



**SterlingCRE**  
ADVISORS

## Multi-Use Opportunity: Office, Warehouse & Retail

5475 Trumpeter Way  
Missoula, Montana

± 4,377 SF | Commercial Condo

Exclusively listed by:

**Matt Mellott, CCIM | SIOR**

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## **Contents**

(click to jump to section)

[Executive Summary](#)

[Property Details](#)

[Demographics](#)

[Market Overview](#)

[Brokerage Team](#)

[Limiting Conditions](#)

# Opportunity Overview

SterlingCRE Advisors is pleased to offer a rare opportunity to own a standalone 4,377 square foot commercial condo in the highly sought-after Missoula Development Park. This high-visibility property is less than a one-minute drive from the I-90 and Airport Boulevard interchange and is visible to passing interstate traffic.

Constructed in 2007 and situated on a ±1.39-acre parcel, this freestanding condo unit offers a flexible combination of office and warehouse space suitable for a variety of commercial users. The layout includes open functional areas, grade-level overhead doors, and ample surrounding paved area, supporting efficient operations for service, light industrial, showroom, or assembly-type uses.

The property is located within the City of Missoula's LU-MU (Limited Urban Mixed-Use) zoning district, which allows for a broad mix of commercial, light industrial, office, and select residential or mixed-use applications—making it attractive for both owner-users and investors seeking long-term adaptability. Surrounded by logistics companies, manufacturers, and professional service providers, the property benefits from strong connectivity to Missoula International Airport and North Reserve Street. All utilities are in place, and the independent building configuration offers privacy, functionality, and the long-term equity advantages of condo ownership.

**\*Please note:** This offering is subject to the final approval of a condominium declaration. Final unit boundaries, common area designations, and ownership terms will be established upon completion of the condominium approval process.

 [Link to Listing](#)

 [Street View](#)

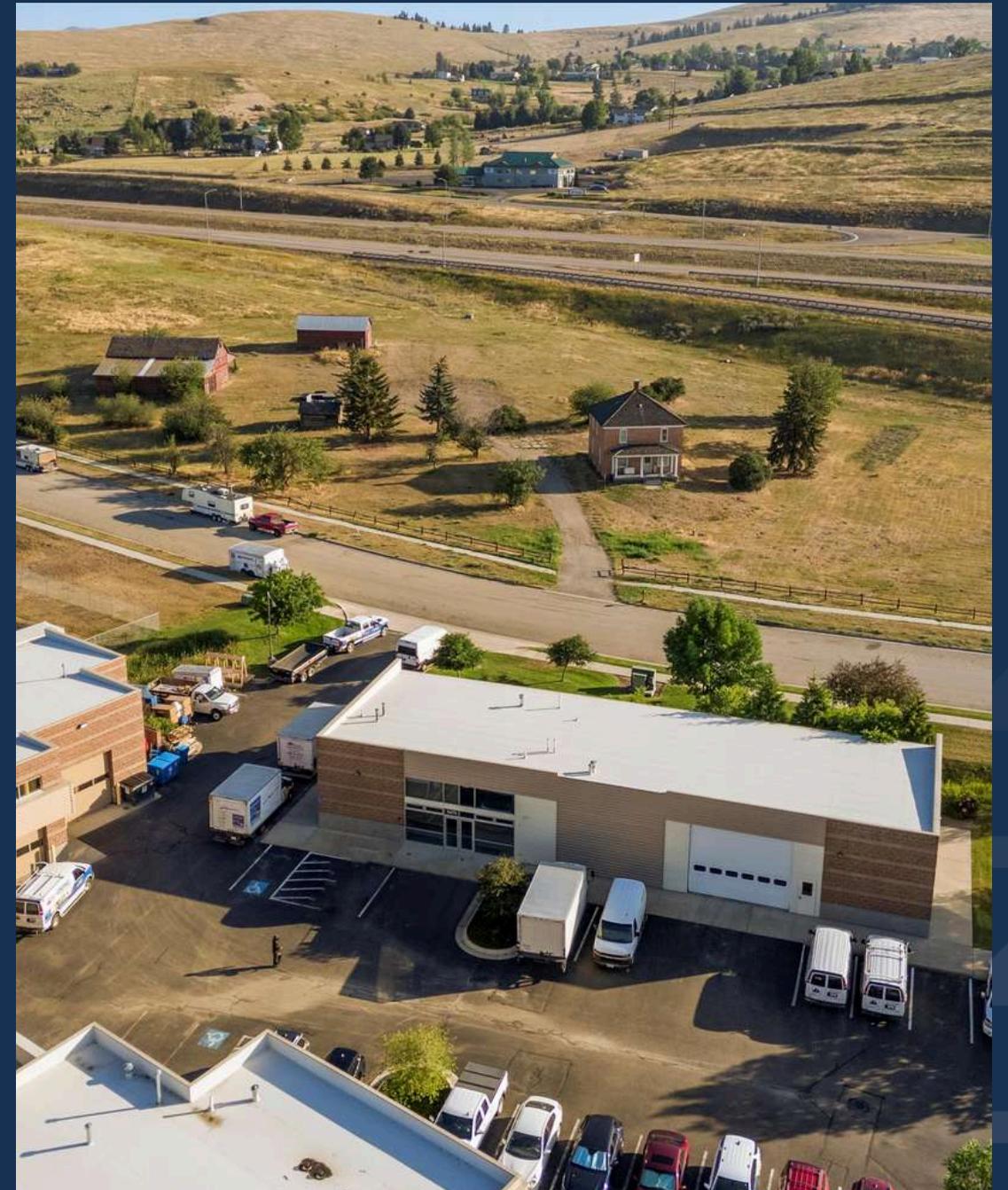
 [3D Tour](#)

