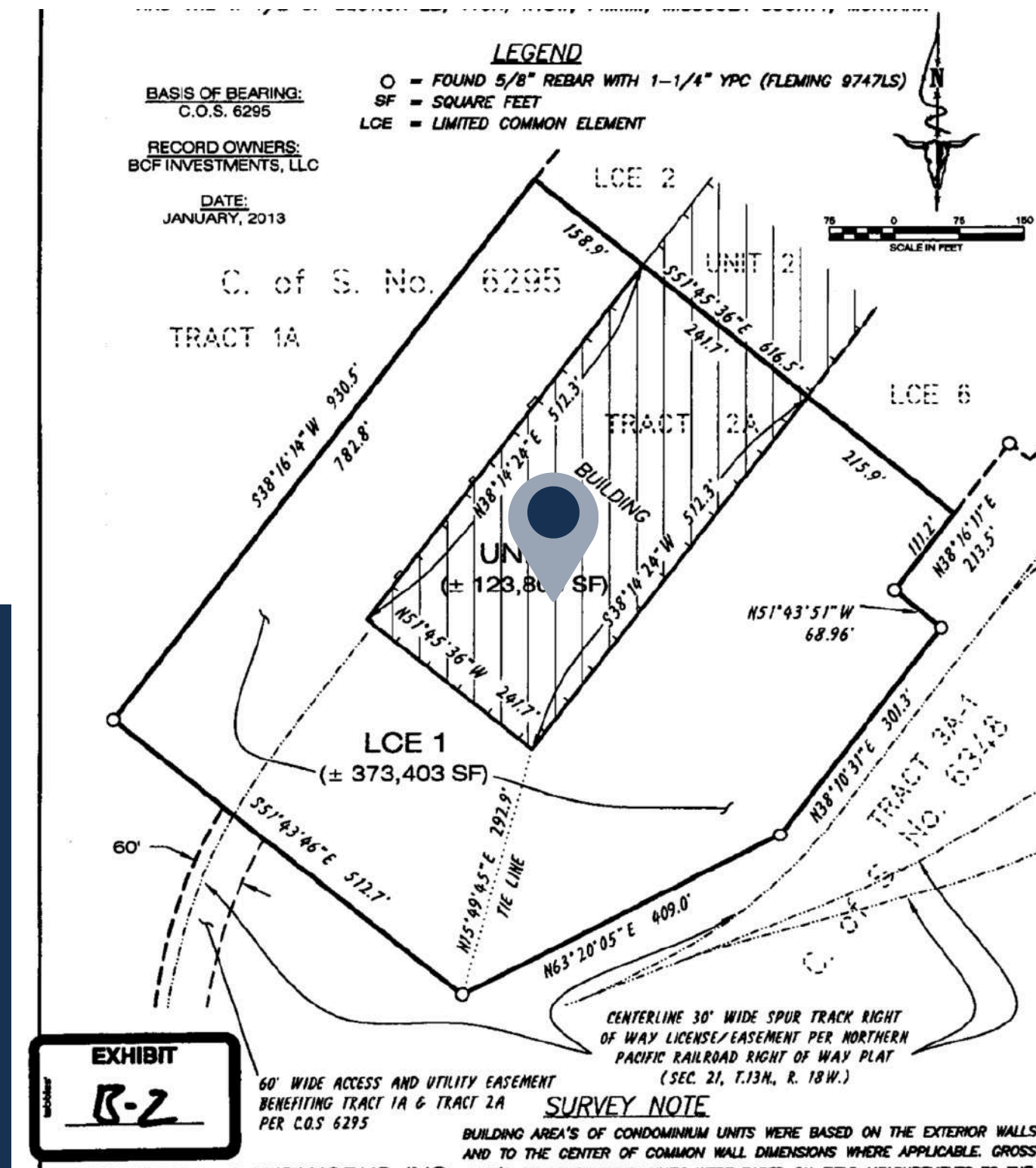



EXHIBIT C

SIZE, PERCENT OWNERSHIP OF THE GENERAL COMMON ELEMENTS, AND UNIT VOTING POWER

Unit No.	Size of Unit	Percent Ownership of the General Common Elements of the Project	Percent Ownership of the General Common Elements of the Building in which the Unit is Located
	123,800 square feet (88,936 SW Building, 34,864 Middle Building)	35.9 %	100 percent (Southwest Building) 32.1 percent (Middle Building)
2	50,245 square feet	14.6 %	46.3 percent (Middle Building)
3	23,460 square feet	6.8 %	21.6 percent (Middle Building)
4	6,521 square feet	1.9 %	100 percent (Shop Building)
5	67,356 square feet	19.6 %	47.9 percent (Northeast Building)
6	73,146 square feet	21.2 %	52.1 percent (Northeast Building)
Total	344,528 square feet	100.0 %	

