



**SterlingCRE**  
ADVISORS

## For Sale | Industrial Flex Condominium

**5730 Expressway Unit D**

**Missoula, Montana**

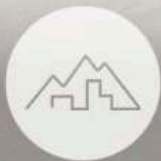
**± 2,120 SF | Industrial Flex Condominium**

Exclusively listed by:

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\*\*Image shown is of a similar unit

# Opportunity Overview

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

Suite D offers one (1) 14' grade level door, a mezzanine for storage, an air-conditioned office space, a private restroom, 200A power single phase power panel and PTAC units for added climate control in the office.

Additionally, two (2) parking spaces are available in front of the suite. Additional, dedicated parking is available for an additional monthly fee at the adjoining property.

Condo Owner Association fees are estimated at \$227 monthly and include expenses such as maintenance, repair & replacement of common elements.

The unit is currently leased but coming available for occupancy in September.

## Interactive Links

 [Link to Listing](#)

 [3D Tour](#)

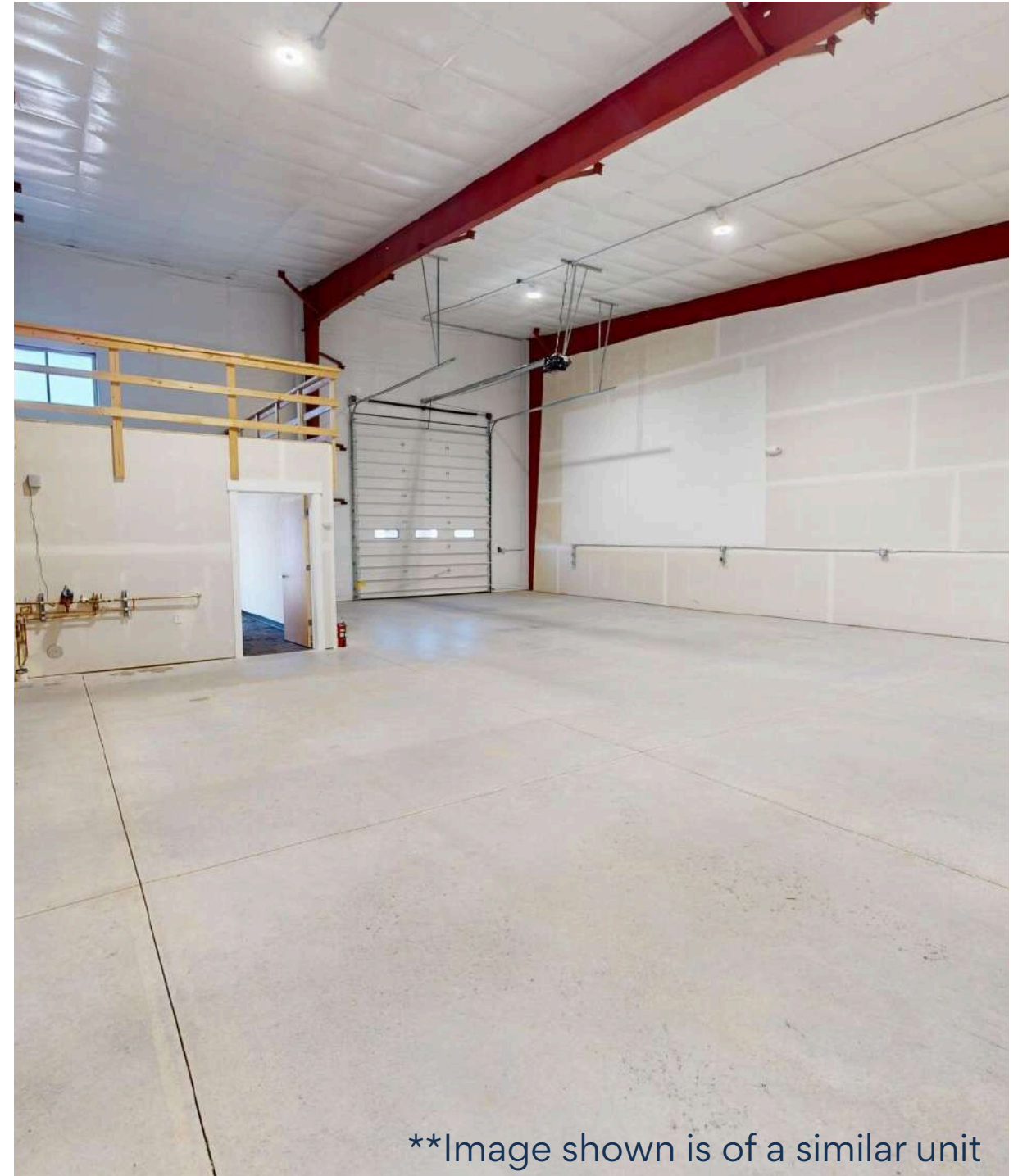
Address	5730 Expressway Unit D
Purchase Price	\$460,000
Property Type	Flex Warehouse
Building Size	±2,120 SF
Price Per Square Foot	\$217/SF
Loading	One (1) Grade Level 12' x 14' Loading Door
Utility	City of Missoula Water / Sewer 200A Single Phase power
Clear Height	18'
Buildout	±300 SF office with Restroom ±1,820 SF of Warehouse Mezzanine for extra storage

# Interactive Links

 [Link to Listing](#)

