



SterlingCRE
A D V I S O R S

Flex Building, Warehouse & Expansion Land

5840 Expressway
Missoula, Montana
Up to $\pm 19,412$ | Flex Industrial

Exclusively listed by:
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Opportunity Overview

SterlingCRE Advisors is pleased to offer flexible purchase opportunities at 5840 Expressway in Missoula, Montana. Located just 0.6 miles from the I-90 interchange in the Expressway Industrial Campus, this property features light industrial zoning (M1-2), excellent access, and robust infrastructure including 3-phase power and up to 1 MW electrical capacity.

Buyers can choose to purchase the entire ±19,412 SF warehouse facility or select from individual warehouse condominium units, each suited for a range of industrial uses.

Option 1: Full Building Purchase

- ±19,412 SF on ±3.81 acres | \$3,995,000
- Dock-high and grade-level loading
- 16' clear height and ±30 parking stalls
- Suitable for owner-users or investment with multi-tenant potential

Option 2: Warehouse Condominiums

Individually available units:

- Unit B: ±3,454 SF | \$685,000
- Unit C: ±2,300 SF | \$475,000
- Unit D: ±2,296 SF | \$495,000 (includes dock-high loading)

All warehouse units include:

- 12'x14' overhead door
- 15'-16' clear height
- 3-phase power (up to 200A)
- Access to secured yard and parking

5840 Expressway offers a high-quality industrial solution in one of Missoula's most active commercial corridors.

Interactive Links

 [Link to Listing](#)

 [Street View](#)

Option 1: Full Building Purchase

Address	5840 Expressway Missoula, Montana 59808
Purchase Price	\$3,995,000
Building Size	±19,412SF

Option 2: Warehouse Condominiums

Address	5840 Expressway Unit B Missoula, Montana 59808
Purchase Price	\$685,000
Suite Size	±3,454 SF
Address	5840 Expressway Unit C Missoula, Montana 59808
Purchase Price	\$475,000
Suite Sizes	±2,300 SF
Address	5840 Expressway Unit D Missoula, Montana 59808
Purchase Price	\$495,000
Suite Sizes	±2,296 SF

5840 Expressway

List Price: \$3,995,000

Building Size

±19,142 SF

Total Acreage

±3.81 Acres

Geocode

04-2325-36-3-07-01-0000

Year Built/Renovated

1993

Zoning

City of Missoula (M1-2)

Access

Expressway

Services

City water and sewer; 1 MW

Taxes (2025)

\$44,323.93

Parking

Surface Level Secured Lot

Interstate Proximity

±0.70 miles from Interstate 90 Interchange

Loading

Grade Level, Dock-High, Truckwell



Property Details



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5840 Expressway Unit B

List Price: \$685,000

Total Building SF

±3,454 SF

Geocode

04-2325-36-3-07-01-0000

Zoning

Limited Industrial (M1-2)