8941 BONNER MILL RD MISSOULA, MT 59802

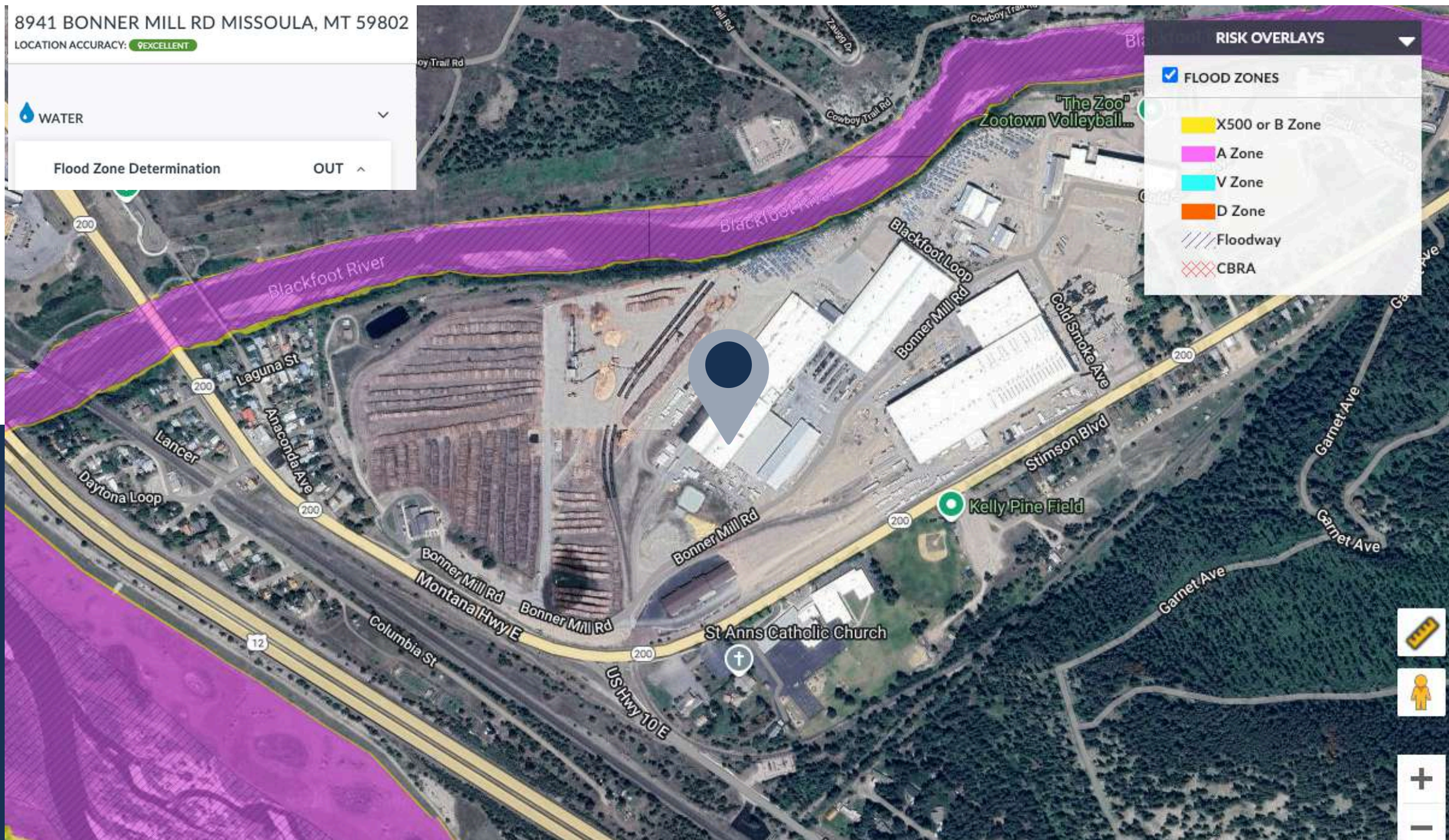
LOCATION ACCURACY: EXCELLENT