 [3D Tour](#)

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



\*\*Image shown is of a similar unit

Interactive Links

# 5730 Expressway Unit D

\$460,000

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	\$4,777.40 (2025)
Parking	2 Designated Parking Spaces
Traffic Count	6,313 (2022 AADT)
Interstate Proximity	½ Mile from I-90



Property Details



**Located off the North Reserve Commercial Corridor;  $\pm 0.5$  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**

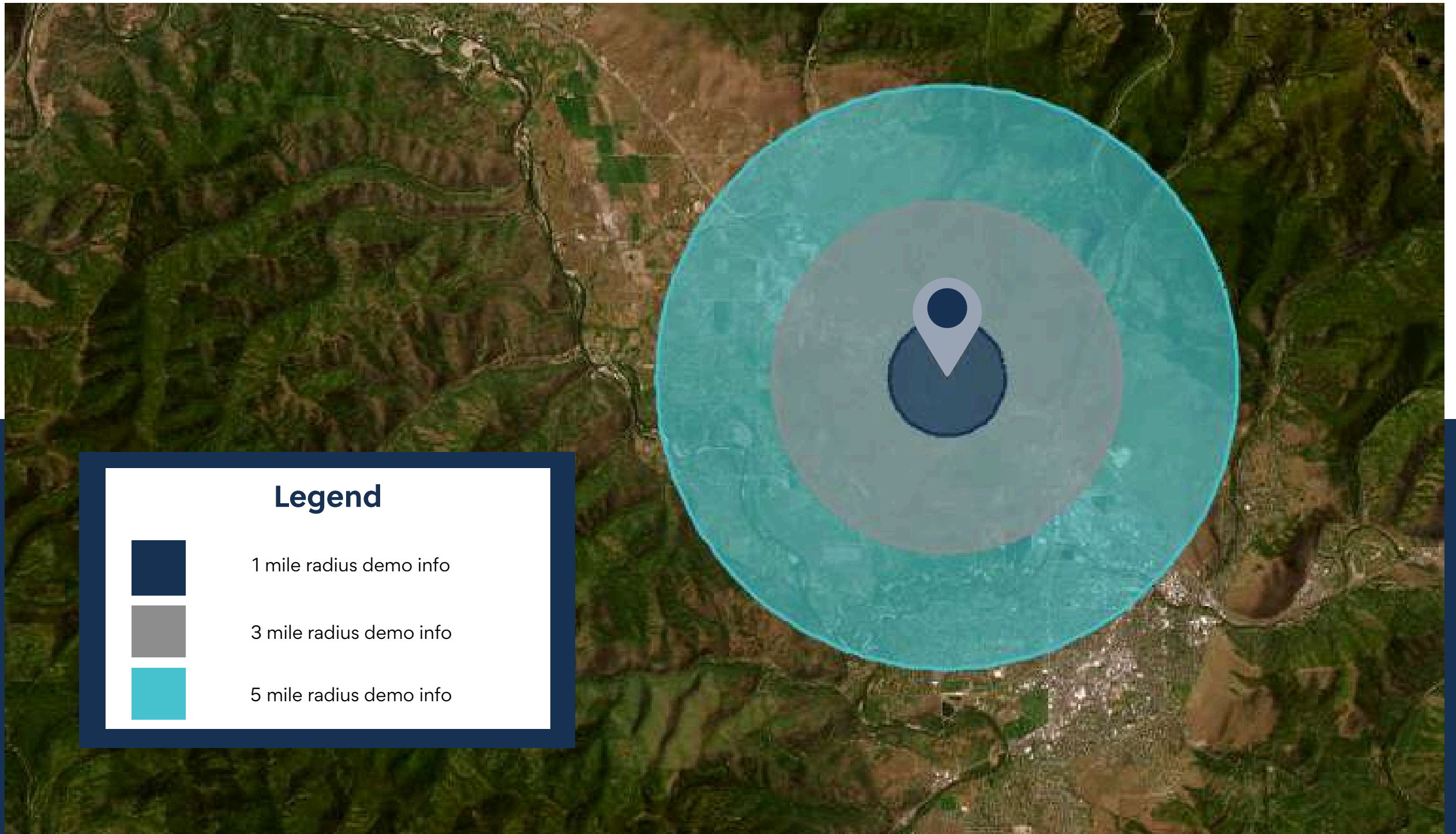
# LOCATION



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Image Courtesy of Google Earth



### Legend



1 mile radius demo info



3 mile radius demo info



5 mile radius demo info

## KEY FACTS

1 mile ▾

1,630

Population

36.0

Median Age

2.4

Average Household Size

\$100,745

Median Household  
Income

519

2023 Owner Occupied  
Housing Units (Esri)

165

2023 Renter Occupied Housing  
Units (Esri)

## BUSINESS

1 mile ▾



186

Total Businesses



2,689

Total Employees

## HOUSING STATS

1 mile ▾



\$614,286

Median Home Value



\$13,971

Average Spent on  
Mortgage & Basics

\$1,023

Median Contract Rent

## 2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (29.5%)

The smallest group: \$15,000 - \$24,999 (1.6%)