<b>Address</b>	5475 Trumpeter Way Missoula, Montana 59808
<b>Purchase Price</b>	\$949,000
<b>Property Type</b>	Commercial / Industrial Condo
<b>Total Acreage</b>	Common interest in ±1.39 acres via Condominium Association*
<b>Building Size</b>	± 4,377 Square Feet

# 5475 Trumpeter Way

\$949,000

<b>Building SF</b>	± 4,377 Square Feet
<b>Geocode</b>	04-2325-36-3-02-01-0000
<b>Year Built/Renovated</b>	2007
<b>Zoning</b>	LU-MU ( Limited Urban Mixed-Use)
<b>Access</b>	via West Harrier & Trumpeter Way
<b>Services</b>	Missoula City Water & Sewer; Broadband
<b>Taxes</b>	\$69,917.95 (2025)
<b>Parking</b>	7 Private Parking Spaces* + Street Parking
<b>Interstate Proximity</b>	Less than 1 Mile





**Prime Missoula Development Park Location**  
Quick access to I-90, Missoula International Airport, and North Reserve corridor



**Standalone 4,377 SF Commercial Condo**  
Freestanding building offering exclusive occupancy within a condo association



**Zoned LU-MU (Limited Urban Mixed-Use)**  
Flexible zoning allowing office, light industrial, warehouse, retail, and mixed-use applications.



**7 Private Parking Spaces + Street Parking\***



**Versatile Office/Warehouse Configuration**  
Includes open floorplan, grade-level overhead door, and office/showroom potential