Access

Expressway

Services

City water and sewer

Taxes

TBD

Loading

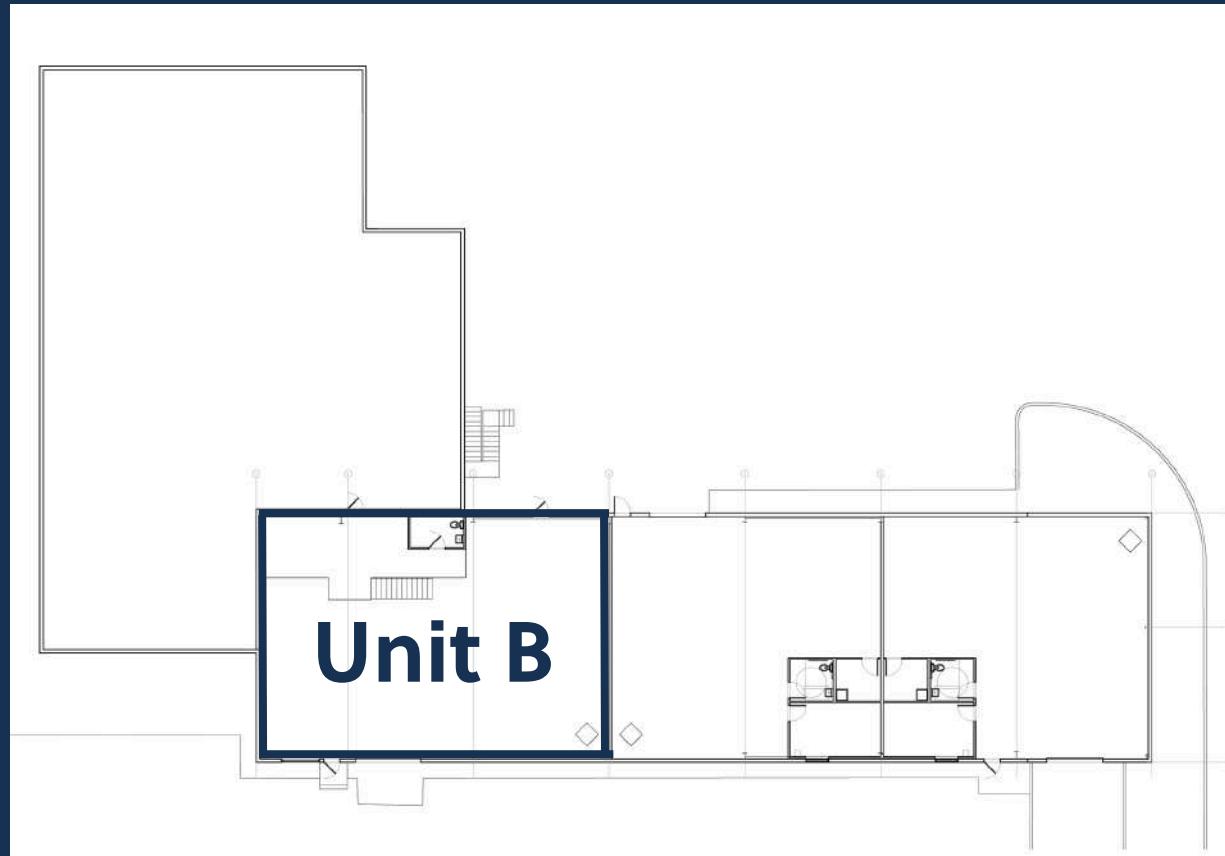
Grade level

Traffic Count

±6,351 (AADT 2023)

Interstate Proximity

±0.60 miles from I-90 Interchange



5840 Expressway Unit C

List Price: \$475,000

Total Building SF

±2,300 SF

Geocode

04-2325-36-3-07-01-0000

Zoning

Limited Industrial (M1-2)

Access

Expressway

Services

City water and sewer

Taxes

TBD

Loading

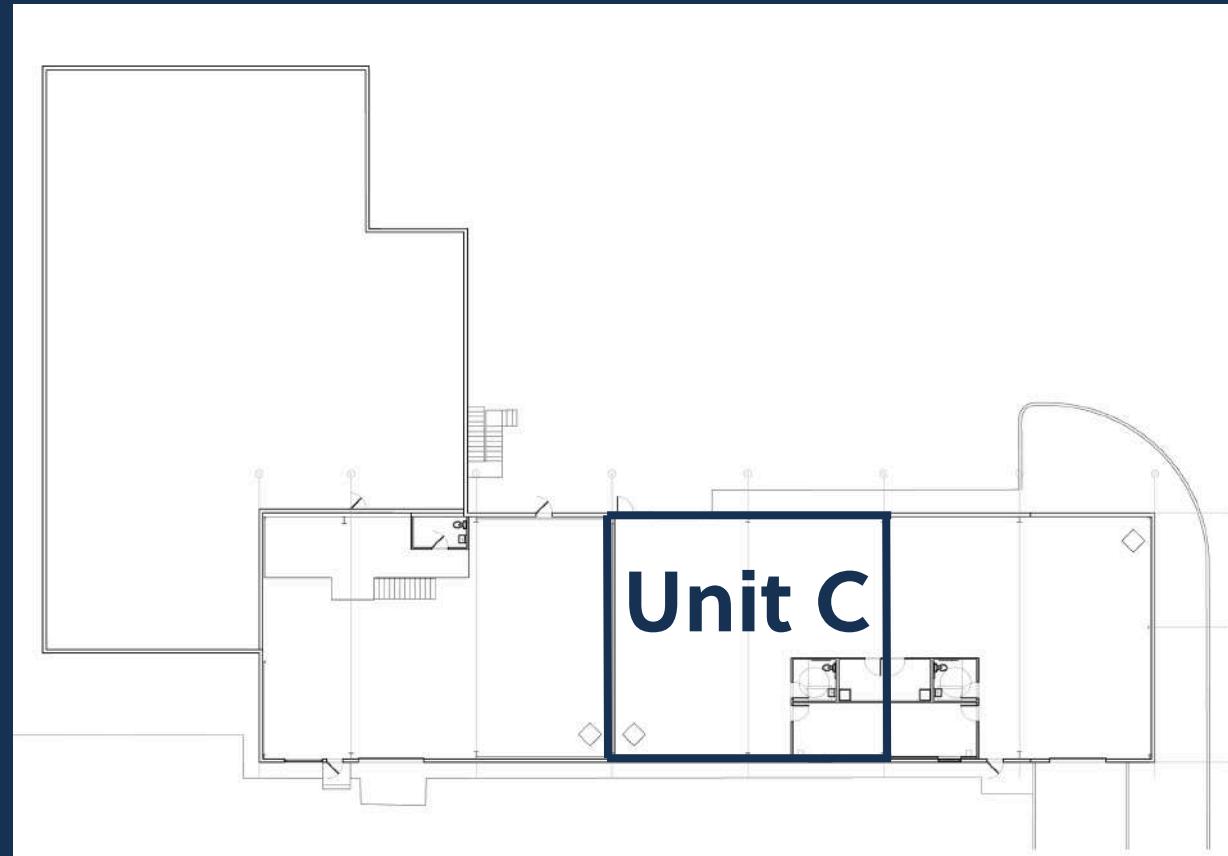
Grade level

Traffic Count

±6,351 (AADT 2023)

Interstate Proximity

±0.60 miles from I-90 Interchange



5840 Expressway Unit D

List Price: \$495,000

Total Building SF

±2,296 SF

Geocode

04-2325-36-3-07-01-0000

Zoning

Limited Industrial (M1-2)