1 mile ▾

Indicator ▲	Value	Diff	
<\$15,000	5.1%	-2.1%	
\$15,000 - \$24,999	1.6%	-5.3%	
\$25,000 - \$34,999	1.9%	-4.7%	
\$35,000 - \$49,999	21.1%	+6.0%	
\$50,000 - \$74,999	7.5%	-8.0%	
\$75,000 - \$99,999	12.0%	-4.8%	
\$100,000 - \$149,999	29.5%	+13.4%	
\$150,000 - \$199,999	7.3%	+0.5%	
\$200,000+	13.9%	+4.9%	

Bars show deviation from

Missoula County ▾

Variables	1 mile	3 miles	5 miles
2022 Total Population	1,630	14,886	41,774
2022 Household Population	1,630	14,802	41,002
2022 Family Population	1,335	10,774	27,403
2027 Total Population	2,026	17,645	45,024
2027 Household Population	2,026	17,561	44,252
2027 Family Population	1,657	12,771	29,590

Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	\$47,911	\$45,556	\$41,511
2022 Median Household Income	\$100,745	\$78,825	\$68,425
2022 Average Household Income	\$122,611	\$102,025	\$90,881
2027 Per Capita Income	\$57,885	\$55,151	\$49,636
2027 Median Household Income	\$108,134	\$93,079	\$80,933
2027 Average Household Income	\$144,560	\$122,801	\$107,999