# LOCATION

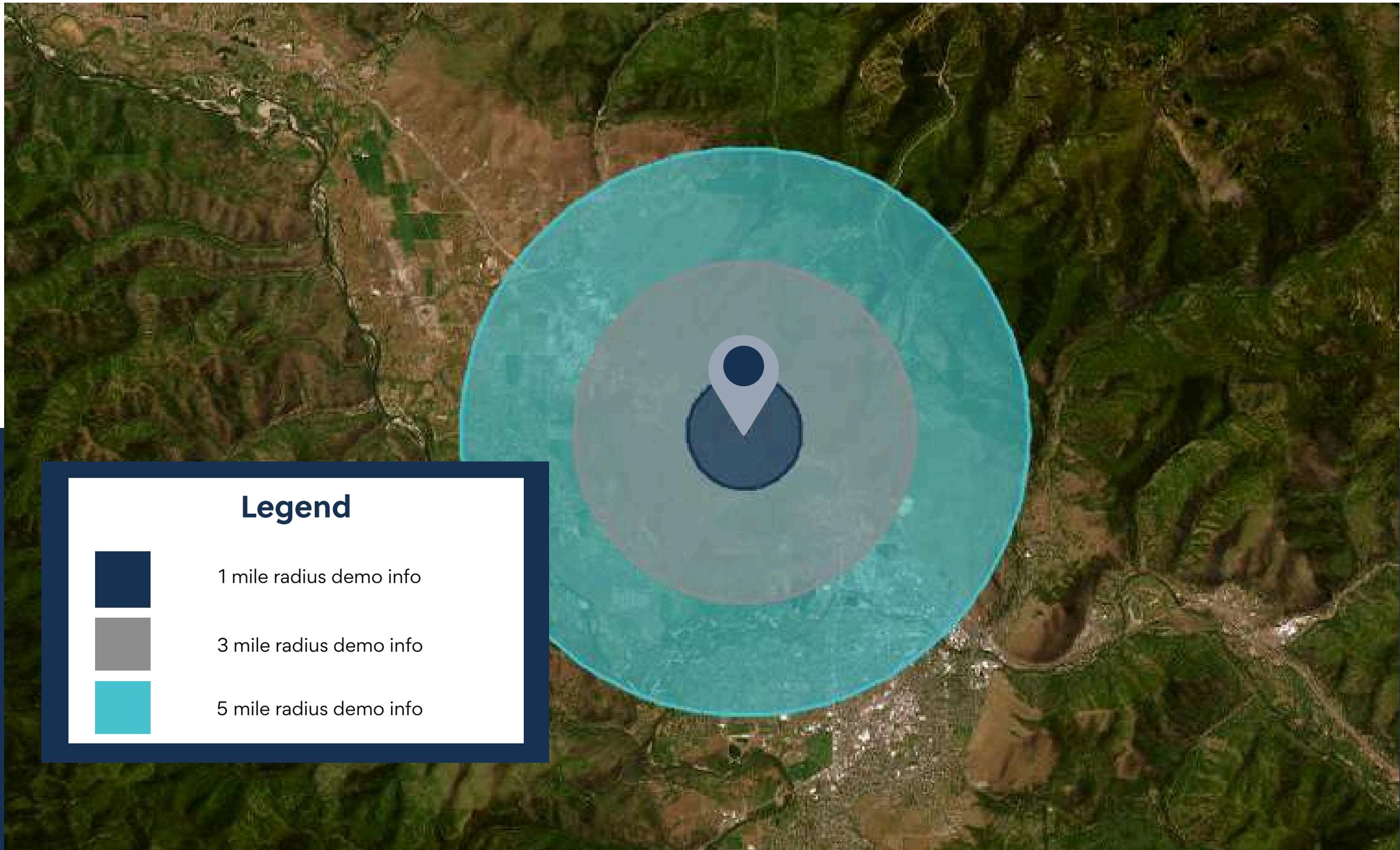


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Image Courtesy of Google Earth





### Legend



1 mile radius demo info



3 mile radius demo info



5 mile radius demo info

### KEY FACTS

2,524

Population



2.5

Average Household Size

37.2

Median Age

\$109,693

Median Household Income

### EDUCATION

5.2%

No High School Diploma



15.3%

High School Graduate



26.5%

Some College/  
Associate's Degree



53.0%

Bachelor's/Grad/  
Prof Degree

### BUSINESS



163

Total Businesses



2,356

Total Employees

### EMPLOYMENT



58.6%

White Collar



