



SterlingCRE
ADVISORS

Flex Building, Warehouse & Expansion Land

5840 Expressway
Missoula, Montana
Up to ±19,412 | Flex Industrial

Exclusively listed by:
Claire Matten, CCIM | SIOR
Claire@SterlingCREadvisors.com
406.360.3102

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

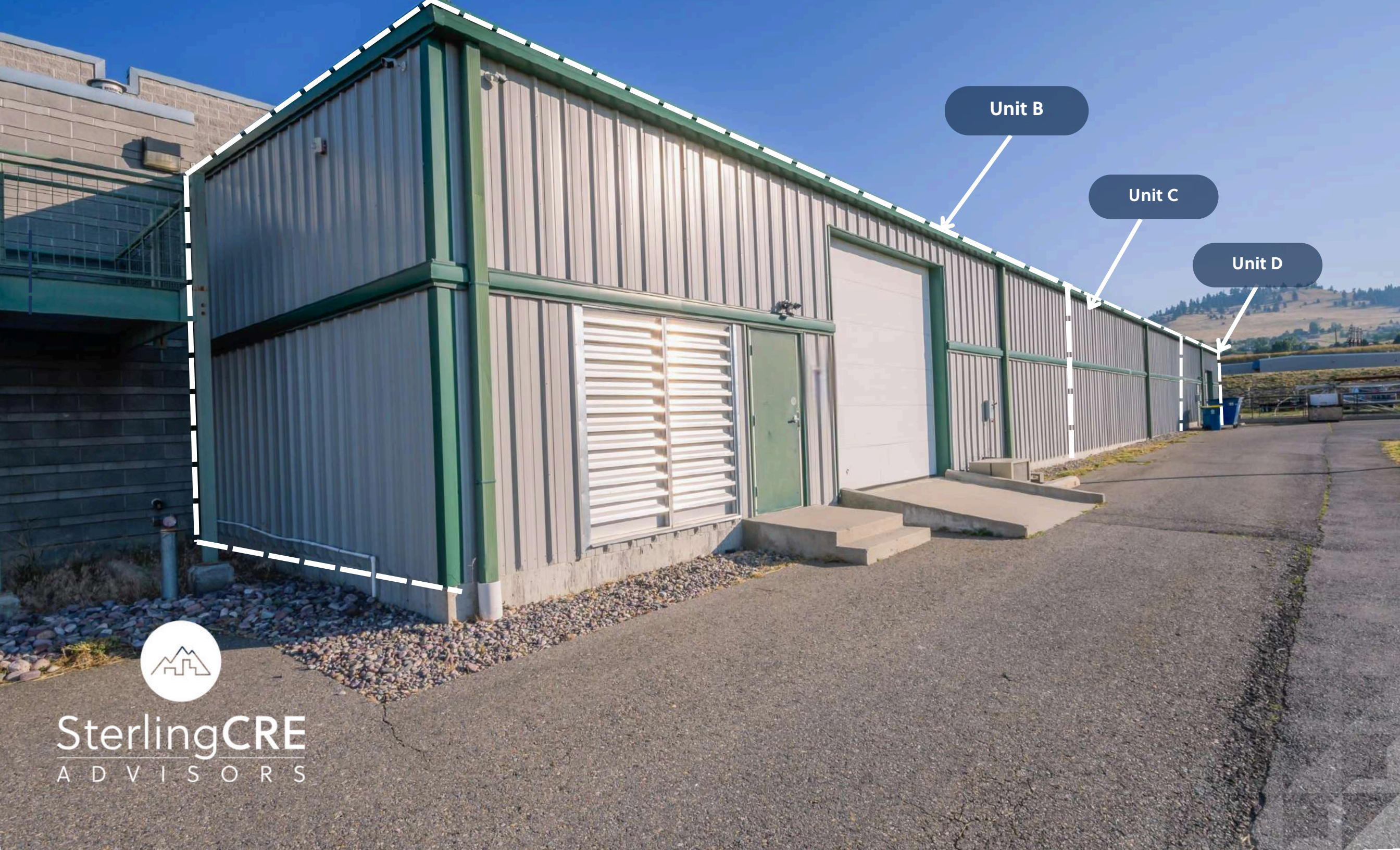
Address	5840 Expressway Unit D Missoula, Montana 59808
Purchase Price	\$495,000
Suite Sizes	±2,296 SF