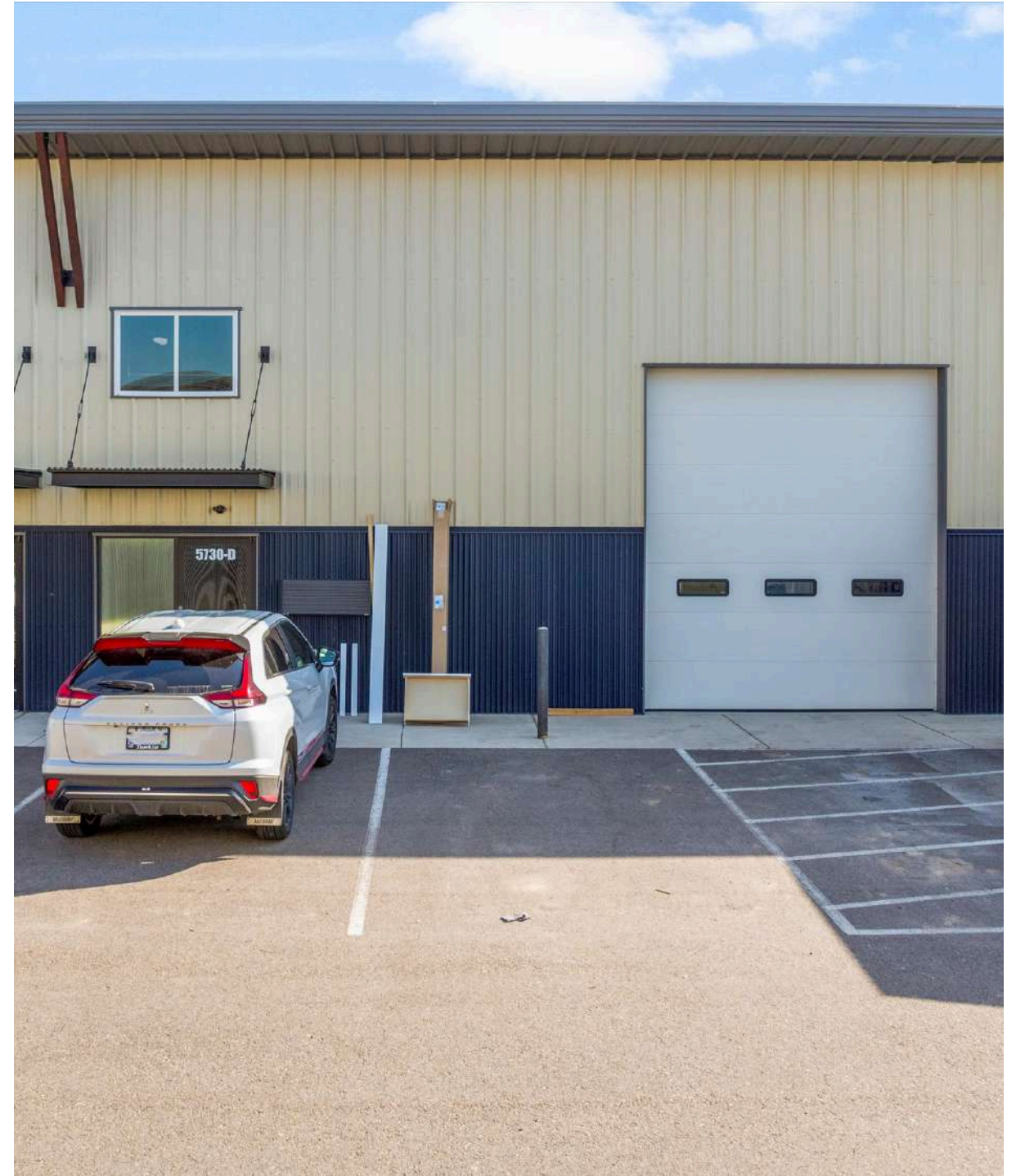
# PROPERTY DETAILS



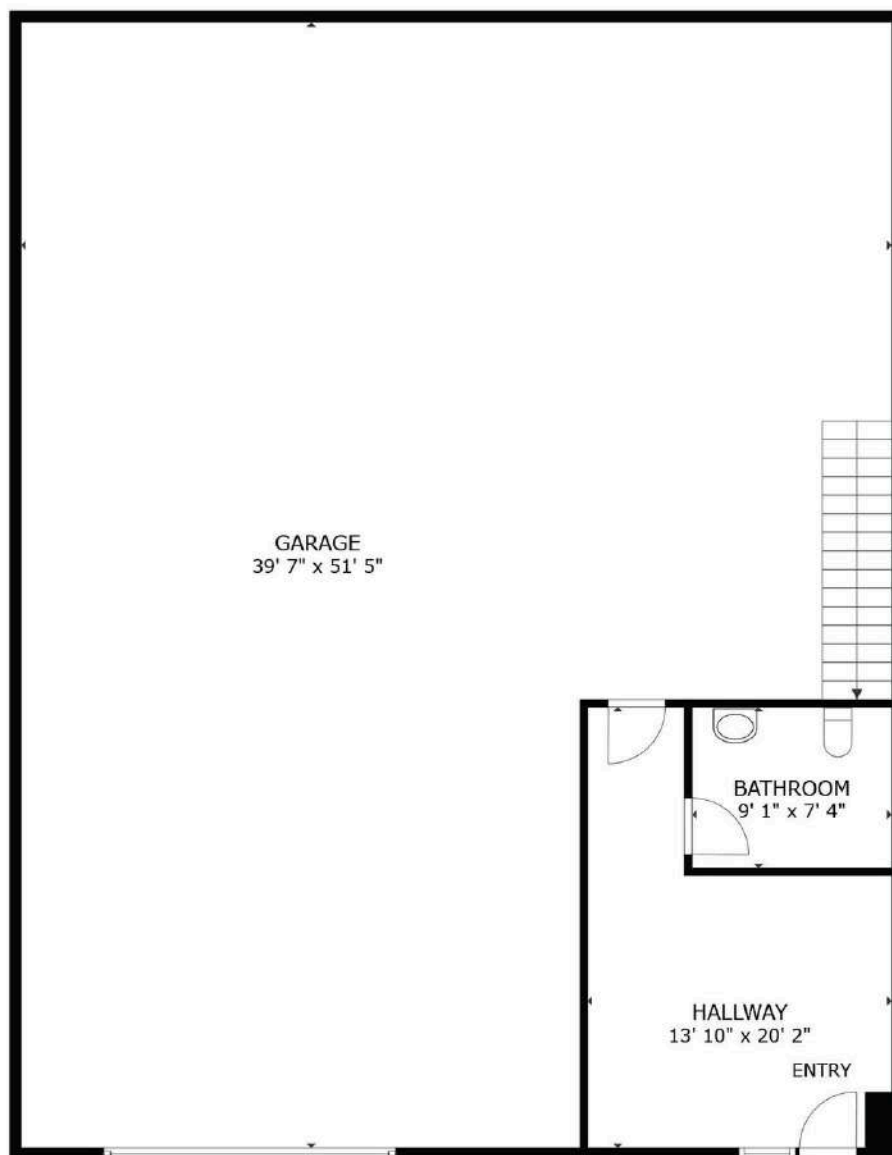
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\*\*Image shown is of a similar unit

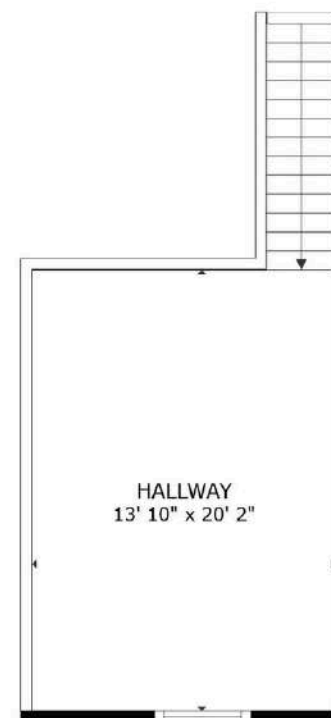




Exterior Photos



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 290 sq.ft. FLOOR 2 314 sq.ft.  
EXCLUDED AREAS : GARAGE 1,746 sq.ft.  
TOTAL : 605 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