Access

Expressway

Services

City water and sewer

Taxes

TBD

Loading

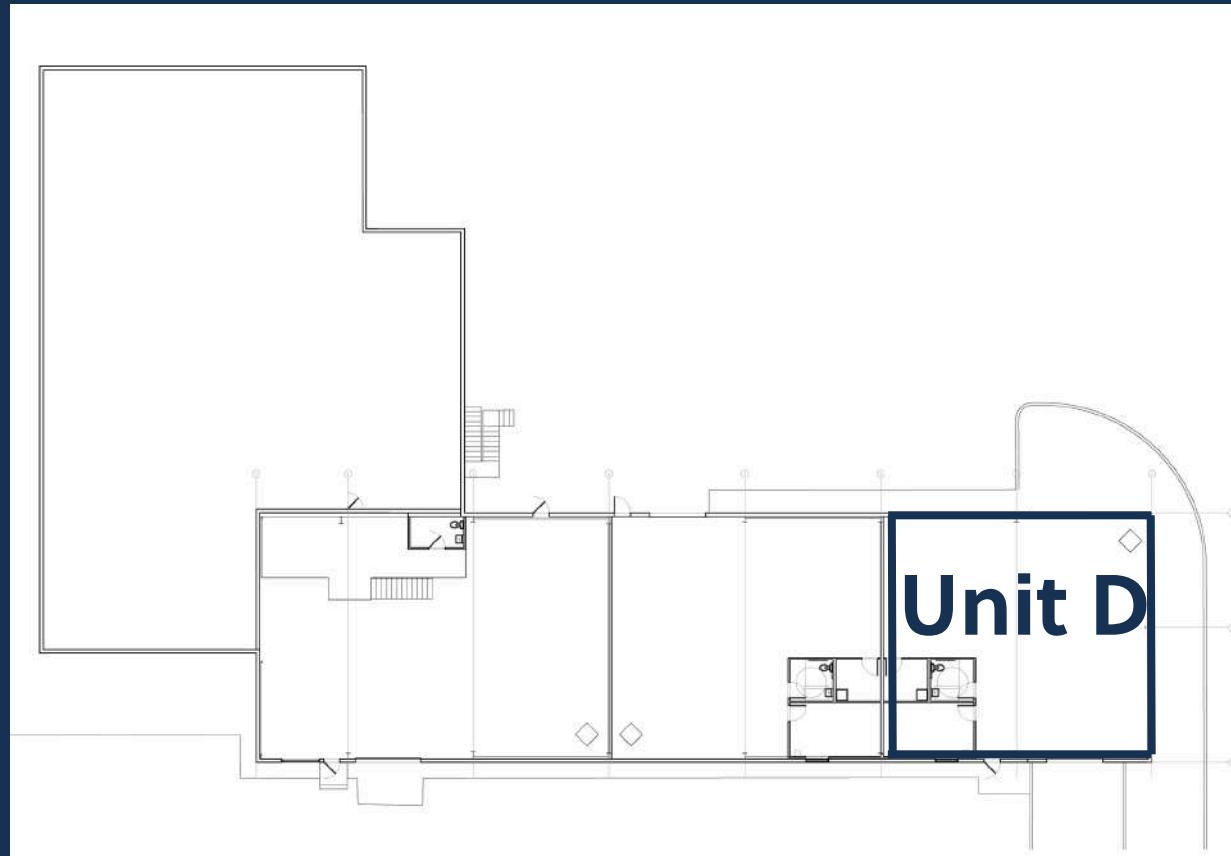
Dock high and grade level

Traffic Count

±6,351 (AADT 2023)