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





Unit B

Unit C

Unit D

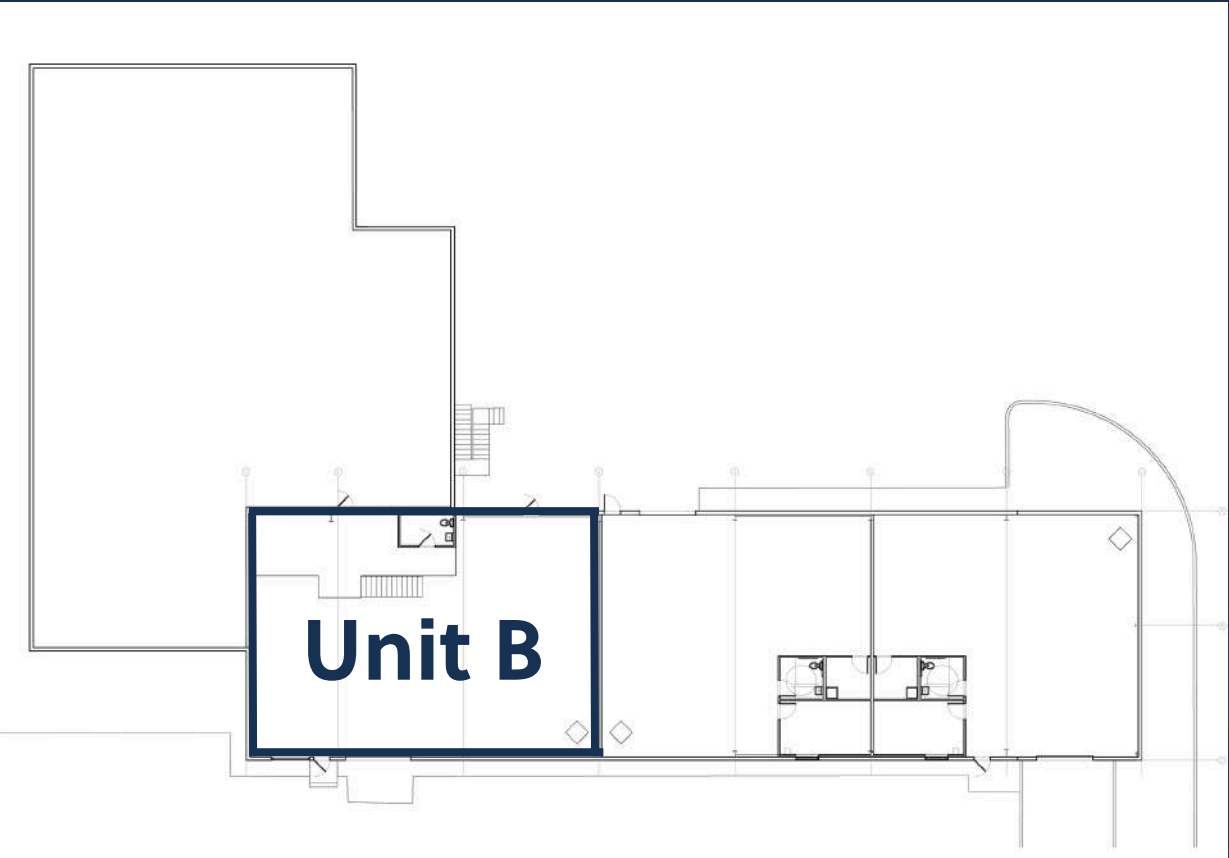


SterlingCRE
ADVISORS

5840 Expressway Unit B

List Price: \$685,000

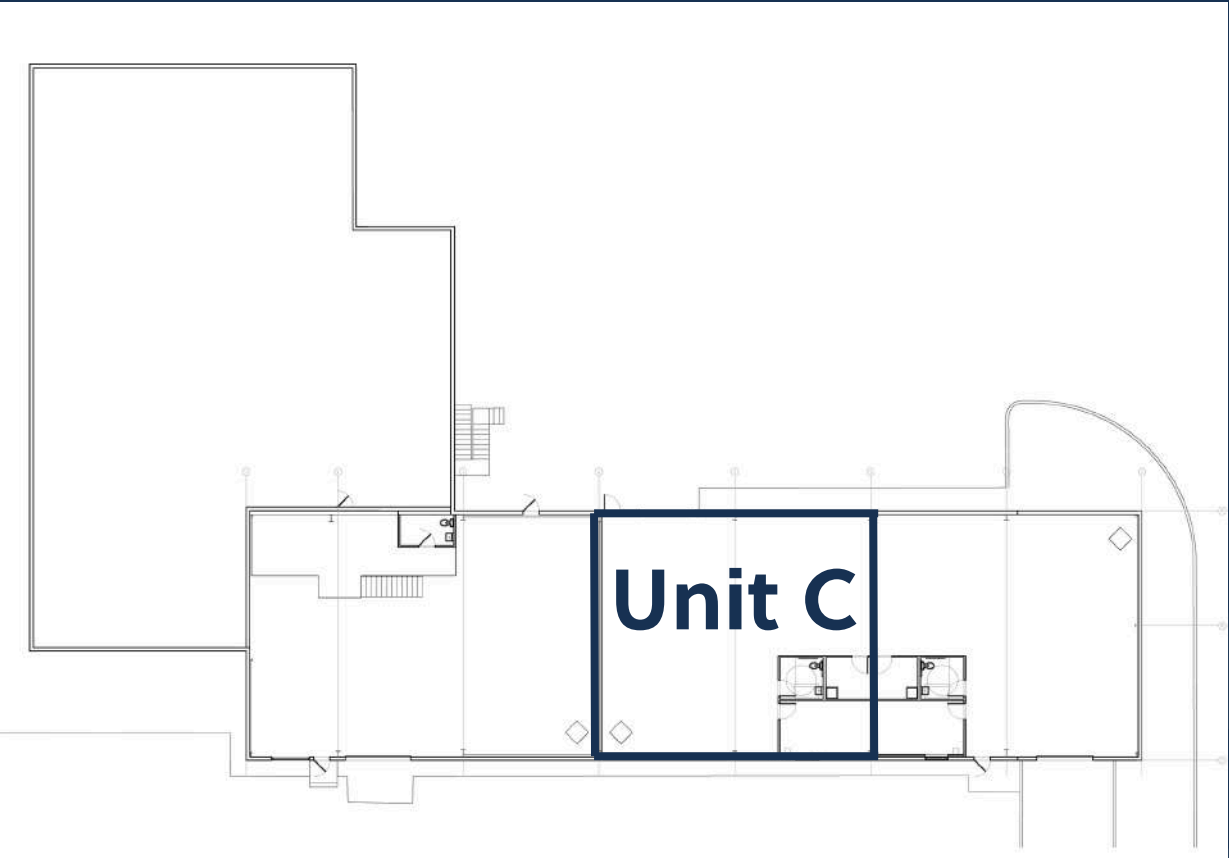
Total Building SF	±3,454 SF
Geocode	04-2325-36-3-07-01-0000
Zoning	Limited Industrial (M1-2)
Access	Expressway
Services	City water and sewer
Taxes	TBD
Loading	Grade level
Traffic Count	±6,351 (AADT 2023)
Interstate Proximity	±0.60 miles from I-90 Interchange



