



SterlingCRE
ADVISORS

MANUFACTURING / WAREHOUSE FACILITY ON ±9.39 ACRES

8129 Cowboy Trail
Missoula, Montana

± 9.39 Acres | Industrial Building with Land

Exclusively listed by:

Matt Mellott, CCIM | SIOR

Matt@SterlingCREadvisors.com

406.203.3950



SterlingCRE
ADVISORS

Contents

(click to jump to section)

[Executive Summary](#)

[Interactive Links](#)

[Property Details](#)

[Demographics](#)

[Market Overview](#)

[Brokerage Team](#)

[Limiting Conditions](#)




Opportunity Overview

SterlingCRE is proud to present 8129 Cowboy Trail, a single occupier manufacturing facility located in Missoula, Montana. For sale is an approximate ±38,617 square foot warehouse/manufacturing facility on ±9.39 acres in Missoula, Montana.

This pre-engineered steel building was constructed in 2014 and boasts 43’ clear height, 3-phase power (2000A 480Y/277V), two (2) 30’ x 30’ rolling doors and two (2) 20’ x 20’ rolling doors. The facility also includes four (4) 30-ton cranes and two (2) 15-ton hoists along with ±3,300 square feet of office space.

The offering represents a unique opportunity for either an owner user or investor to acquire a high quality asset in a market with extremely high barriers to entry. Industrial Center Heavy Zoning classification is rare in Missoula County. Close proximity to Interstate 90 and Highway 200 provides direct access to transportation nodes for distribution and logistics uses.

Interactive Links

-  [Link to Listing](#)
-  [Video](#)
-  [3D Tour](#)

Address	8129 Cowboy Trail Missoula, Montana
Purchase Price	\$6,415,000
Property Type	Industrial Building
Total Acreage	Acreage: ±9.39
Building Size	± 38,617 SF

8129 Cowboy Trail

\$6,415,000

Building SF	± 38,617 SF
Geocode	04-2201-21-1-01-10-0000
Year Built/Renovated	2014
Zoning	Industrial Center Heavy, Missoula County
Access	Cowboy Trail
Services	Well, Septic, Fire Flow Suppression via Hydrant
Taxes	\$70,741.13 (2025)
Parking	Surface lot
Power	3-Phase (2000A 480Y/277V)
Interstate Proximity	± 1 mile to I-90





Less than 1 mile to Interstate 90 and Highway 200



Clearance height up to 43'

