



EASTSIDE HIGHWAY



**SterlingCRE**  
ADVISORS

## Small Bay Flex Units at Stevi Industrial Park

422, 425, 430, 434, 438 Industry Loop

Stevensville, Montana

Industrial Flex Units | Multiple Available

Exclusively listed by:

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# Opportunity Overview

Part of a 100+ acre industrial park in the Bitterroot Valley, these brand-new units on Industry Loop in Stevensville, Montana offer modern space with excellent access just off Eastside Highway, connecting easily to Hamilton, Missoula, and surrounding areas.

Currently, one unit is available for immediate occupancy, with the remaining units scheduled for delivery between December 2025 and early 2026.

Features include:

- ±1,800, 2,400 SF and 5,000 SF units (Up to 20,000 SF)
- 12' x 12' office area with ADA restrooms (two in 5,000 SF units)
- Heated warehouse with ±18'–20' clearance
- 12' x 14' overhead door in front + drive-thru door in back
- Fenced yard and 200A / 3Ph power
- Extra drain line stubbed in work bay

Contact us for current availability and delivery schedule.



<b>Address</b>	422, 425, 430, 434, 438 Industry Loop Stevensville, MT 59807
<b>Property Type</b>	Industrial
<b>List Rate</b>	\$10.00/SF plus NNN
<b>Estimated NNN</b>	±\$1.40/SF (Tenant responsible for utilities, internet and trash removal)
<b>Unit Size Options (1,800 up to 20,000 SF)</b>	±1,800 SF ±2,400 SF ±5,000 SF Contact us for current availability & delivery schedule

# Interactive Links

 [Link to Listing](#)

 [Street View](#)

 [3D Tour - ±1,800 SF Unit](#)

 [3D Tour - ±2,400 SF Unit](#)

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



Interactive Links

# Available Phase



PHASE 2

EASTSIDE HIGHWAY

Available Phase

# Available Phase



# Property Details

<b>Address</b>	422, 425, 430, 434, 438 Industry Loop
<b>Property Type</b>	Industrial
<b>Services</b>	Private septic and well
<b>Access</b>	Industry Loop via Eastside Highway
<b>Zoning</b>	Unzoned
<b>Geocode</b>	13-1764-24-1-01-20-0000
<b>Traffic Count</b>	±4,661 (AADT 2023)
<b>Year Built</b>	2024-Current Construction
<b>Parking</b>	Surface Lot

**Unit Size Options**  
**(1,800 SF up to 20,000 SF)**

±1,800 SF  
±2,400 SF  
±5,000 SF  
Contact us for current availability & delivery schedule



Photos Shown Are of Comparable Units



Photos Shown Are of Comparable Units



**Emerging Industrial Park:** Located in a growing industrial hub in the Bitterroot Valley, offering easy access to Stevensville, Hamilton, and Missoula.



**Flexible Unit Sizes:** Units range from  $\pm 1,800$  to 20,000 square feet, accommodating a variety of flex and industrial uses.