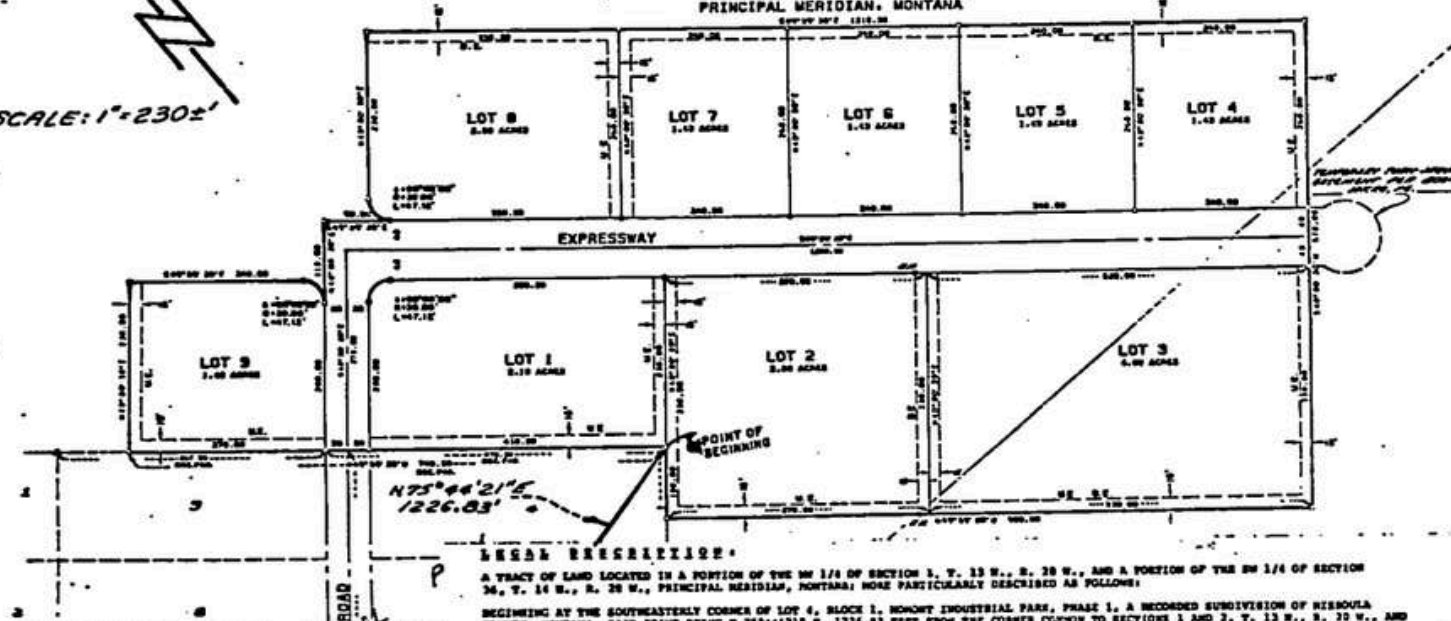
'83 DEC 1 AM 9 04

REV. 198 DATE 018

# MOMONT INDUSTRIAL PARK Phase 2

A SUBDIVISION OF MISSOULA COUNTY, MONTANA  
LOCATED IN THE NW 1/4 SECTION 1, T.13 N., R.20 W.,  
AND  
THE SW 1/4 SECTION 36, T.14 N., R.20 W.,  
PRINCIPAL MERIDIAN, MONTANA

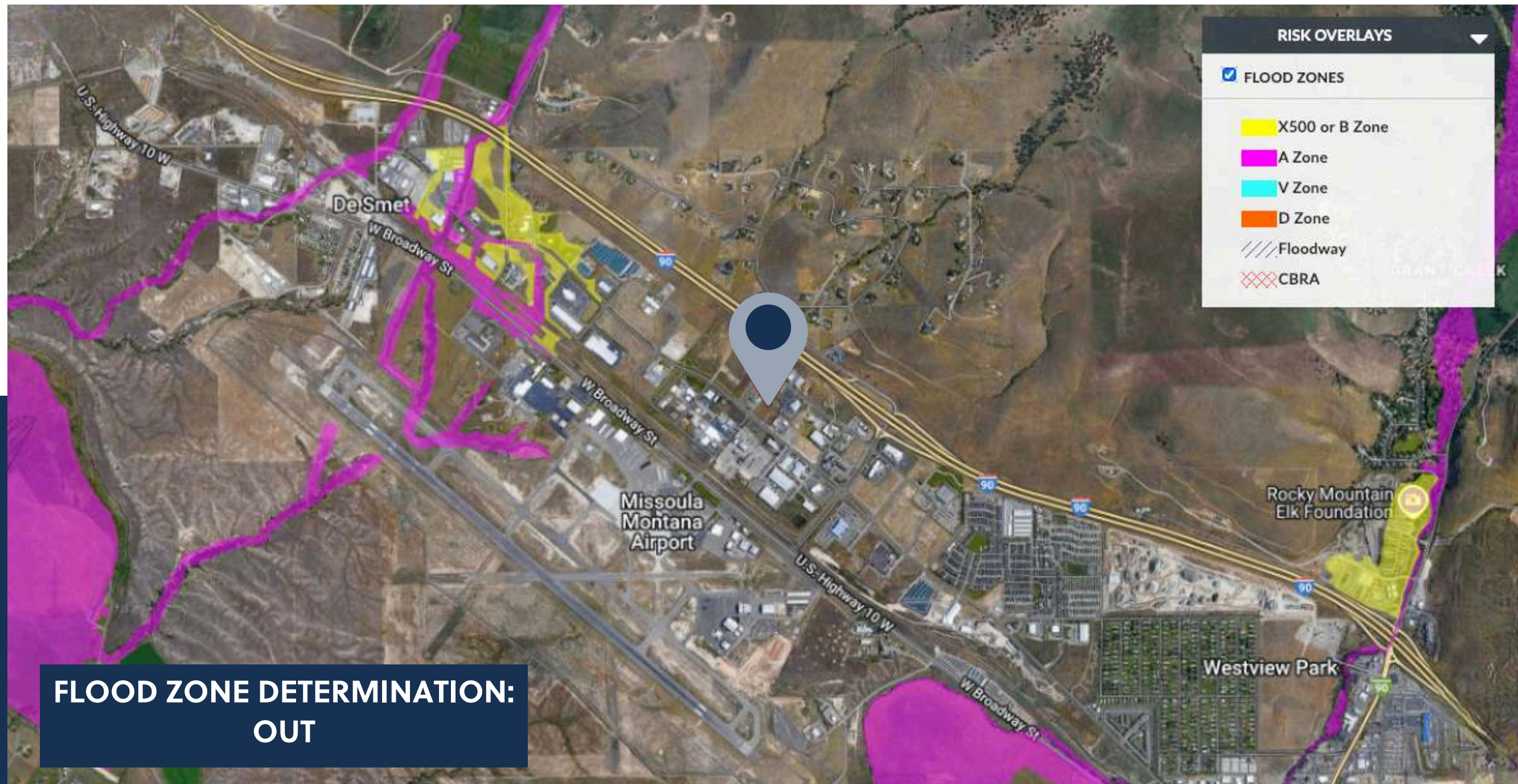
SCALE: 1"=230±'



### LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN A PORTION OF THE NW 1/4 OF SECTION 1, T. 13 N., R. 20 W., AND A PORTION OF THE SW 1/4 OF SECTION 36, T. 14 N., R. 20 W., PRINCIPAL MERIDIAN, MONTANA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:





































BEGINNING AT THE SOUTHEASTERN CORNER OF LOT 4, BLOCK 1, MOMONT INDUSTRIAL PARK, PHASE 1, A RECORDED SUBDIVISION OF MISSOULA COUNTY, MONTANA, SAID POINT BEING N 75°46'21" E, 1226.83 FEET FROM THE CORNER COMMON TO SECTIONS 1 AND 2, T. 13 N., R. 20 W., AND SECTIONS 35 AND 36, T. 14 N., R. 20 W.; THENCE N 49°59'38" E, 740.30 FEET ALONG THE NORTHEASTLY BOUNDARY OF MOMONT INDUSTRIAL PARK, PHASE 1; THENCE N 48°58'38" E, 238.00 FEET; THENCE S 48°59'38" E, 740.00 FEET; THENCE ALONG A 30.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 47.12 FEET; THENCE N 48°08'38" E, 118.00 FEET; THENCE S 49°59'38" E, 90.00 FEET; THENCE CLOCKWISE ALONG A 30.00 FOOT RADIUS CURVE WITH CENTER BEING N 48°08'38" E, AN ARC DISTANCE OF 47.12 FEET; THENCE N 48°00'38" E, 230.00 FEET; THENCE S 49°59'38" E, 1218.38 FEET; THENCE S 48°00'38" W, 670.00 FEET; THENCE N 49°59'38" W, 800.00 FEET TO THE SOUTHEASTLY LINE OF LOT 4, BLOCK 1, MOMONT INDUSTRIAL PARK, PHASE 1; THENCE N 48°00'38" E, 100.00 FEET ALONG SAID LINE TO THE POINT OF BEGINNING; CONTAINING 21.08 ACRES



Soil Map—Missoula County Area, Montana



MAP LEGEND

<b>Area of Interest (AOI)</b>		 Spoil Area
	Area of Interest (AOI)	 Stony Spot
<b>Soils</b>		 Very Stony Spot
	Soil Map Unit Polygons	 Wet Spot
	Soil Map Unit Lines	 Other
	Soil Map Unit Points	 Special Line Features
<b>Special Point Features</b>		<b>Water Features</b>
	Blowout	 Streams and Canals
	Borrow Pit	<b>Transportation</b>
	Clay Spot	 Rails
	Closed Depression	 Interstate Highways
	Gravel Pit	 US Routes
	Gravelly Spot	 Major Roads
	Landfill	 Local Roads
	Lava Flow	<b>Background</b>
	Marsh or swamp	 Aerial Photography
	Mine or Quarry	
	Miscellaneous Water	
	Perennial Water	
	Rock Outcrop	
	Saline Spot	
	Sandy Spot	
	Severely Eroded Spot	
	Sinkhole	
	Slide or Slip	
	Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.  
Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Missoula County Area, Montana  
Survey Area Data: Version 23, Sep 16, 2024