Two (2) 30'x30' grade doors

Two (2) 20'x20' grade doors



Excess land for expansion opportunities-

**Industrial Center Heavy Zoning is very limited in
Missoula County**



**Located in the Bonner West Log Yard TEDD
(Targeted Economic Development District)**

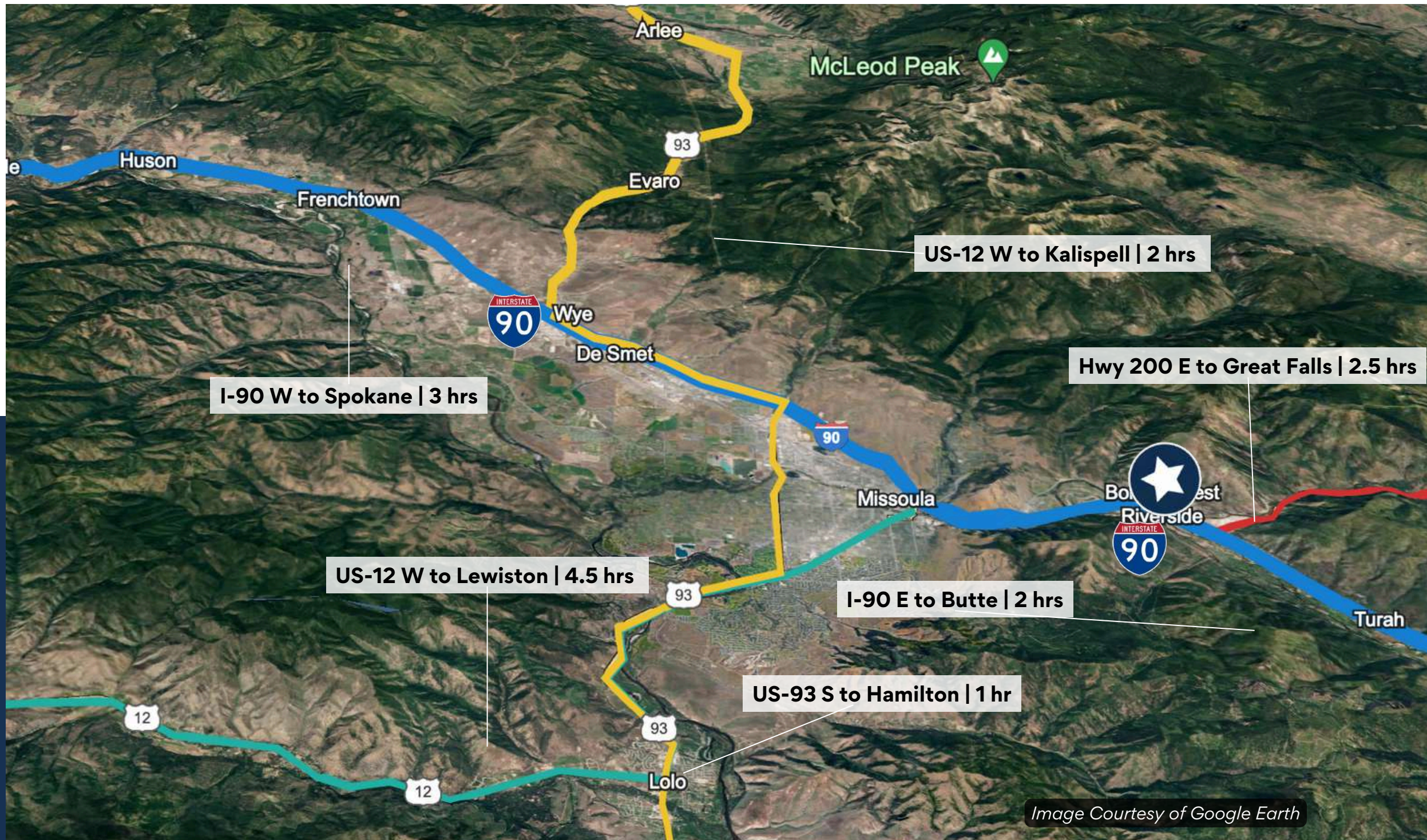


Flat topography with soils optimal for construction

LOCATION

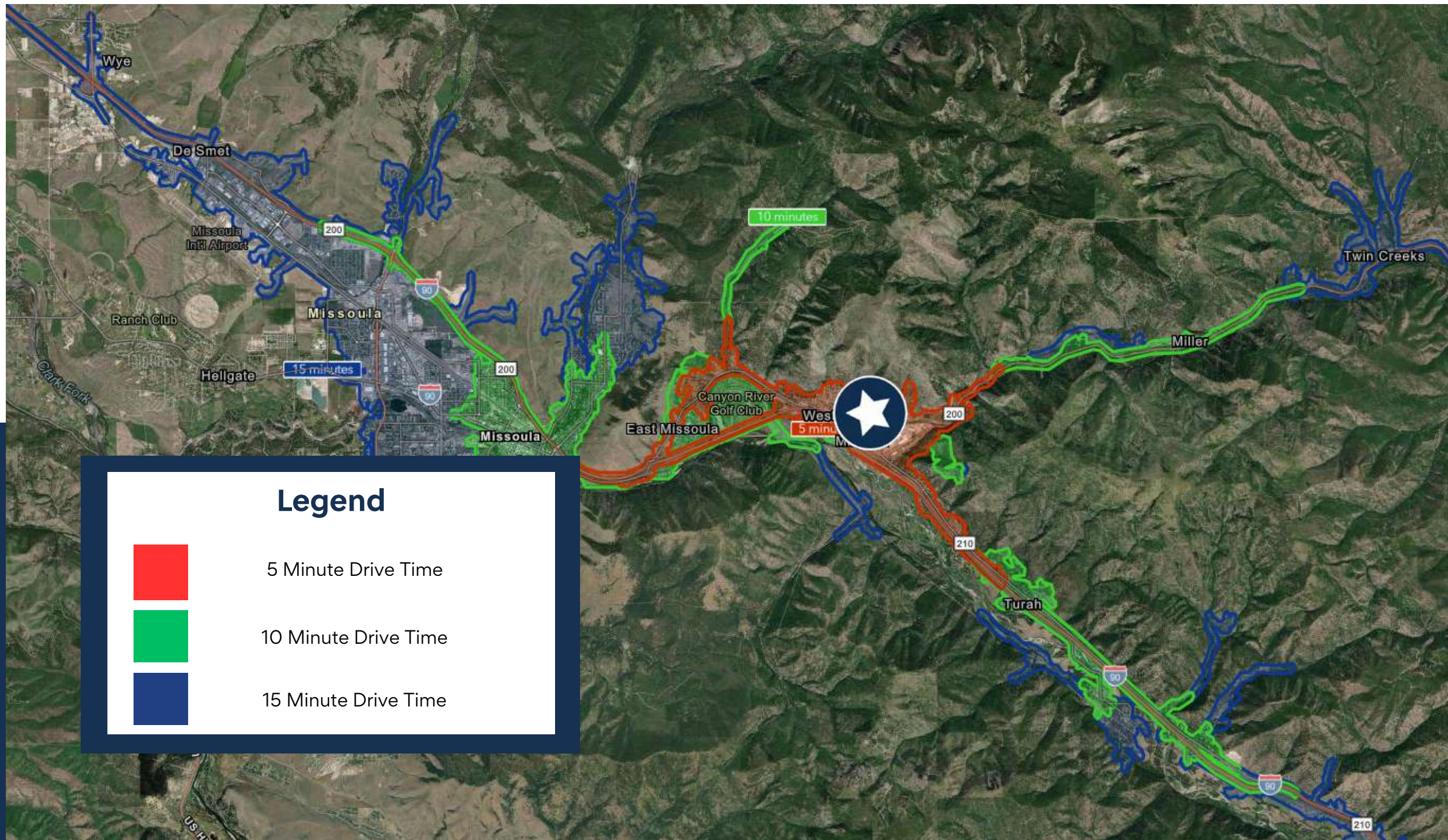


SterlingCRE
ADVISORS