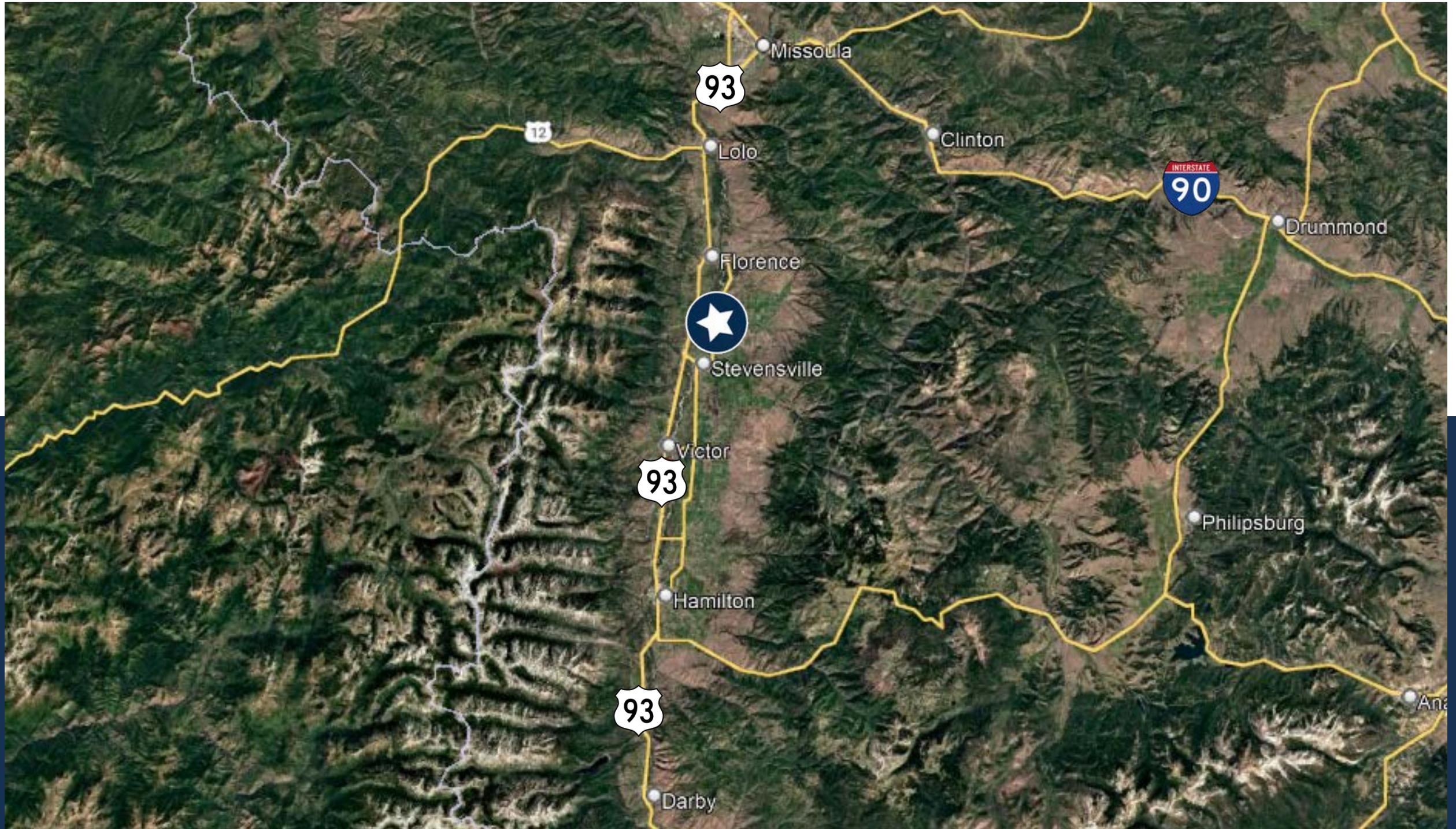
**Well-Equipped Facilities:** Each unit includes a 12'x12' office, ADA restroom, heated warehouse with  $\pm 18'$ -20' clearance, and 12'x14 overhead doors.



**Secure Yard Space:** Each unit features a 40'x60' fenced yard for outdoor storage.



**High-Powered Infrastructure:** Equipped with 200A/3Ph power, supporting uses like contractor workshop warehousing, fabrication, and manufacturing.