5840 Expressway Unit C

List Price: \$475,000

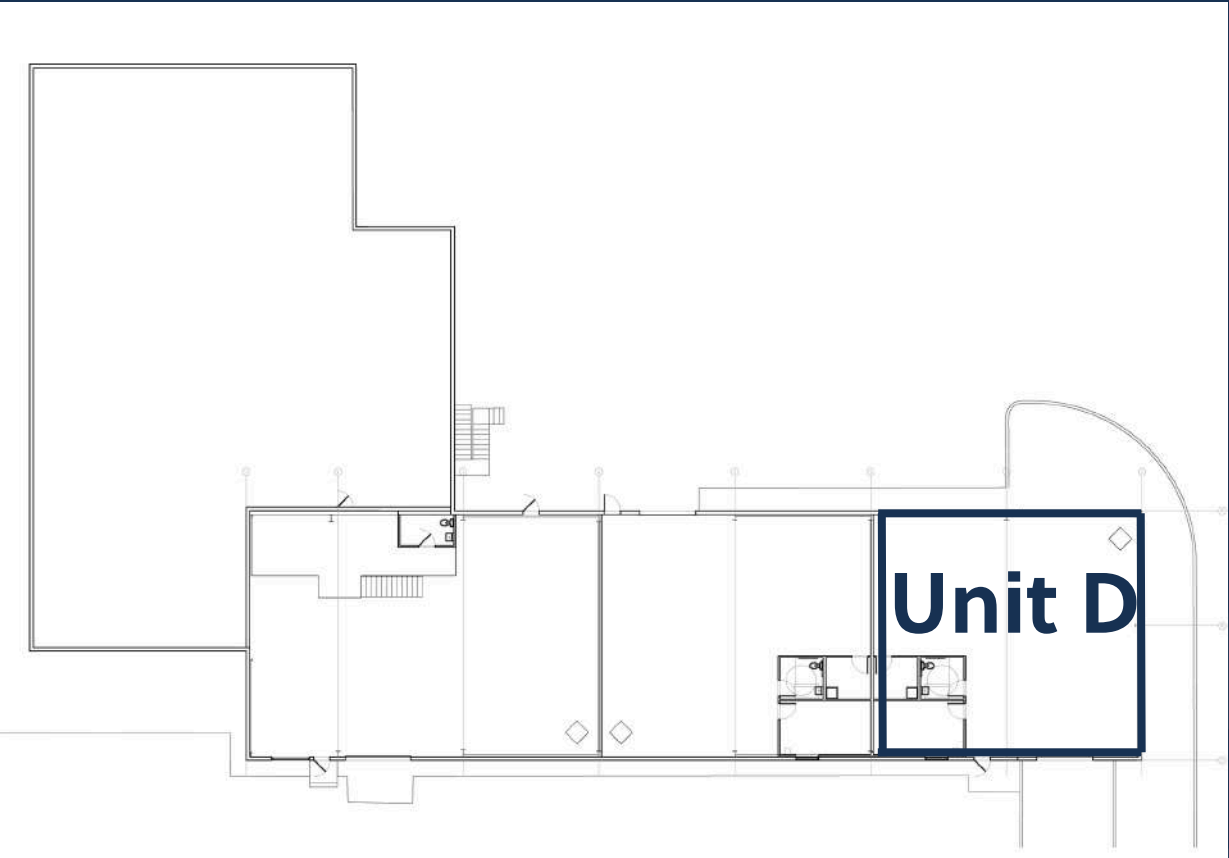
Total Building SF	±2,300 SF
Geocode	04-2325-36-3-07-01-0000
Zoning	Limited Industrial (M1-2)
Access	Expressway
Services	City water and sewer
Taxes	TBD
Loading	Grade level
Traffic Count	±6,351 (AADT 2023)
Interstate Proximity	±0.60 miles from I-90 Interchange