Locator Map



Legend



5 Minute Drive Time



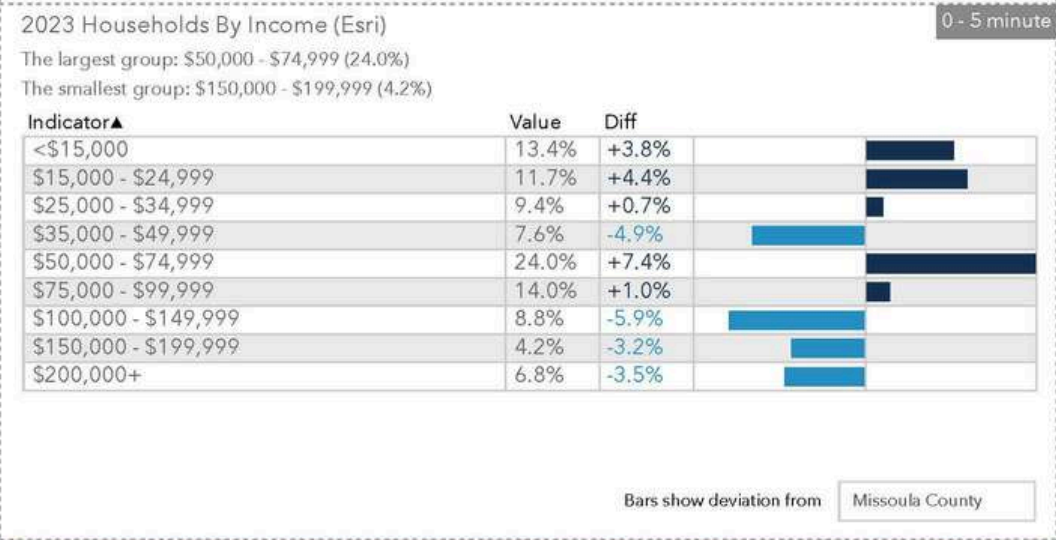
10 Minute Drive Time



15 Minute Drive Time



Variables	0 - 5 minute	5 - 10 minute	10 - 15 minute
2022 Total Population	2,884	15,135	42,331
2022 Household Population	2,869	14,549	40,510
2022 Family Population	2,131	7,005	23,798
2027 Total Population	2,955	15,504	43,696
2027 Household Population	2,940	14,917	41,875
2027 Family Population	2,170	7,101	24,423