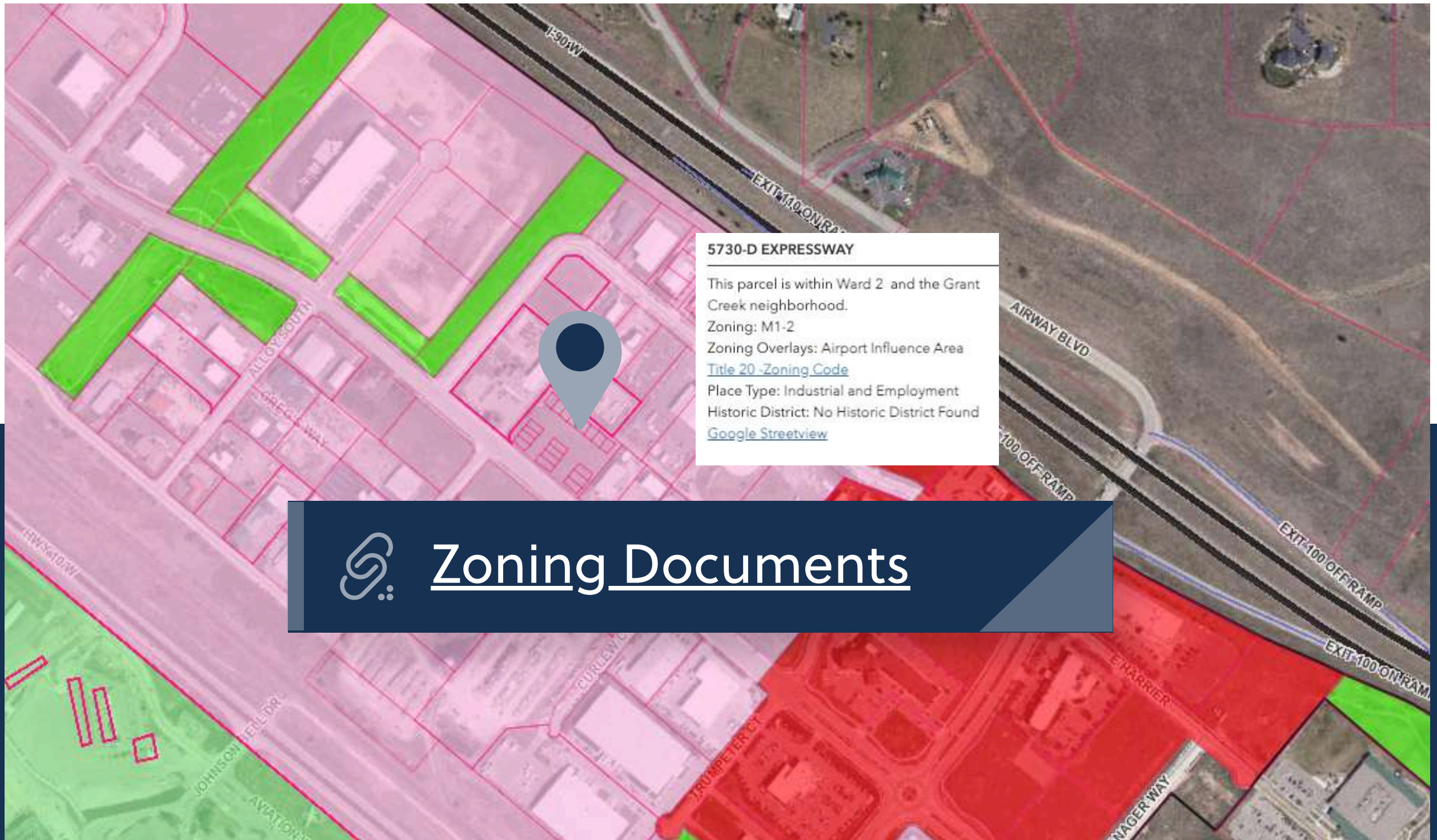
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 15, 2022—Sep 17, 2022

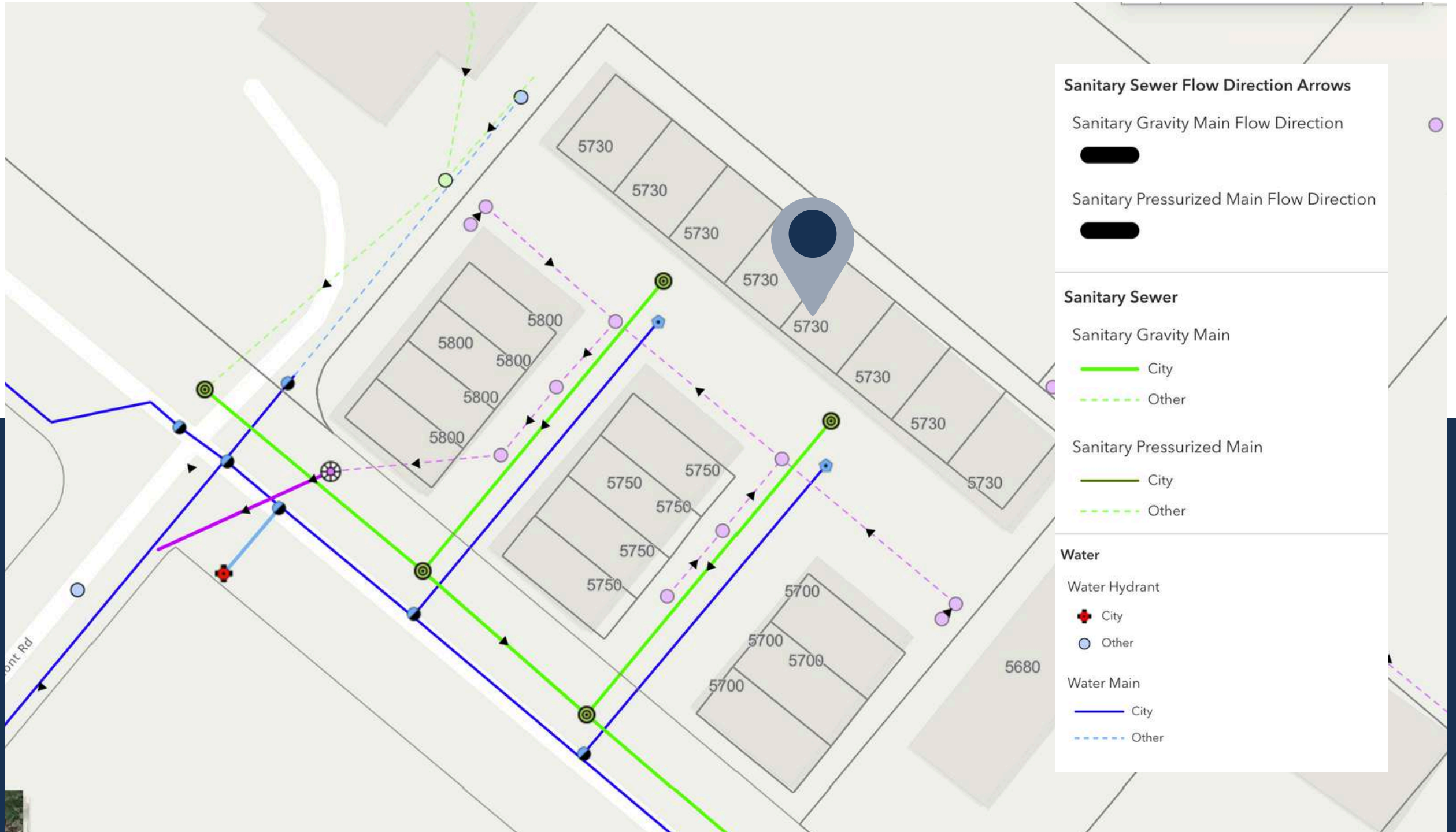
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
34	Desmet loam, 0 to 2 percent slopes	2.2	82.5%
45	Grassvalley silty clay loam, 0 to 4 percent slopes	0.5	17.5%
Totals for Area of Interest		2.7	100.0%