Regional Locator Map



Photos Shown Are of Comparable Units

Photos | Interior office area



Photos Shown Are of Comparable Units

Photos | Warehouse area facing front of building



Photos Shown Are of Comparable Units

Photos | Warehouse area facing rear of building

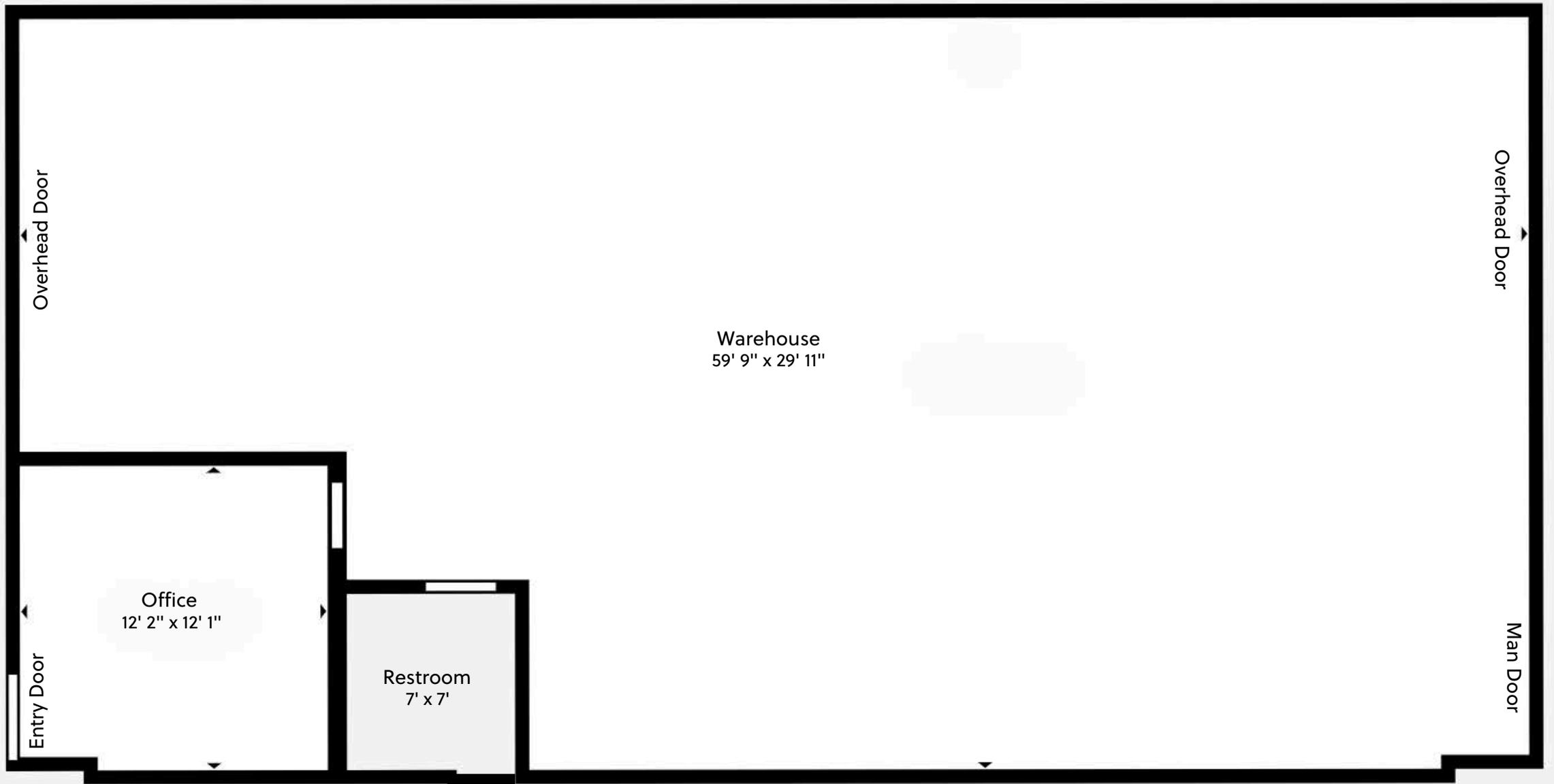


Photos Shown Are of Comparable Units

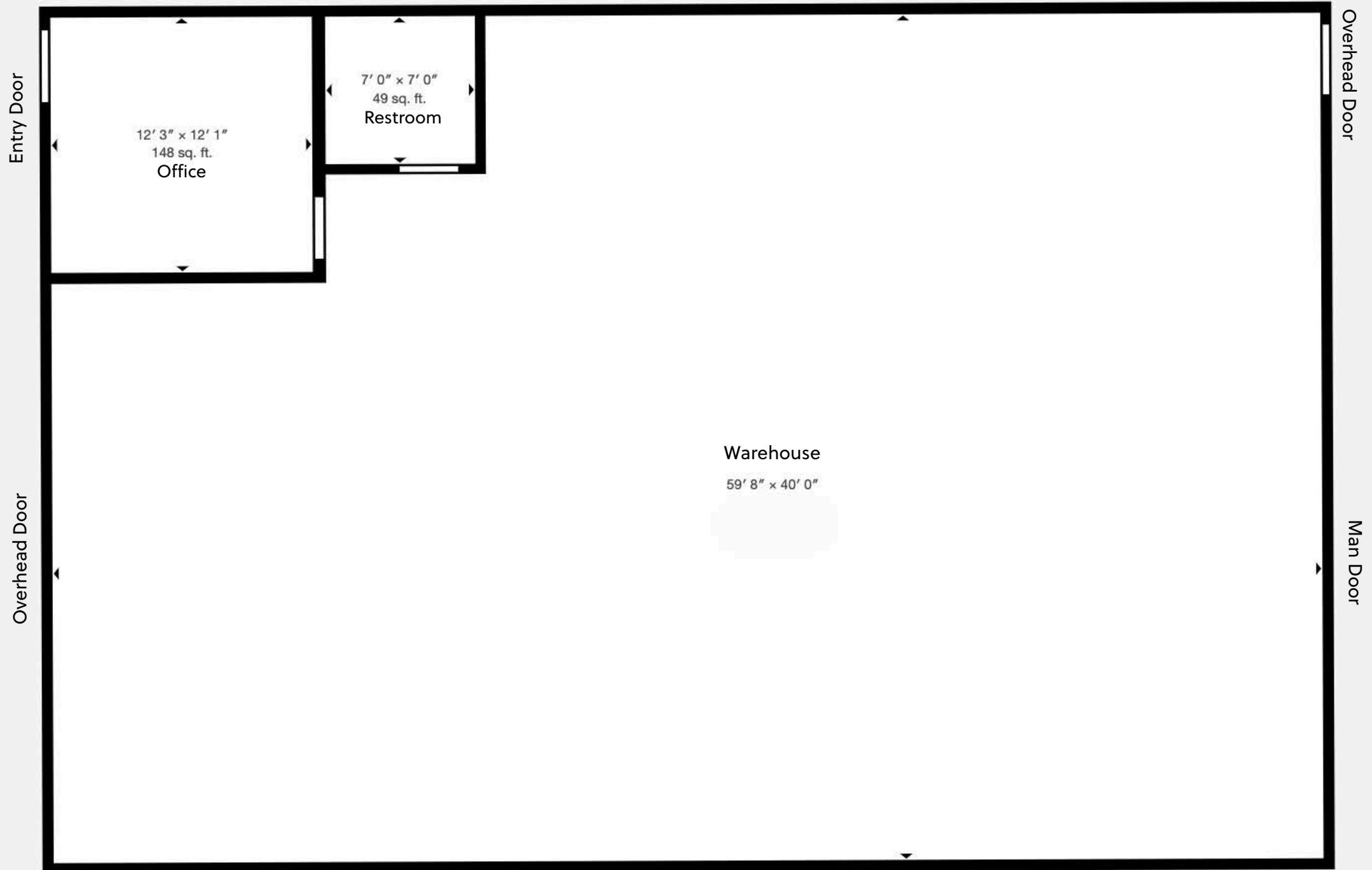


Photos Shown Are of Comparable Units

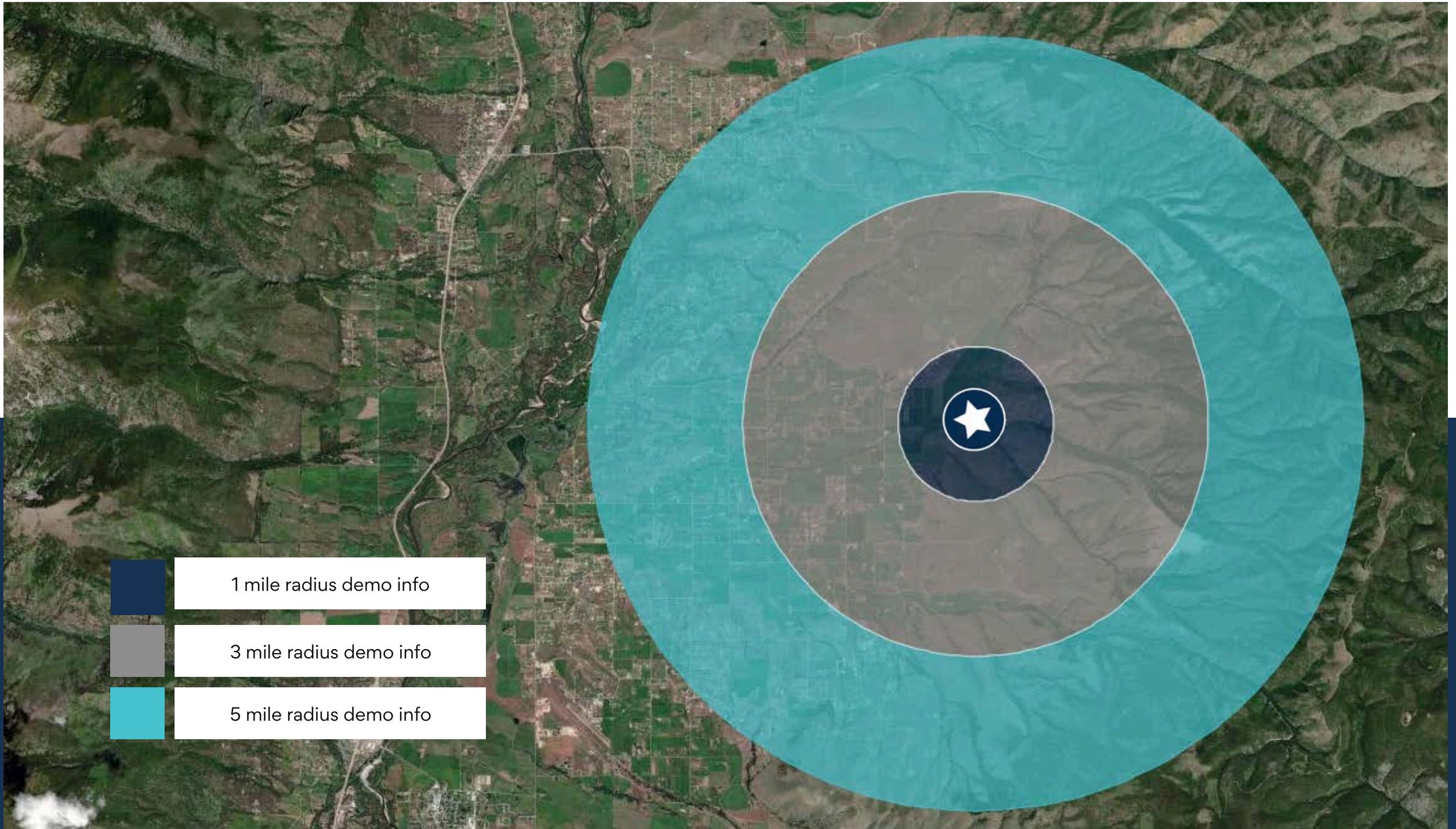
Photos | Fenced yard space