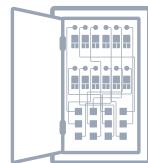
Interstate Proximity

±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 up to 1 MW available



Light industrial commercial (M1-2) zoning



Ample parking with ± 30 parking spaces within a secured yard



16' clear height with 12'x14' grade level loading doors

Opportunity Highlights



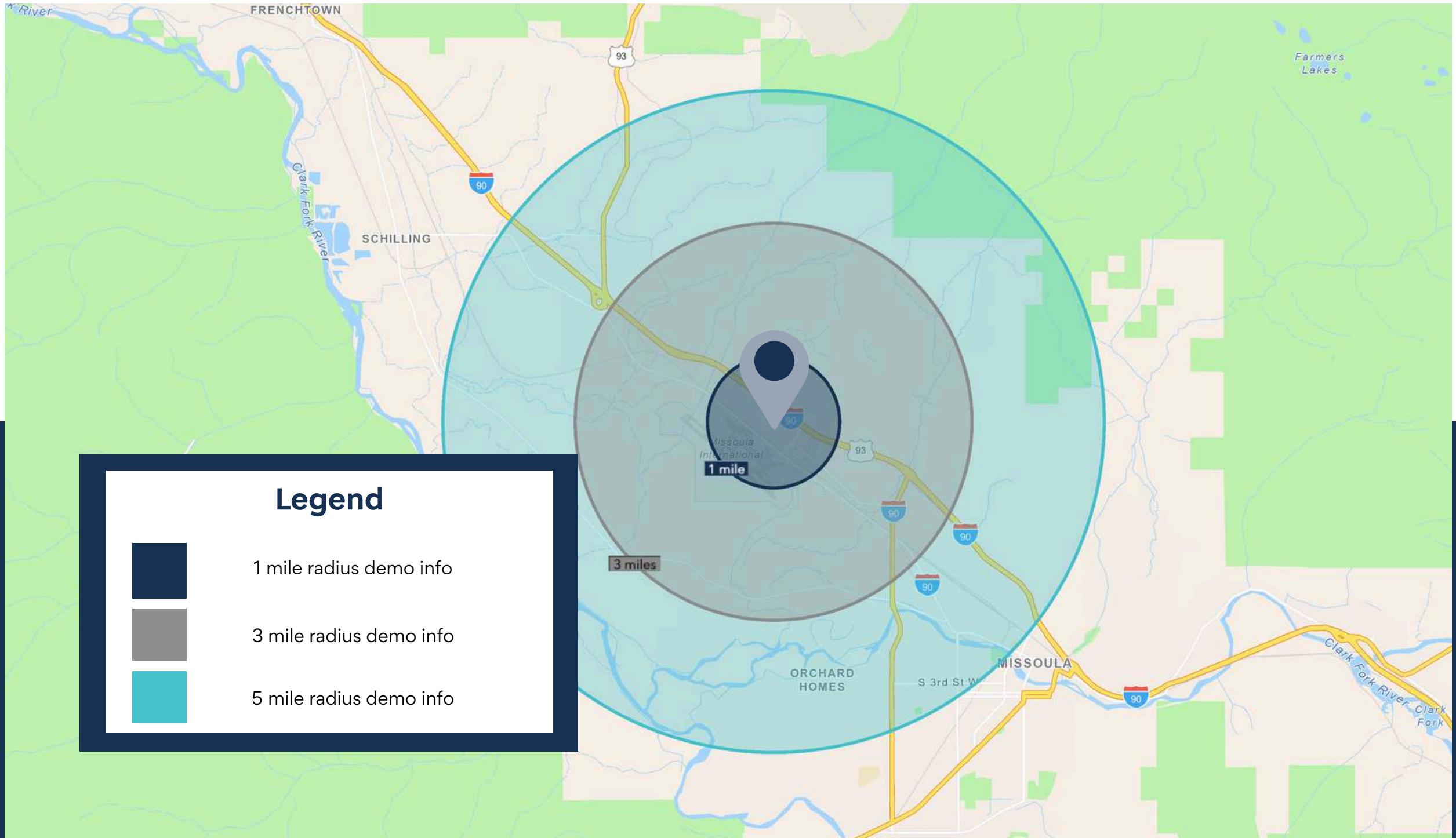
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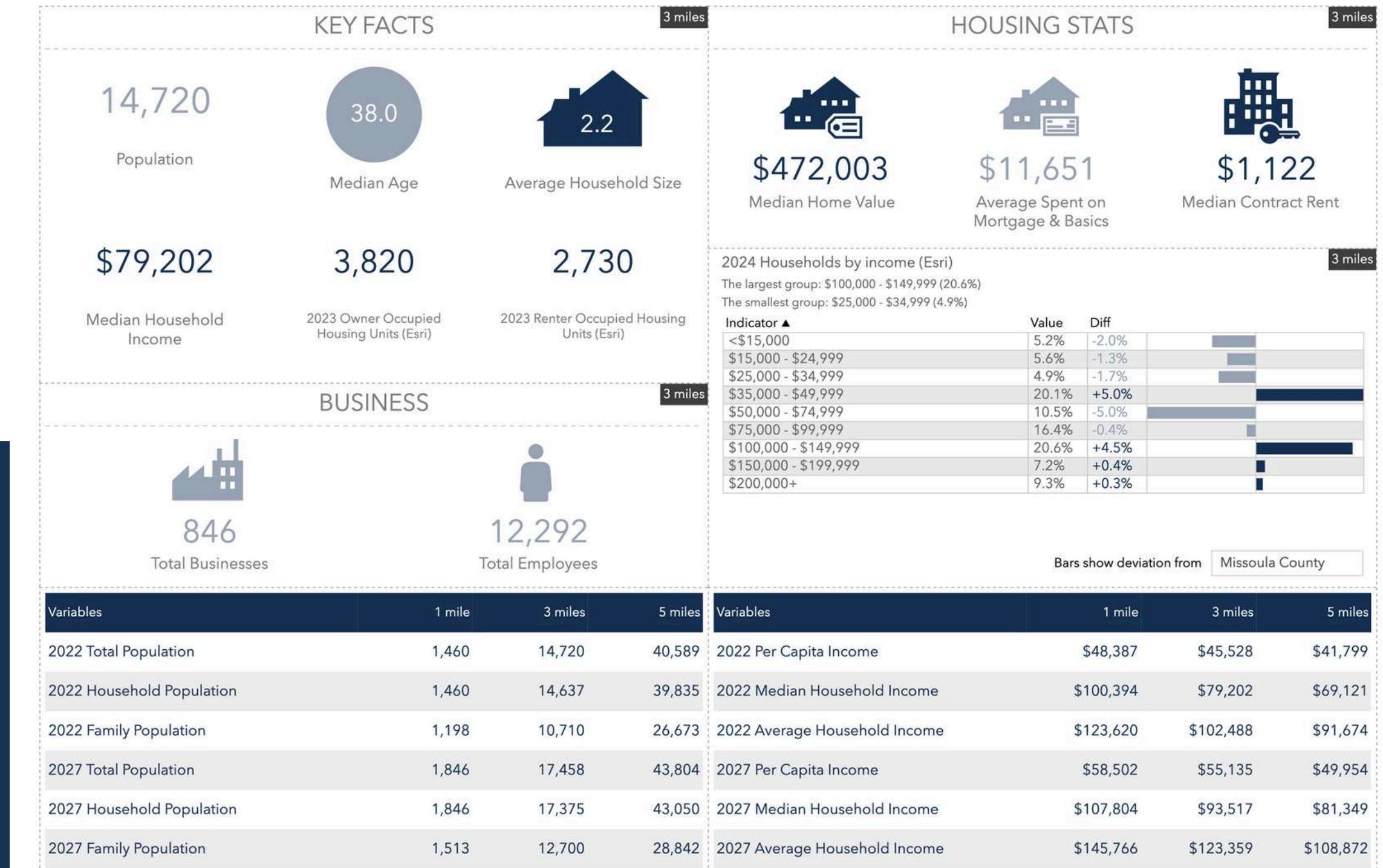