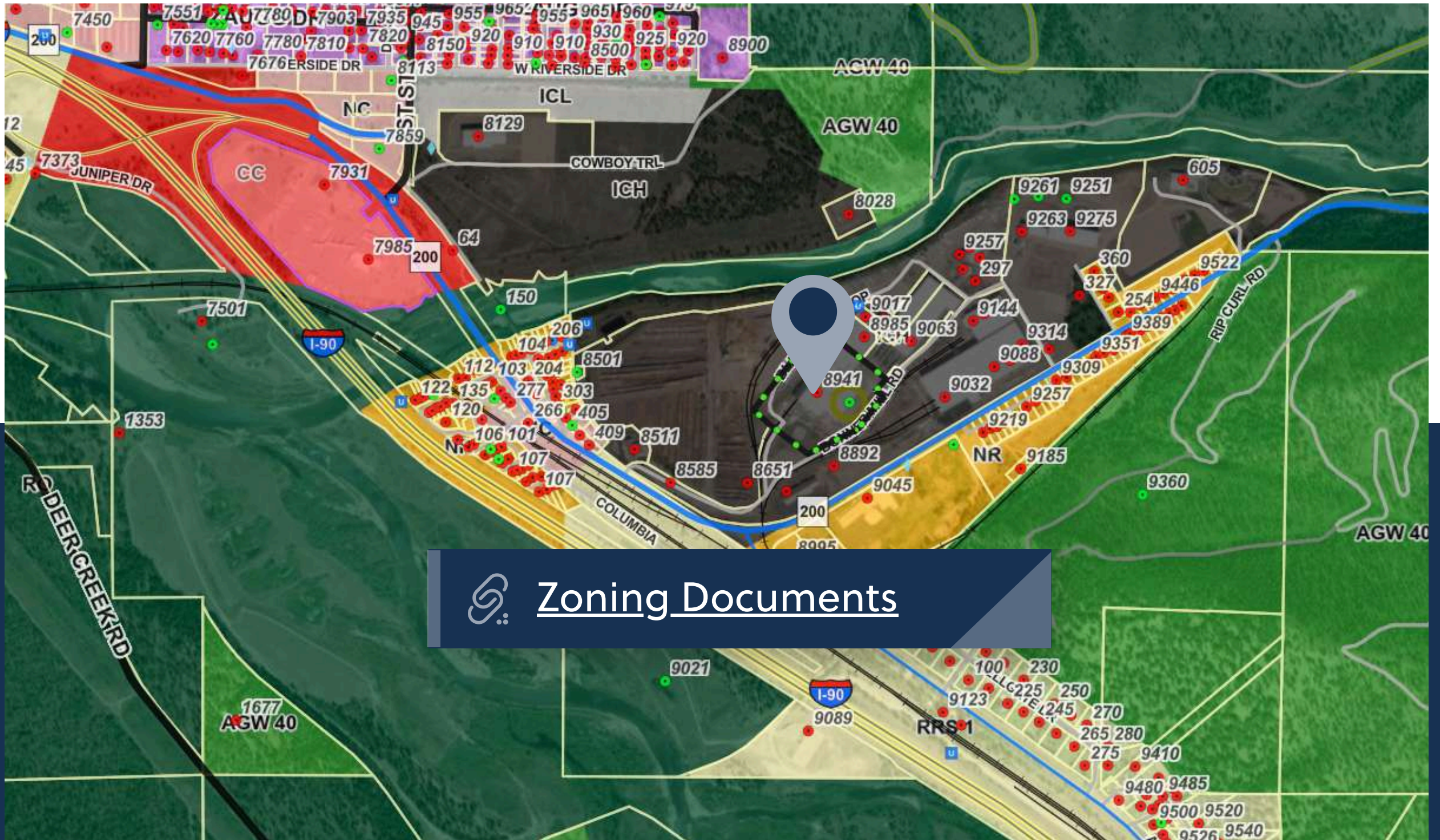
WATER

Flood Zone Determination

OUT







[Zoning Documents](#)