20.4%

Blue Collar



21.1%

Services

3.1%

Unemployment Rate

### INCOME



\$109,693

Median Household



\$51,284

Per Capita Income



\$306,208

Median Net Worth

### 2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (26.9%)

The smallest group: \$25,000 - \$34,999 (2.2%)

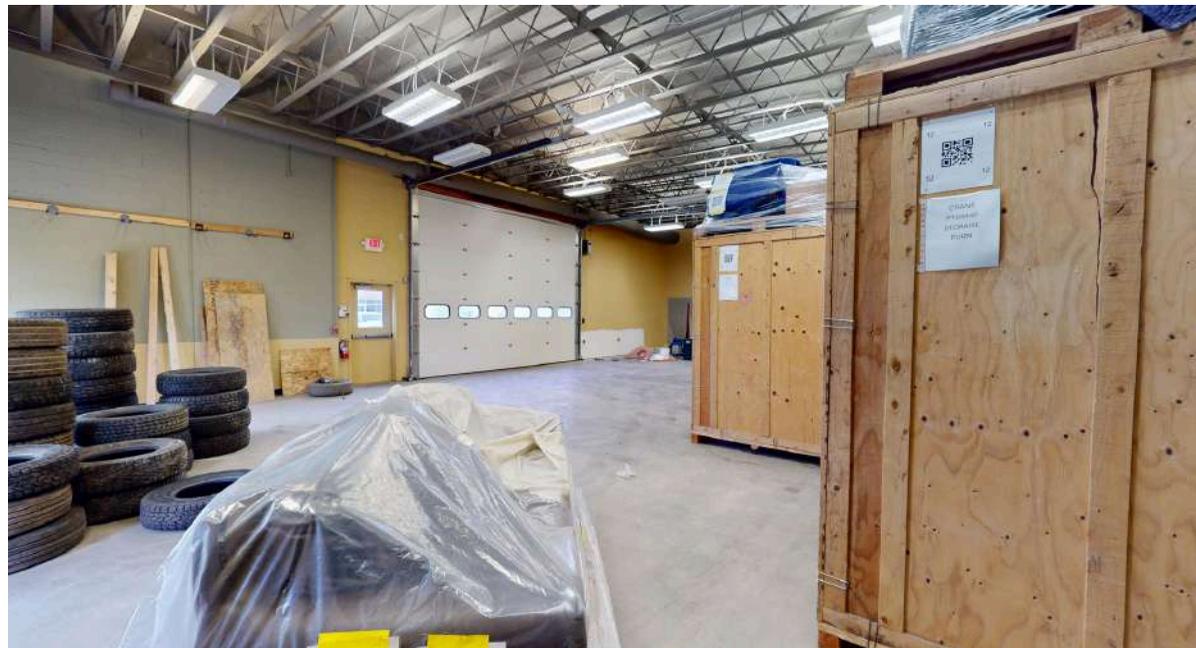
Indicator ▲	Value	Diff	
<\$15,000	6.9%	-1.8%	
\$15,000 - \$24,999	2.9%	-3.6%	
\$25,000 - \$34,999	2.2%	-5.3%	
\$35,000 - \$49,999	13.2%	+3.3%	
\$50,000 - \$74,999	7.5%	-7.8%	
\$75,000 - \$99,999	13.0%	-1.3%	
\$100,000 - \$149,999	26.9%	+8.3%	
\$150,000 - \$199,999	12.6%	+3.0%	
\$200,000+	14.7%	+5.2%	