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Regional Map



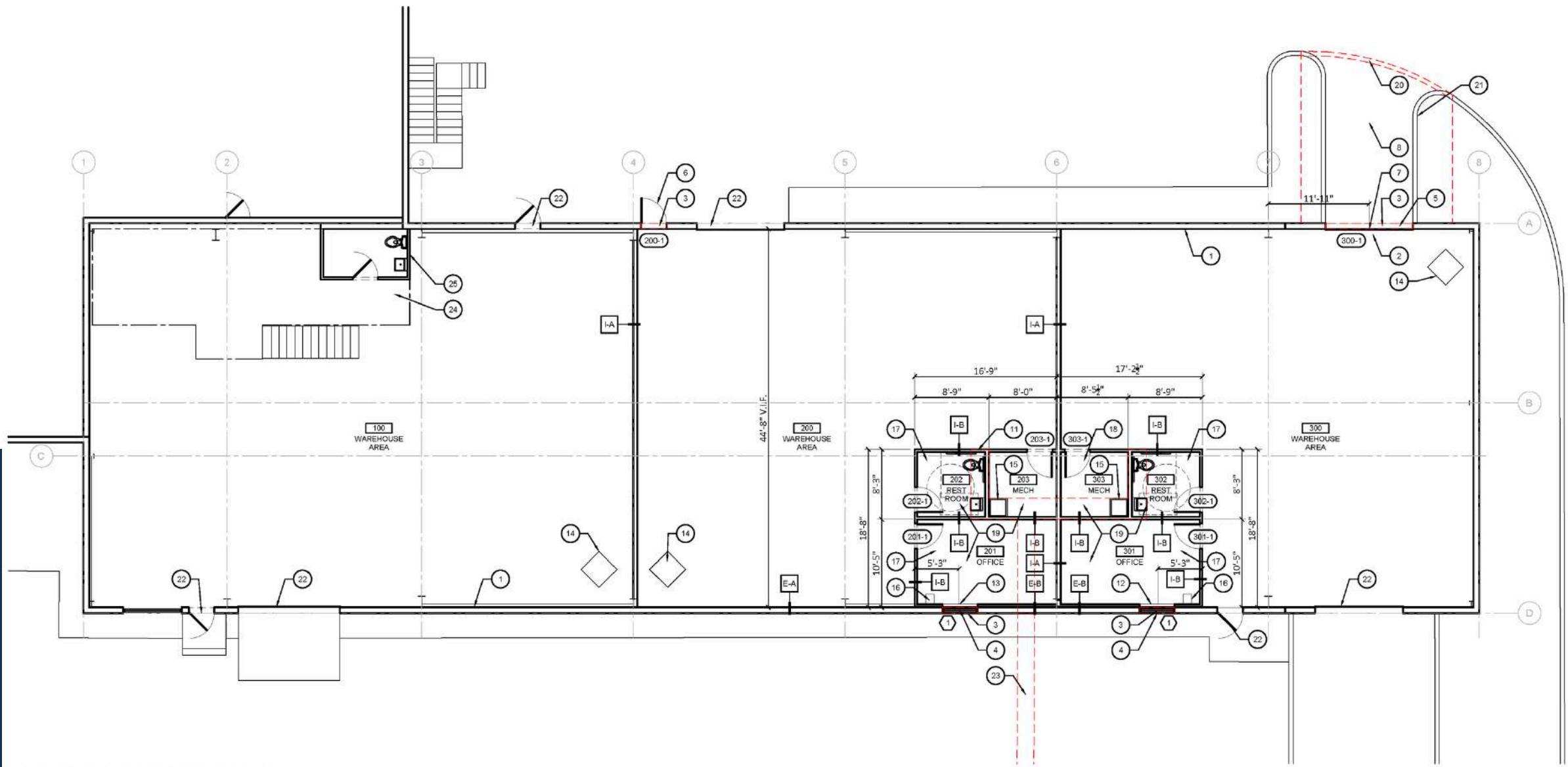




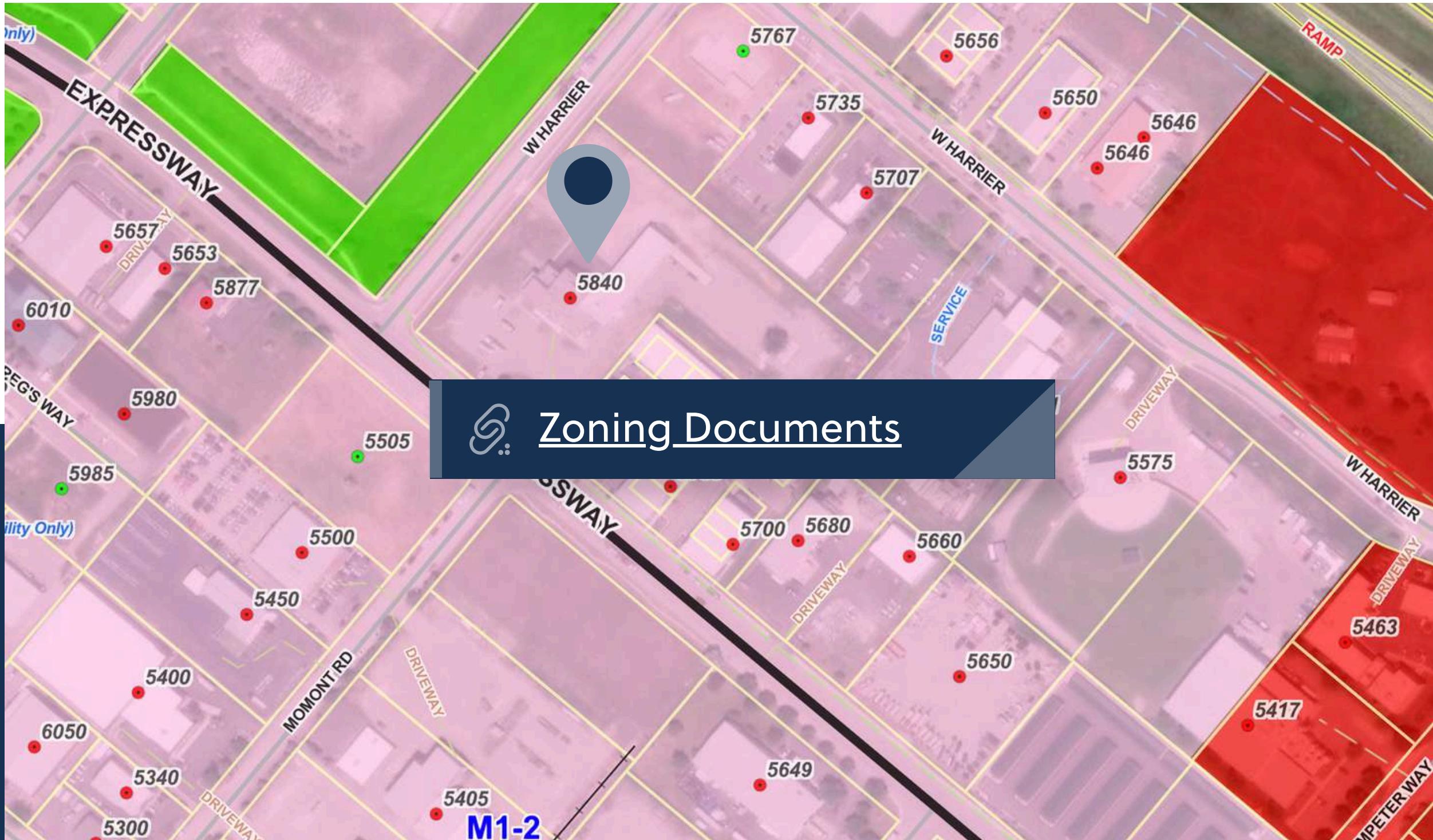
PROPERTY DETAILS



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Option 2 Floor Plan



Zoning Documents

Zoning



EXPANSION PLAN



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Expansion Design

The conceptual master plan for 5840 Expressway in Missoula, Montana, demonstrates the site's substantial capacity for full-scale campus development. Strategically positioned near key transportation corridors and commercial amenities. This master plan emphasizes phased development, allowing initial buildings to operate independently while future structures are added, capitalizing on a well-suited site for a dynamic, mixed-use business park or innovation campus.

The design envisions a cohesive and modern campus environment with distinct zones for research, light industrial, professional office, and flex space. The current conceptual plan includes:

- An anchor facility designed to be a flexible, incubator style hub for the surrounding buildings.
- Multi-story structures ideally suited for office, biotech, or R&D use. Its prominent corner placement offers visibility and accessibility.
- Several single-story buildings line the north and eastern portions of the property, potentially serving as flex-use facilities. These are suitable for light manufacturing, warehousing, or high-bay lab environments.
- Open landscaped areas and road access points have been designed to accommodate future vertical or horizontal expansion, such as:
 - Additional labs or office space
 - Warehouse or distribution nodes
 - Employee amenities (e.g., daycare, fitness center, café)

Additional Infrastructure and Circulation features include:

- Ample Parking: Strategically distributed parking lots provide ample capacity for current and future workforce demands.
- Vehicular Access: The layout supports strong vehicular flow, including delivery and service vehicle routing separate from employee and visitor traffic.
- Pedestrian Pathways & Green Space: Integrated walkways and landscaped buffers encourage a walkable campus and outdoor gathering options.