## Zoning Documents



# MARKET OVERVIEW



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# Missoula Air Service

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

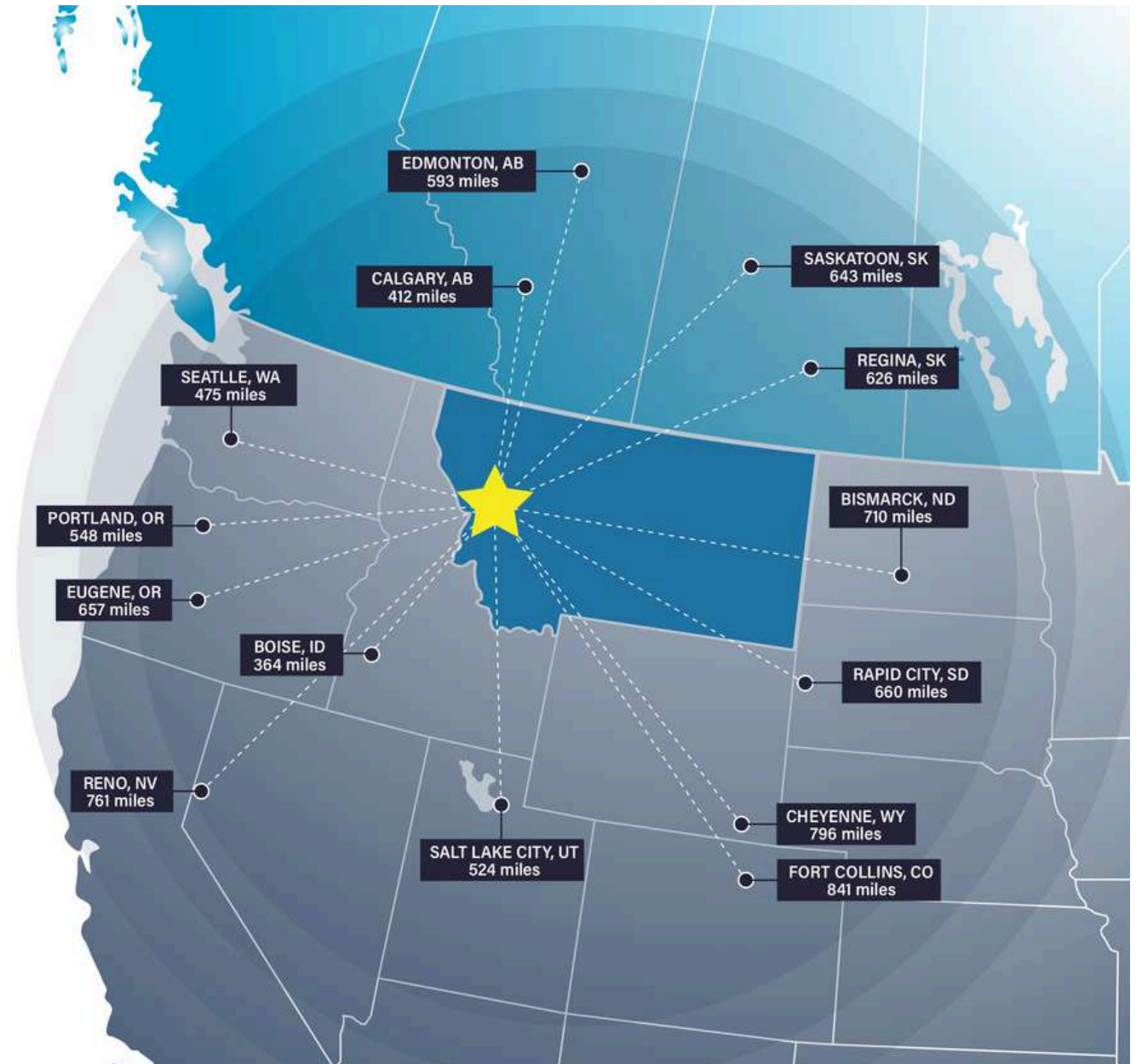


# Missoula Access

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

PatientOne



Source: Montana Department of Labor & Industry | [lmi.mt.gov](http://lmi.mt.gov) & Zippia | [zippia.com](http://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 & 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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