All measurements are estimates provided for approximate reference.



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1 mile radius demo info



3 mile radius demo info



5 mile radius demo info

## KEY FACTS

5 miles

9,250

Population

48.1

Median Age

2.4

Average Household Size

\$76,144

Median Household Income

3,066

2023 Owner Occupied Housing Units (Esri)

833

2023 Renter Occupied Housing Units (Esri)

## BUSINESS

5 miles



368

Total Businesses



2,166

Total Employees

## HOUSING STATS

5 miles



\$505,532

Median Home Value



\$13,856

Average Spent on Mortgage & Basics



\$735

Median Contract Rent

### 2024 Households by income (Esri)

5 miles

The largest group: \$50,000 - \$74,999 (17.1%)

The smallest group: \$15,000 - \$24,999 (5.5%)

Indicator ▲	Value	Diff	
<\$15,000	7.4%	-1.4%	
\$15,000 - \$24,999	5.5%	+0.1%	
\$25,000 - \$34,999	6.6%	-0.7%	
\$35,000 - \$49,999	12.4%	+1.0%	
\$50,000 - \$74,999	17.1%	-2.0%	
\$75,000 - \$99,999	16.0%	-2.5%	
\$100,000 - \$149,999	13.6%	+1.2%	
\$150,000 - \$199,999	9.0%	+1.2%	
\$200,000+	12.4%	+3.0%	