Variables	0 - 5 minute	5 - 10 minute	10 - 15 minute
2022 Per Capita Income	\$34,984	\$38,675	\$38,439
2022 Median Household Income	\$55,775	\$49,478	\$52,468
2022 Average Household Income	\$81,433	\$81,279	\$82,650
2027 Per Capita Income	\$42,069	\$45,581	\$45,562
2027 Median Household Income	\$63,072	\$58,257	\$62,033
2027 Average Household Income	\$97,638	\$95,334	\$97,252



PROPERTY DETAILS



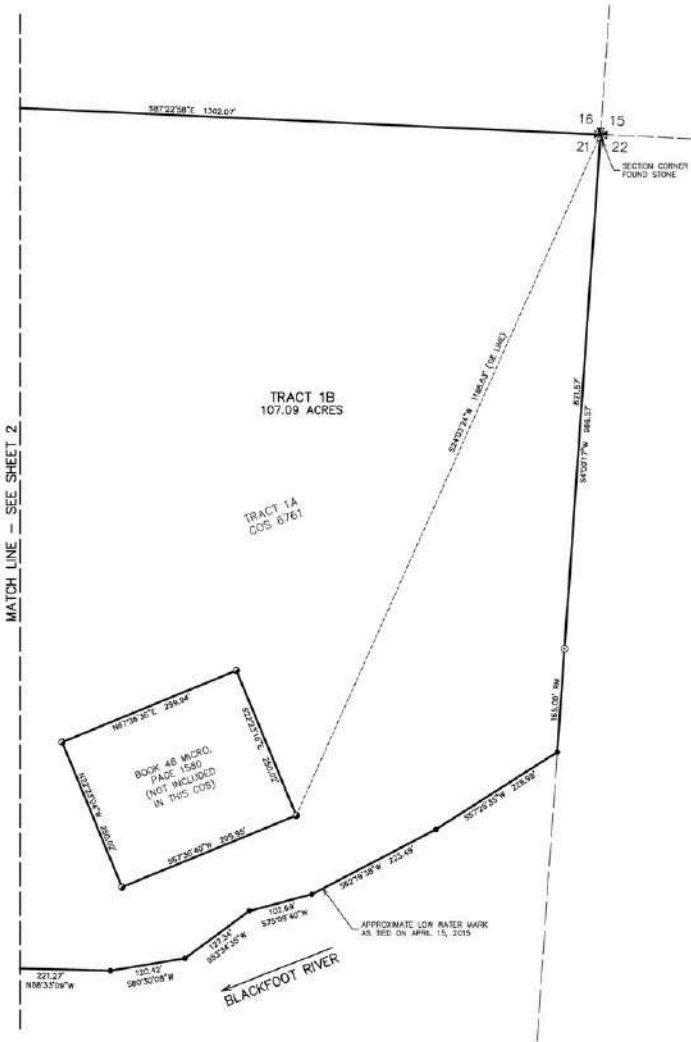
SterlingCRE
ADVISORS







CERTIFICATE OF SURVEY



BASIS OF BEARINGS
CERTIFICATE OF SURVEY NO. 6761

LEGEND

- ① SET 5/8" x 24" IRON NAIL WITH 1/4" YELLOW PLASTIC CAP (WGM GROUP LAD 19133LS)
 - ② FOUND 1 1/4" IRON YELLOW PLASTIC CAP (WGM GROUP LAD 19133LS)
 - ③ FOUND 1 1/4" IRON YELLOW PLASTIC CAP (WGM GROUP LAD 14519LS)
 - ④ FOUND 1 1/4" IRON YELLOW PLASTIC CAP (CORROSION & CO. MAGNETICALLY MARKED)
 - ⑤ FOUND 1 1/4" IRON YELLOW PLASTIC CAP (FLEMING 8747LS)
 - ⑥ FOUND 2" ALUMINUM CAP (2345LS)
 - ⑦ FOUND 2" ALUMINUM CAP (WGM GROUP LAD 19133LS)
 - ⑧ FOUND 2" ALUMINUM CAP (MUT 1088LS)
 - ⑨ FOUND 5/8" IRON NAIL
 - ANGLE POINT, NOT MONUMENTED
 - RM REFERENCE MONUMENT
 - COS CERTIFICATE OF SURVEY
 - NIS NOT TO SCALE
 - RI RECORD DATA PER CERTIFICATE OF SURVEY NO. 6761
- NOTES:
- 1) ALL BEARINGS, DISTANCES, AND CURVE DATA SHOWN ARE FOUND OR SET, UNLESS OTHERWISE NOTED.
 - 2) THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OR APPURTENANT EASEMENTS FOR THE REAL PROPERTY SURVEYED HEREON.