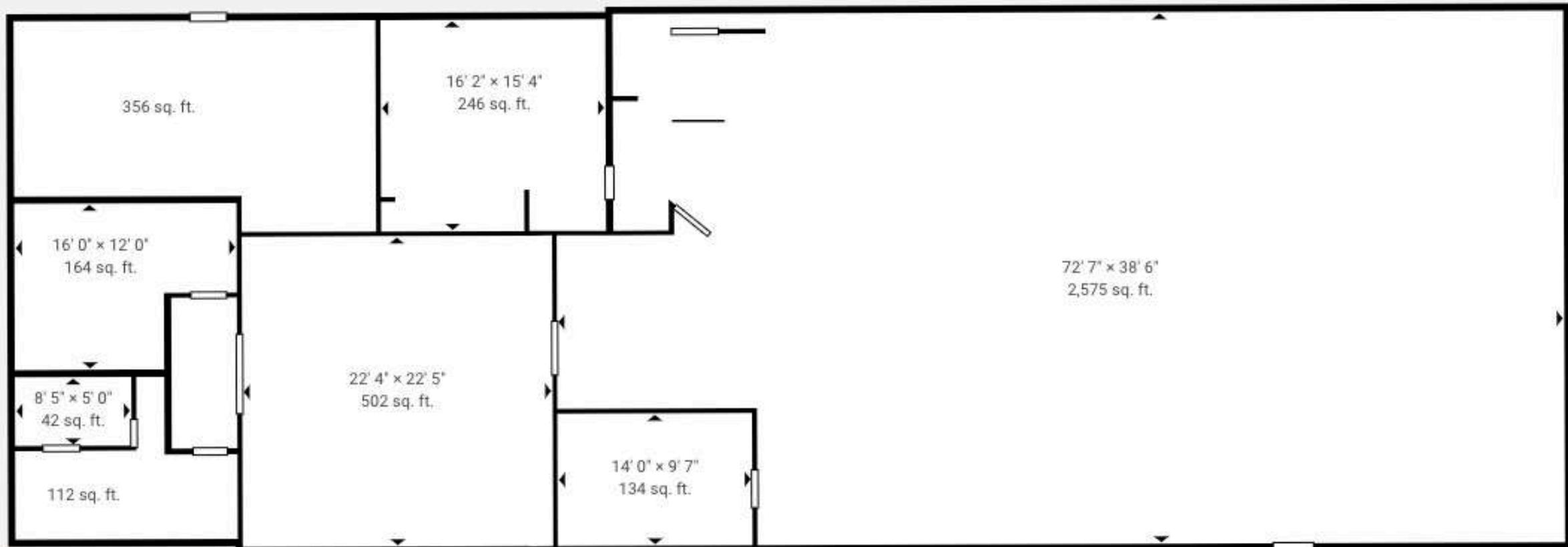
# PROPERTY DETAILS

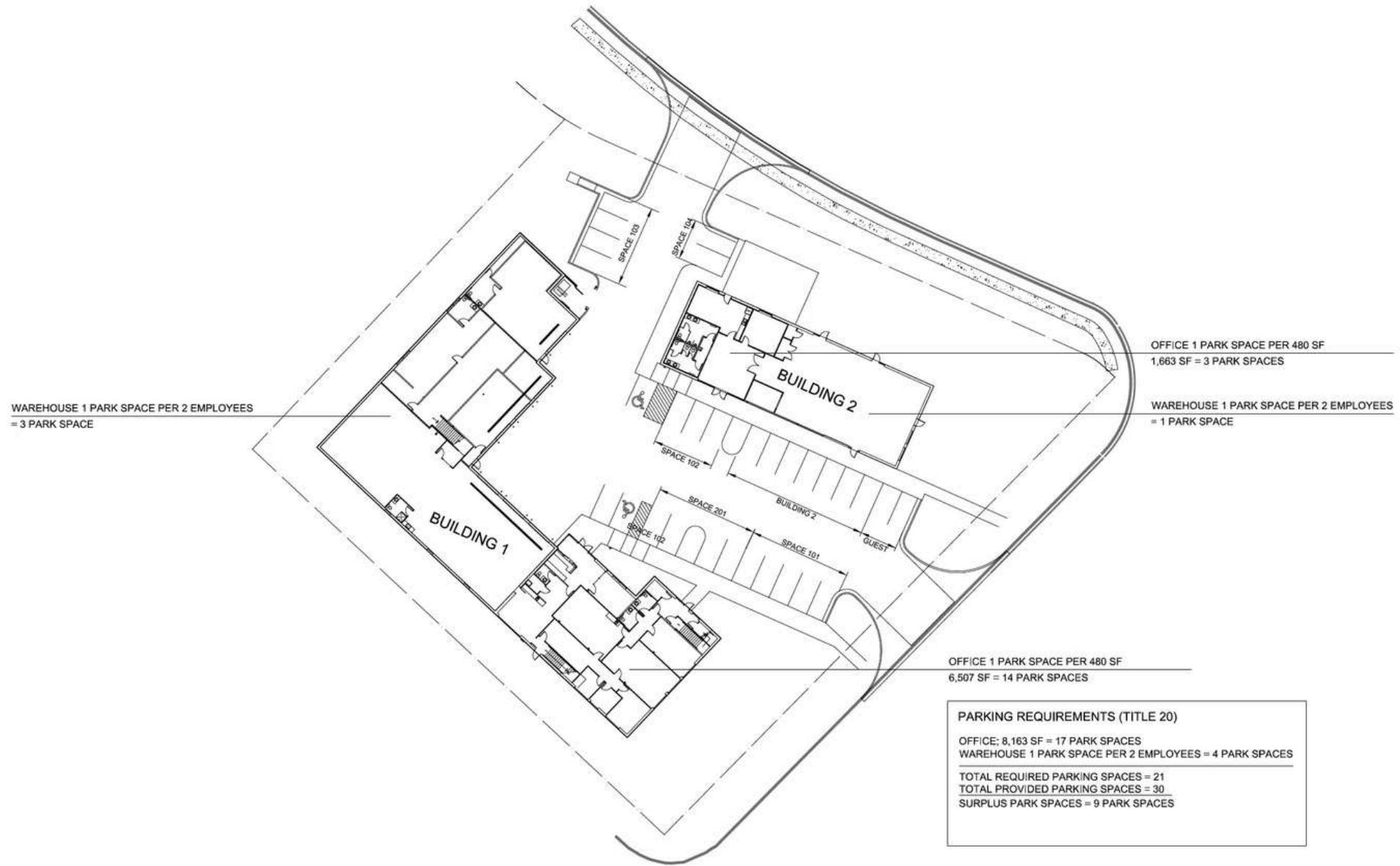


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1 SITE PLAN / FLOOR PLAN

SCALE IN FEET  
0 20 40

JULY 22, 2025

PROJECT NORTH





## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
45	Grassvalley silty clay loam, 0 to 4 percent slopes	1.2	100.0%
Totals for Area of Interest		1.2	100.0%