5840 Expressway Unit D

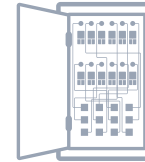
List Price: \$495,000

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

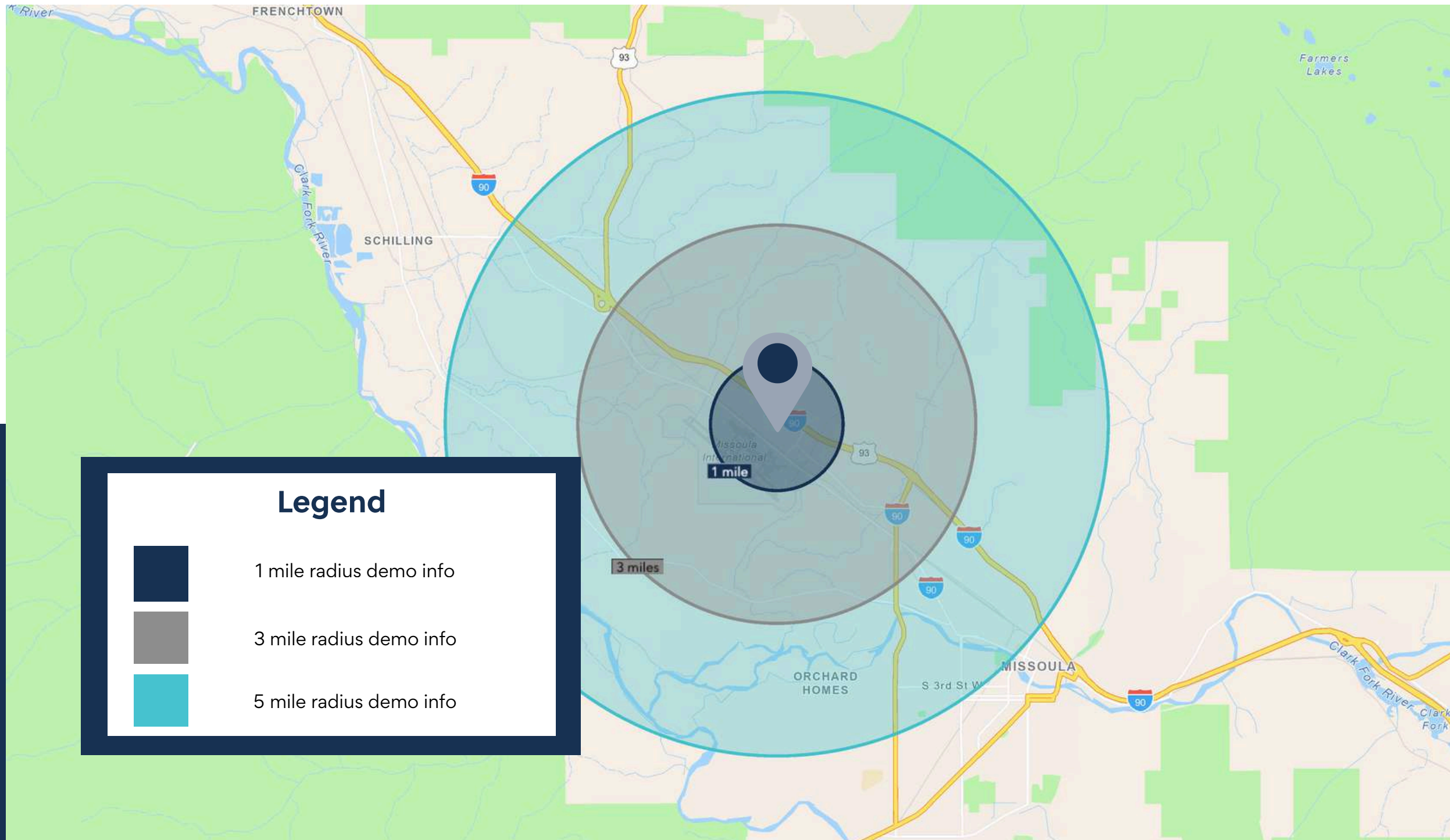


LOCATION



SterlingCRE
ADVISORS





KEY FACTS

3 miles

14,720

Population

38.0

Median Age

2.2

Average Household Size

\$79,202

Median Household Income

3,820

2023 Owner Occupied Housing Units (Esri)

2,730

2023 Renter Occupied Housing Units (Esri)

BUSINESS

3 miles



846

Total Businesses



12,292

Total Employees

HOUSING STATS

3 miles



\$472,003

Median Home Value



\$11,651

Average Spent on Mortgage & Basics



\$1,122

Median Contract Rent

2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (20.6%)

The smallest group: \$25,000 - \$34,999 (4.9%)

Indicator ▲	Value	Diff	
<\$15,000	5.2%	-2.0%	
\$15,000 - \$24,999	5.6%	-1.3%	
\$25,000 - \$34,999	4.9%	-1.7%	
\$35,000 - \$49,999	20.1%	+5.0%	
\$50,000 - \$74,999	10.5%	-5.0%	
\$75,000 - \$99,999	16.4%	-0.4%	
\$100,000 - \$149,999	20.6%	+4.5%	
\$150,000 - \$199,999	7.2%	+0.4%	
\$200,000+	9.3%	+0.3%	