Future Development Opportunity

Purchase of the entire property (Option 1) includes excess land that allows for additional development. Preliminary site planning has been completed for a proposed business park concept, offering a clear path for future expansion if desired. For more information, including the site plan and development details, please contact the listing broker.

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PROPERTY INFORMATION

BUILDING A - NEW CONSTRUCTION

- PROMINENT CORNER & HIGH VISIBILITY
- 80'-0" x 80'-0" FOOTPRINT
- 3 LEVELS TOTAL
- WAREHOUSE ON MAIN FLOOR WITH LOADING DOCK
- 2 LEVELS OF LAB / OFFICE
- PRECAST CONCRETE CONSTRUCTION
- 19,200 SF TOTAL

BUILDING B - NEW CONSTRUCTION

- 80'-0" x 94'-0" FOOTPRINT
- SINGLE LEVEL WAREHOUSE WITH DOCK-HIGH LOADING
- INTERIOR SPACE 20' CLEAR TO STRUCTURE
- PRECAST CONCRETE CONSTRUCTION
- 7,090 SF TOTAL

BUILDING C - NEW CONSTRUCTION

- 121'-0" x 114'-0" FOOTPRINT
- 2 UNITS AVAILABLE
- SINGLE LEVEL WAREHOUSE WITH GRADE LEVEL LOADING
- INTERIOR SPACE 20' CLEAR TO STRUCTURE
- PRECAST CONCRETE CONSTRUCTION
- 13,830 SF TOTAL

BUILDING D - EXISTING BUILDING

- CMU AND METAL WALL CONSTRUCTION
- 16,000 SF TOTAL
- DOCK-HIGH LOADING

EXISTING E BUILDINGS

- ADJACENT INDUSTRIAL MULT-TENANT PROPERTY

OVERALL SITE INFO:

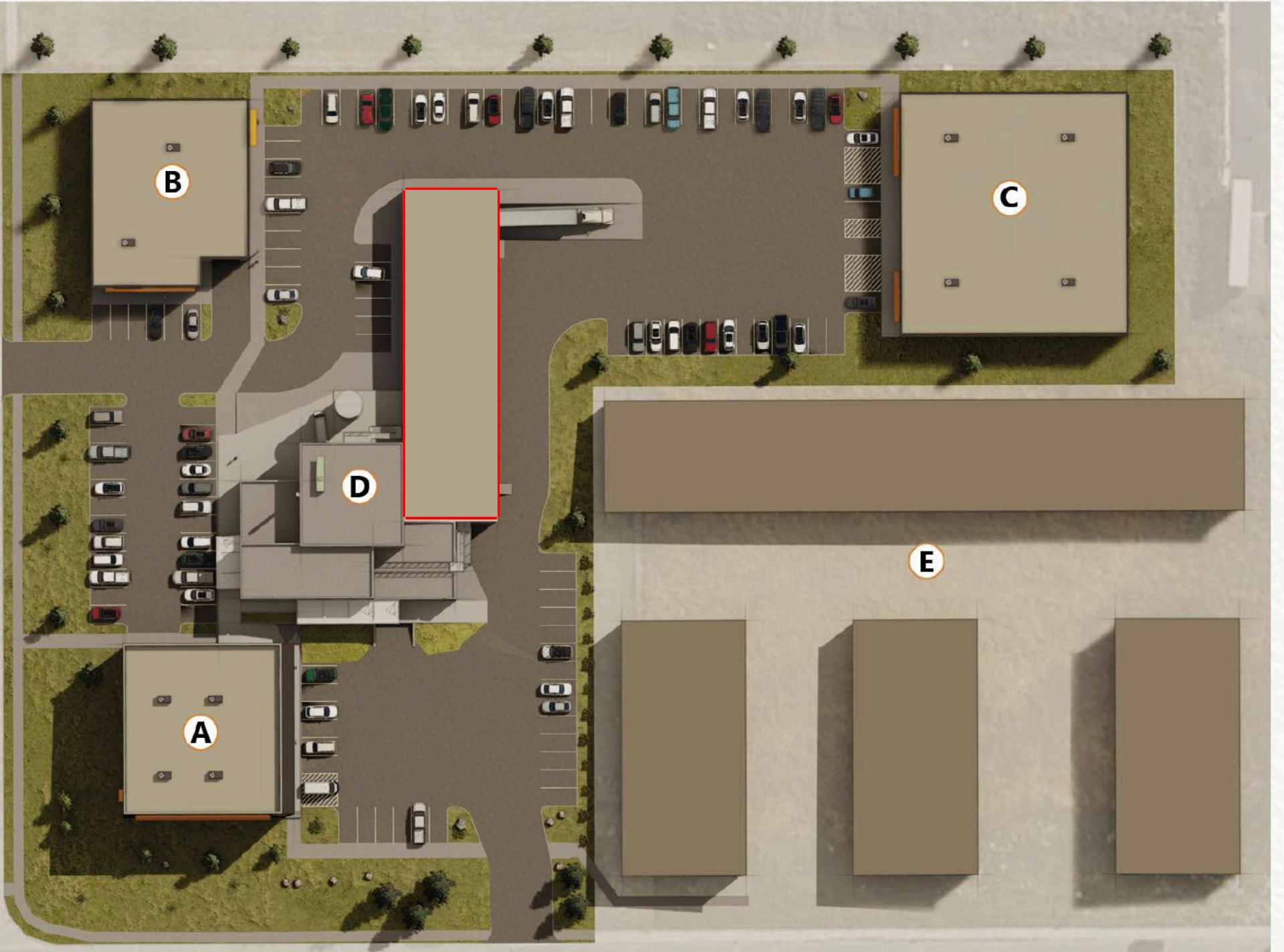
- 114 PARKING SPACES
- 53' TRUCK ACCESS
- CLOSE PROXIMITY TO I-90