**T22 Zoning**

Zoning Abbreviation

- A
- CD-1
- CD-2
- D-C
- D-T
- I-1
- LU-MU
- LU-R1
- LU-R2
- OP-1



**Sanitary Sewer Flow Direction Arrows**

Sanitary Gravity Main Flow Direction



Sanitary Pressurized Main Flow Direction



**Sanitary Sewer**

Sanitary Gravity Main



City



Other

Sanitary Pressurized Main



City



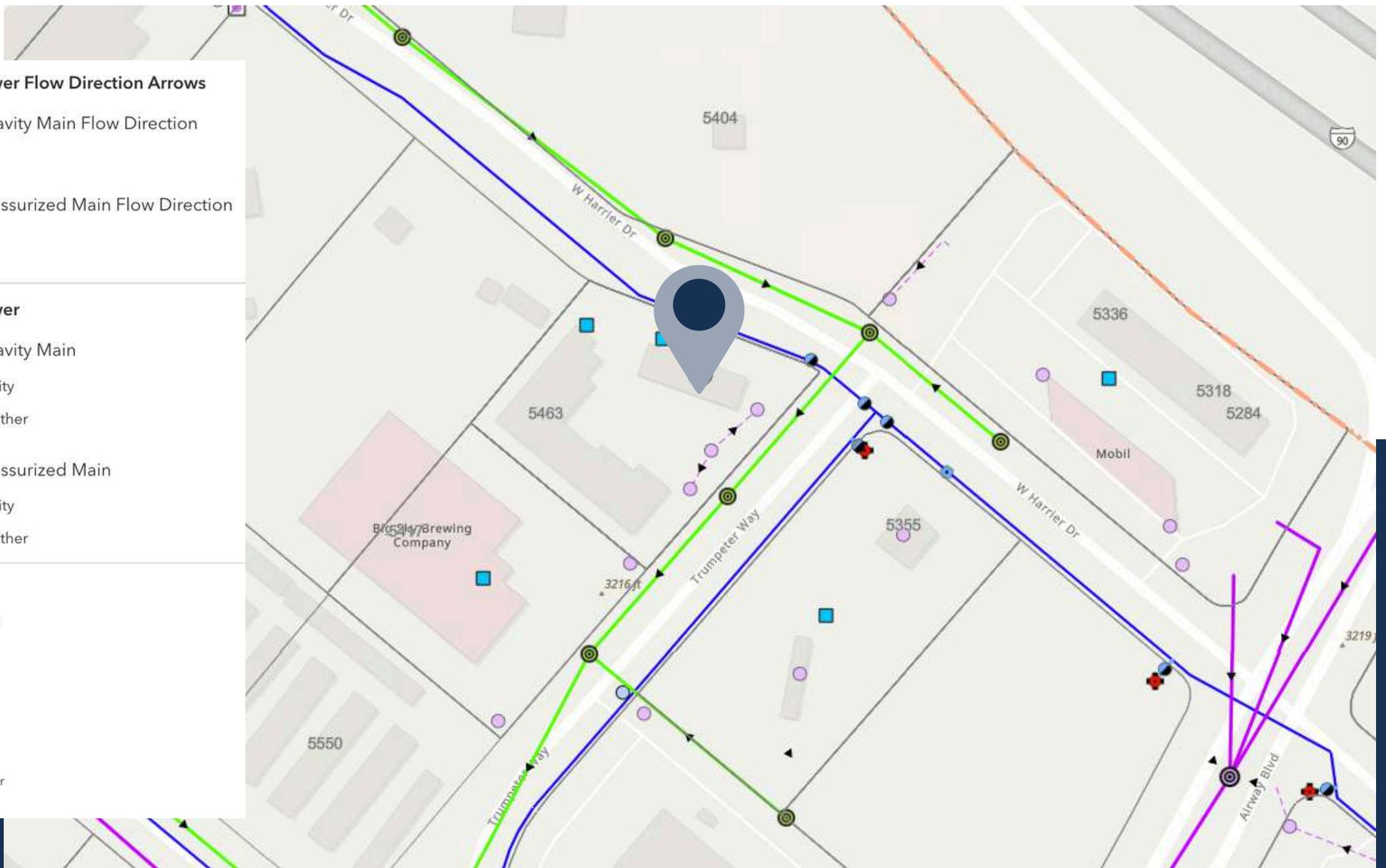
Other

**Water**

Water Hydrant



Water Main



# MARKET OVERVIEW



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# Missoula Industrial Market Data | Q3 2025

## LEASING ACTIVITY | INDUSTRIAL

	T12 Ending 9.30.2024	T12 Ending 9.30.2025	Change
County Average Lease Rate	\$10.58	\$11.91	12.57% ↑
NNN Average	\$3.24	\$2.98	-8.02% ↓
County Vacancy	4.06%	11.81%	7.75% ↑

## SALES ACTIVITY | INDUSTRIAL

	T12 Ending 9.30.2024	T12 Ending 9.30.2025	Change
County Average Sale Price PSF	\$148.09	\$191.06	29.02% ↑
Condominium Average Sale Price PSF	\$191.51	\$191.96	0.23% ↑
Freestanding Average Sale Price SF	\$126.39	\$190.66	50.85% ↑

All data covers the trailing 12 months  
Lease data is based on NNN or NNN Equivalent