Bars show deviation from Ravalli County

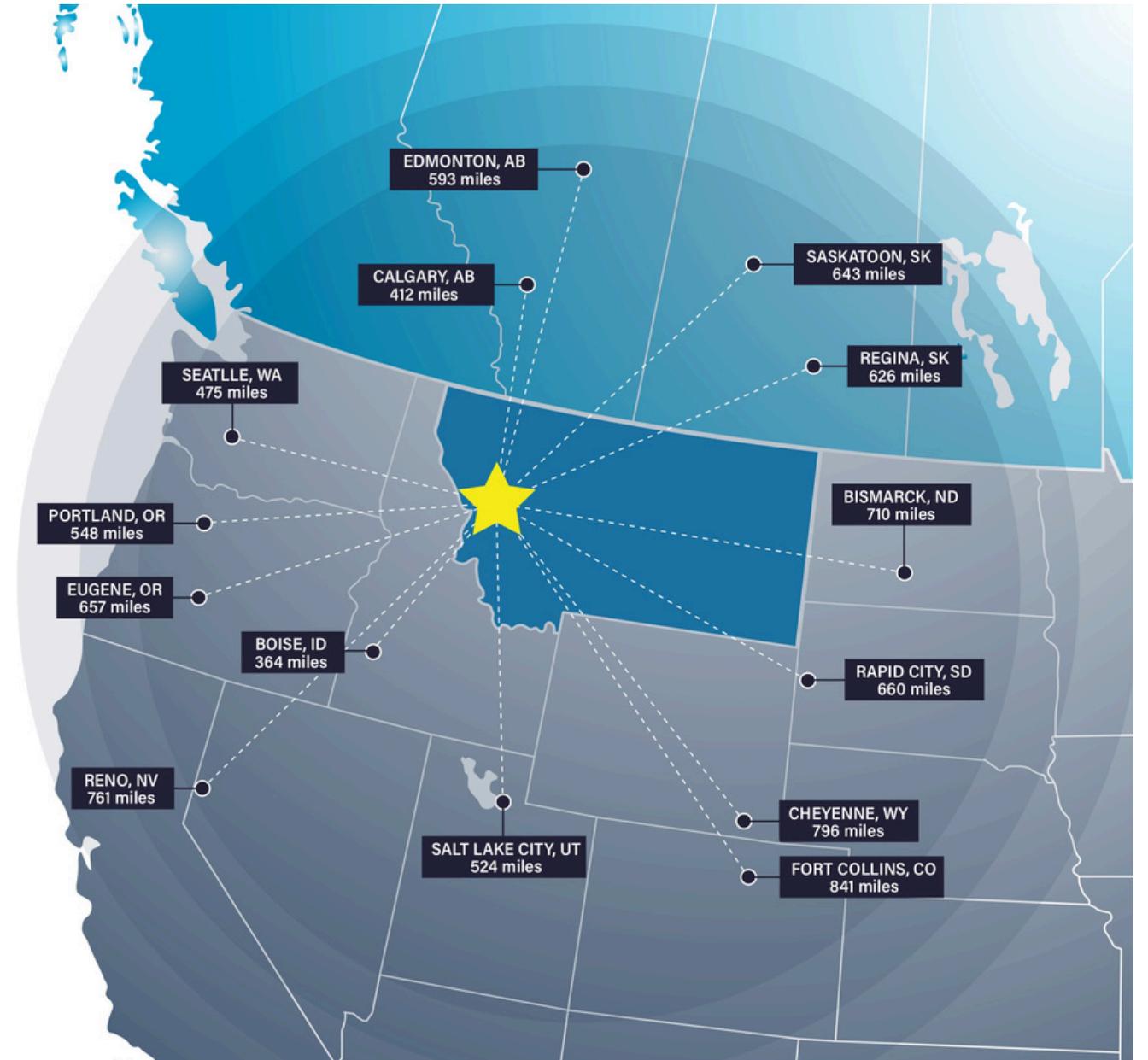
Variables	1 mile	3 miles	5 miles	Variables	1 mile	3 miles	5 miles
2022 Total Population	1,659	5,456	9,250	2022 Per Capita Income	\$45,904	\$44,509	\$45,798
2022 Household Population	1,628	5,365	9,159	2022 Median Household Income	\$61,459	\$70,222	\$76,144
2022 Family Population	1,259	4,203	7,335	2022 Average Household Income	\$109,933	\$105,106	\$109,892
2027 Total Population	1,780	5,816	9,941	2027 Per Capita Income	\$54,343	\$51,552	\$53,026
2027 Household Population	1,749	5,725	9,850	2027 Median Household Income	\$73,917	\$79,267	\$83,733
2027 Family Population	1,346	4,471	7,865	2027 Average Household Income	\$129,593	\$121,119	\$126,545

# Northwest Access

Western Montana offers strategic proximity to major cities in the Pacific Northwest, Midwest, and Canada.

Western Montana is within a day's truck drive of cities across the Northwest, including major Canadian metros. Easy access to US Highway 93 and Interstate 90 mean 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.



# Missoula Air Service

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





# Brokerage 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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