Planned Expansion Potential



Planned Expansion Potential

W HARRIER



Planned Expansion Site Plan



MARKET OVERVIEW



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Missoula Air Service

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

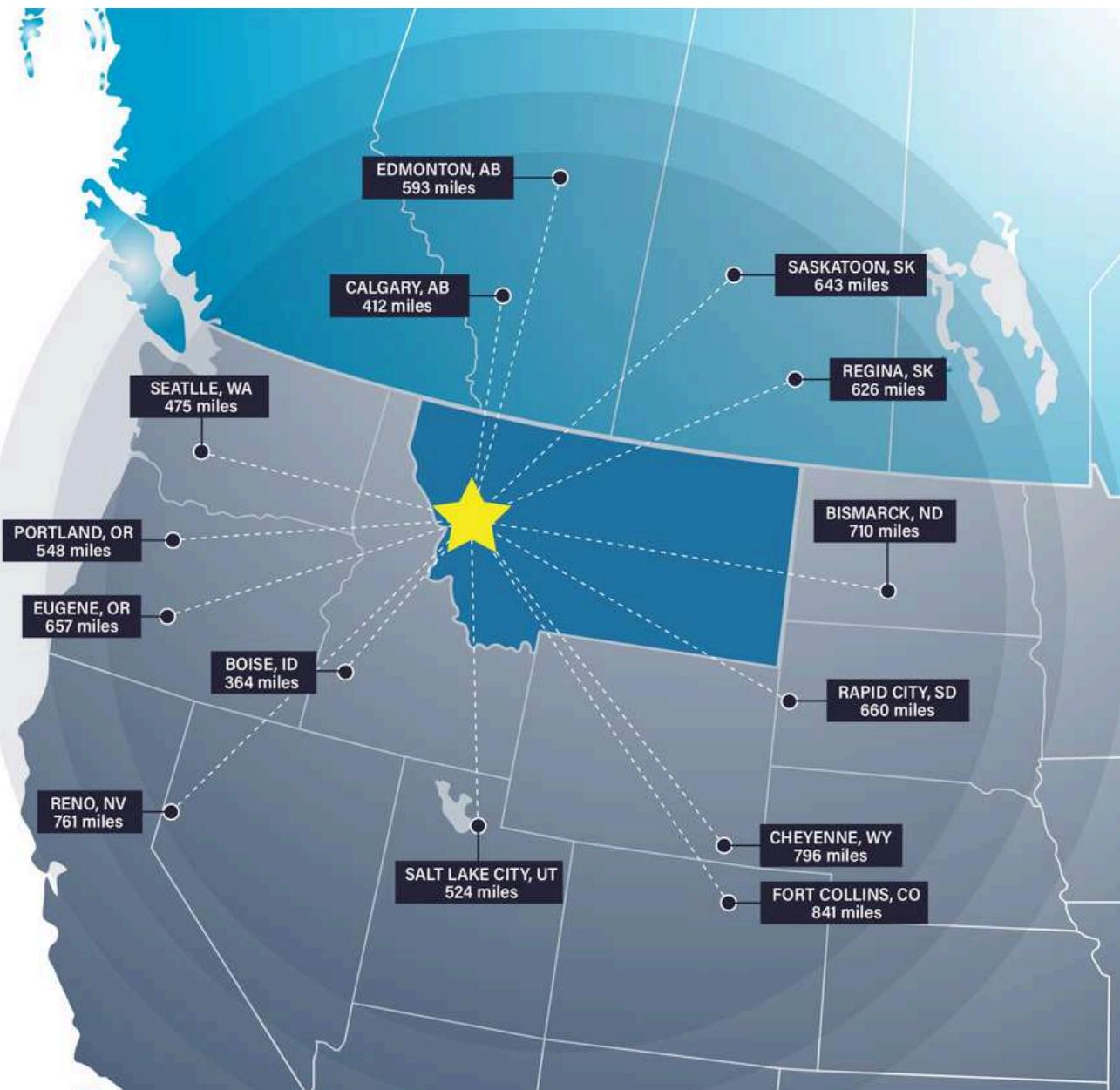


Missoula Access

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+ employees

Community Medical Center

1000+ employees

Missoula County

500+ employees

City of Missoula

500+ employees

Allegiance Benefits

500+ employees

Noteworthy

Submittable



workiva



Pathlabs



Cognizant



Source: Montana Department of Labor & Industry | lmi.mt.gov & Zippia.com



About Missoula

Brokerage Advisor & Team



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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.



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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