## INDUSTRIAL DEVELOPMENT PIPELINE

Construction	±139,782 SF
Permitting	±3,350 SF
Planning	±62,600 SF
Completed YTD 2025	±20,000 SF



# Missoula Retail Market Data | Q3 2025

## LEASING ACTIVITY | RETAIL

	T12 Ending 9.30.2024	T12 Ending 9.30.2025	Change
County Average Lease Rate	\$23.17	\$20.09	-13.29% ↓
Downtown Average Lease Rate	\$24.44	\$19.58	-19.89% ↓
NNN Average	\$6.70	\$6.69	-0.15% ↓
County Vacancy	2.90%	3.81%	0.91% ↑

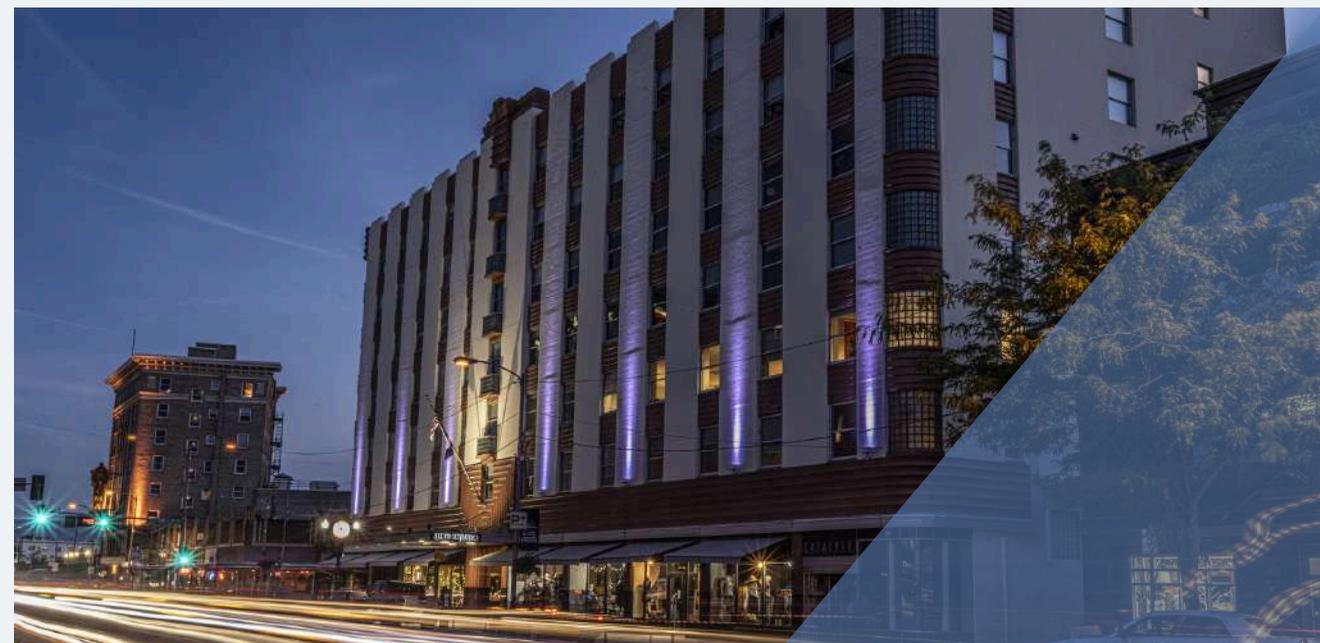
## SALES ACTIVITY | RETAIL

	T12 Ending 9.30.2024	T12 Ending 9.30.2025	Change
County Average Sale Price PSF	\$365.71	\$351.53	-3.88% ↓
Condominium Average Sale Price PSF	\$395.91	NA	NA
Freestanding Average Sale Price SF	\$357.08	\$351.53	-1.55% ↓

All data covers the trailing 12 months  
Lease data is based on NNN or NNN Equivalent

## RETAIL DEVELOPMENT PIPELINE

Construction	±4,000 SF
Permitting	±17,480 SF
Planning	±78,880 SF
Completed YTD 2025	±21,253 SF



# Missoula Office Market Data | Q3 2025

## LEASING ACTIVITY | OFFICE

	T12 Ending 9.30.2024	T12 Ending 9.30.2025	Change	
County Average Lease Rate	\$18.00	\$19.21	6.72%	↑
Downtown Average Lease Rate	\$19.51	\$20.67	5.95%	↑
NNN Average	\$6.33	\$7.80	23.22%	↑
County Vacancy	7.25%	7.32%	0.07%	↑