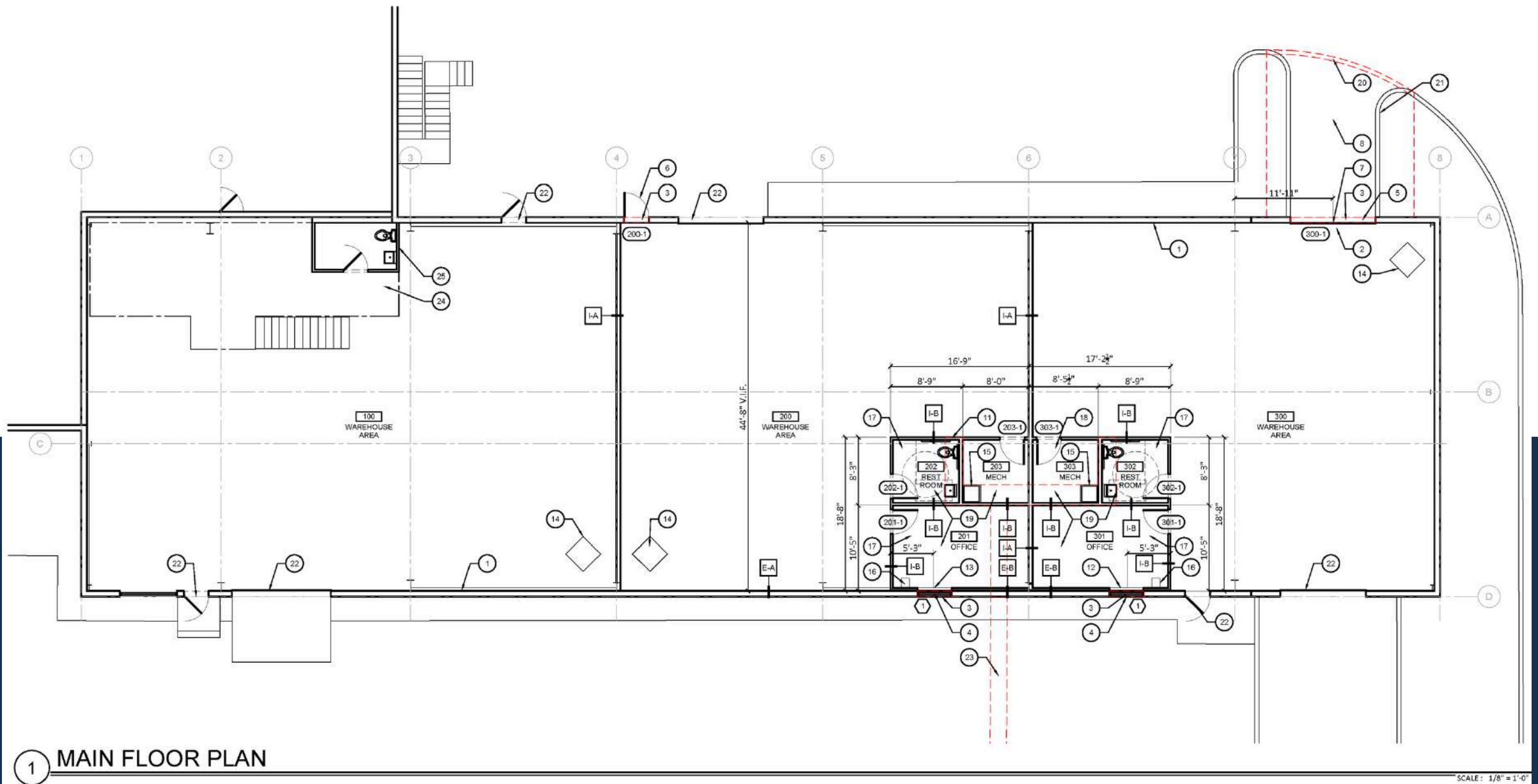
Bars show deviation from Missoula County

Variables	1 mile	3 miles	5 miles	Variables	1 mile	3 miles	5 miles
2022 Total Population	1,460	14,720	40,589	2022 Per Capita Income	\$48,387	\$45,528	\$41,799
2022 Household Population	1,460	14,637	39,835	2022 Median Household Income	\$100,394	\$79,202	\$69,121
2022 Family Population	1,198	10,710	26,673	2022 Average Household Income	\$123,620	\$102,488	\$91,674
2027 Total Population	1,846	17,458	43,804	2027 Per Capita Income	\$58,502	\$55,135	\$49,954
2027 Household Population	1,846	17,375	43,050	2027 Median Household Income	\$107,804	\$93,517	\$81,349
2027 Family Population	1,513	12,700	28,842	2027 Average Household Income	\$145,766	\$123,359	\$108,872

PROPERTY DETAILS



SterlingCRE
ADVISORS



Option 2 Floor Plan



M1-2

MPETER WAY



EXPANSION PLAN



SterlingCRE
ADVISORS

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.