Location or Permit



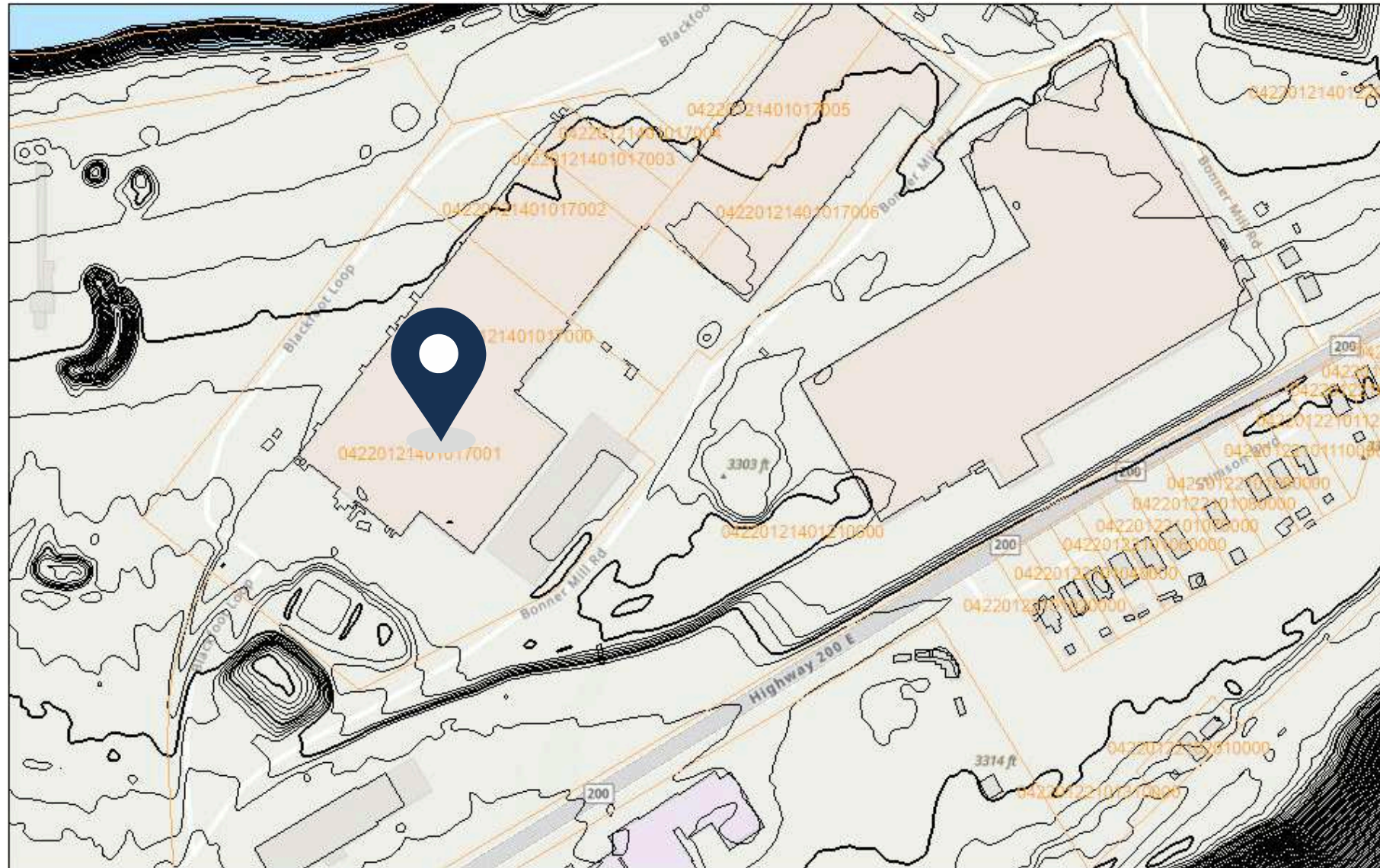
Water to the facility is provided by well and access to water rights. Septic is shared by condominium owners. Details on access to well water, septic and water rights are in the Condominium documents.



Condo Documents



Owner(s): UFP REAL ESTATE LLC
Legal: BONNER MILL SITE INDUSTRIAL PARK CONDOMINIUM, S21, T13 N, R18 W, UNIT 1
SUB: [BONNER MILL SITE INDUSTRIAL PARK CONDOMINIUM](#)
Geocode: 04-2201-21-4-01-01-7001
Tax Id: [414085001](#)
Tax Year: 2025
Map: [Link](#)
Acres: 11.41

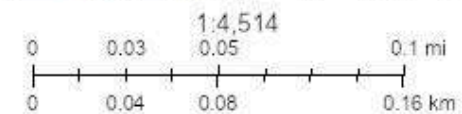
Montana Lidar Viewer



3/21/2025, 11:13:08 AM

2' Contours

-  Parcels
-  Lidar Building Footprints



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, Maxar, Airbus DS.