## SALES ACTIVITY | OFFICE

	T12 Ending 9.30.2024	T12 Ending 9.30.2025	Change	
County Average Sale Price PSF	\$207.06	\$303.44	46.55%	↑
Condominium Average Sale Price PSF	\$174.61	\$334.70	91.68%	↑
Freestanding Average Sale Price SF	\$228.70	\$282.43	23.49%	↑

All data covers the trailing 12 months  
Lease data is based on NNN or NNN Equivalent

## OFFICE DEVELOPMENT PIPELINE

Construction	±13,101 SF
Permitting	±5,000 SF
Planning	±6,000 SF
Completed 2025	±10,394 SF



# Missoula Air Service

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

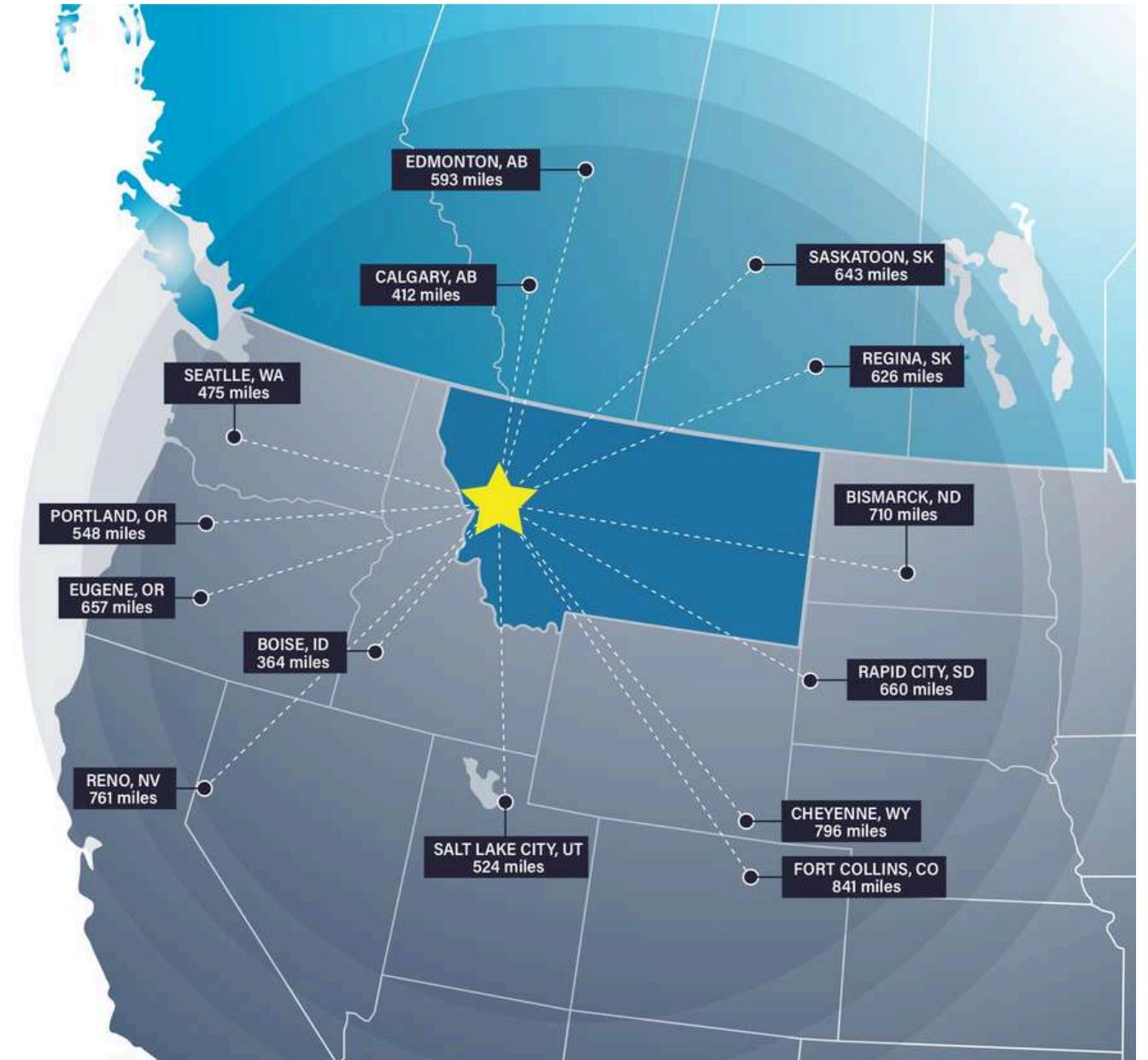


# Missoula Access

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.



# 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 Advisor & 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.

# Disclaimer & Limiting Conditions

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**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.