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



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 MULTITENANT PROPERTY

OVERALL SITE INFO:

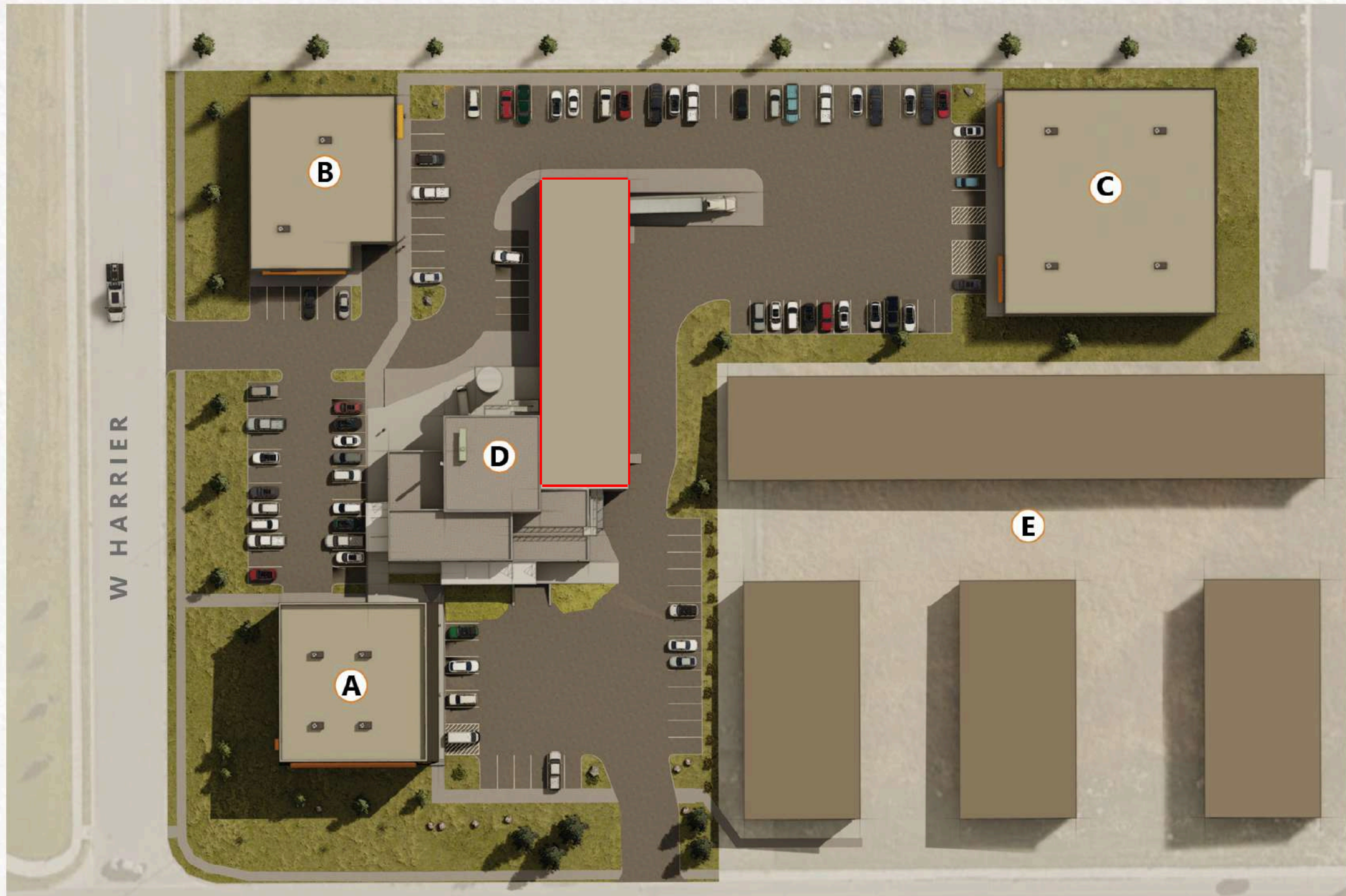
- 114 PARKING SPACES
- 53' TRUCK ACCESS
- CLOSE PROXIMITY TO I-90

Planned Expansion Potential

RIAL



Planned Expansion Potential



Planned Expansion Site Plan

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

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





Brokerage Advisor & 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.



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.

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.