Montana State Library - Montana Lidar Viewer Application

Esri Community Maps Contributors, Montana State University, Montana State Library, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA,

MARKET OVERVIEW



SterlingCRE
ADVISORS

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

390+ employees

St. Patrick Hospital

1,000+ employees

Montana Rail Link

1,000+ 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

#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

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 Advisors



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.



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.



RYAN SPRINGER, CCIM
Commercial Real Estate Advisor

Ryan Springer spent several years in the Marines, then transitioned to supply chain management roles around the Pacific Northwest. The complex world of commercial real estate was a natural step for Ryan as he returned to his hometown of Bozeman, Montana, where he has managed transactions for 15+ years.

Brokerage Advisors



CONNOR MCMAHON

Commercial Real Estate Advisor

Connor McMahon specializes in retail transactions, market penetration strategies, and complex lease negotiations. With a transaction volume exceeding \$150 million, Connor has successfully represented a diverse range of clients, from small businesses to Fortune 500 companies.



CASEY ROSE, CCIM

Commercial Real Estate Advisor

A team captain at Rutgers University, a national champion in big-mountain skiing, and a commercial real estate specialist: Casey Rose is a well-rounded and dedicated member of the SterlingCRE Advisors team with a background in multifamily investment.



DYLAN HARRINGTON

**Commercial Real Estate Advisor
& Transaction Coordinator**

Dylan sees something different than most people when he tours a commercial building: he's thinking about the nuts, bolts, and guts of the space. With this wealth of knowledge, Dylan adds substantial value to every Sterling project.



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.

Operations & Data Team



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



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.



JUDY POWELL
Director of Accounting & Finance

Judy manages accounting for all transactions and is a stickler for details. With extensive public and private experience, she is adept at adhering to rigorous compliance and reporting standards. Judy also has experience in development financing.

Marketing Team



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.



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.

Disclaimer & Limiting Conditions

CONFIDENTIALITY & DISCLAIMER All materials and information received or derived from SterlingCRE Advisors its directors, officers, agents, advisors, affiliates, and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, the financial performance of the property, the projected financial performance of the property for any party's intended use or any and all other matters. Neither SterlingCRE Advisors its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. SterlingCRE Advisors will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.** Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. SterlingCRE Advisors makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. SterlingCRE Advisors does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by SterlingCRE Advisors in compliance with all applicable fair housing and equal opportunity laws.

Limiting Conditions Study outcomes are based on our analysis of the information available to us from our research as of the date of report creation. As such, we assume the client has offered correct and reliable information. Further, we assume the client has informed us about any issues that would affect project feasibility. The study is based on current and expected trends of the economy and real estate market. However, economic conditions change, as do real estate markets. As such, we insist that clients continuously track the economy and real estate market. We strongly encourage clients to revisit findings from the study continuously and to revisit key project assumptions periodically to ensure they are still justified. Given the changing market conditions and potential for shifting consumer preferences, projected and actual results will likely differ. Market conditions and projections frequently are different than expected. We do not express any form of assurance on the achievability of any pricing or absorption estimates of reasonableness of the underlying assumptions. The study assumes "normal" real estate market conditions and not conditions of an "up" or "down" market. Economic, employment, population & household growth and consumer confidence are assumed to occur more or less in accordance with current expectations. There are no assurances about the ability to secure needed project entitlements; in the cost of development or construction; in tax laws that favor or disfavor real estate markets; or in the availability and/or cost of capital and mortgage financing for real estate developers, owners and buyers. If any major change in market conditions occurs, this study analysis should be updated, with the conclusions and recommendations summarized herein reviewed and reevaluated. We have no responsibility to update our analysis for events and circumstances occurring after the date of our report. Clients are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this development.

Disclaimer

CONFIDENTIALITY & DISCLAIMER All materials and information received or derived from SterlingCRE Advisors its directors, officers, agents, advisors, affiliates, and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, the financial performance of the property, the projected financial performance of the property for any party's intended use or any and all other matters. Neither SterlingCRE Advisors its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. SterlingCRE Advisors will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. SterlingCRE Advisors makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. SterlingCRE Advisors does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by SterlingCRE Advisors in compliance with all applicable fair housing and equal opportunity laws.