LEGAL DESCRIPTION: PERMETER

TRACTS 1A AND 2 OF CERTIFICATE OF SURVEY NO. 6761, ON FILE AND PUBLIC RECORD IN MISSOULA COUNTY, MONTANA, LOCATED IN THE NORTH HALF OF SECTION 21, TOWNSHIP 13 NORTH, RANGE 18 WEST, PRINCIPAL MERIDIAN, MONTANA, CONTAINING 107.09 ACRES, MORE OR LESS, BEING SURVEYED AND MONUMENTED ACCORDING TO THIS CERTIFICATE OF SURVEY.

LEGAL DESCRIPTION: TRACT 1B

TRACT 1B OF THIS CERTIFICATE OF SURVEY, LOCATED IN THE NORTH HALF OF SECTION 21, TOWNSHIP 13 NORTH, RANGE 18 WEST, PRINCIPAL MERIDIAN, MONTANA, CONTAINING 107.09 ACRES, MORE OR LESS, BEING SURVEYED AND MONUMENTED ACCORDING TO THIS CERTIFICATE OF SURVEY.

LEGAL DESCRIPTION: TRACT 2A

TRACT 2A OF THIS CERTIFICATE OF SURVEY, LOCATED IN THE NORTH HALF OF SECTION 21, TOWNSHIP 13 NORTH, RANGE 18 WEST, PRINCIPAL MERIDIAN, MONTANA, CONTAINING 0.05 ACRES, MORE OR LESS, BEING SURVEYED AND MONUMENTED ACCORDING TO THIS CERTIFICATE OF SURVEY.

NOTE: THE AREA THAT IS BEING REMOVED FROM ONE TRACT OF RECORD AND JOINED WITH ANOTHER TRACT OF RECORD IS NOT ITSELF A TRACT OF RECORD, AND AREA SHALL NOT BE AVAILABLE AS A REFERENCE LEGAL DESCRIPTION IN ANY SUBSEQUENT REAL PROPERTY TRANSFER AFTER THE INITIAL TRANSFER ASSOCIATED WITH THE CERTIFICATE OF SURVEY ON WHICH SAID AREA IS DESCRIBED, UNLESS SAID AREA IS INCLUDED WITH OR EXCLUDED FROM ADJOINING TRACTS OF RECORD.

CERTIFICATE OF SURVEYOR*****

I, JEFFREY A. DUNCAN, PROFESSIONAL LAND SURVEYOR, MONTANA LICENSE NO. 19133LS, HEREBY CERTIFY THAT THIS CERTIFICATE OF SURVEY IS A TRUE REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION AND WAS COMPLETED ON THE DATE SHOWN HEREON.

JEFFREY A. DUNCAN, P.L.S.
MONTANA LICENSE NO. 19133LS
FOR WGM GROUP, INC.

DATE

UNLESS SIGNED, SEALED, AND DATED, THIS IS A PRELIMINARY OR UNOFFICIAL DOCUMENT AND CANNOT BE RELIED UPON IN WHOLE OR PART.

CERTIFICATE OF OWNER*****

THE UNDERSIGNED HEREBY CERTIFY THAT THE PURPOSE OF THIS SURVEY IS TO RELOCATE COMMON BOUNDARIES BETWEEN ADJOINING PROPERTIES, AND THAT NO ADDITIONAL TRACTS OF RECORD ARE CREATED; THEREFORE, THIS SURVEY IS EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO 76-3-207(1)(c) M.C.A. TO-WIT: DIVISIONS MADE OUTSIDE OF PLATTED SUBDIVISIONS FOR THE PURPOSE OF RELOCATING COMMON BOUNDARY LINES BETWEEN ADJOINING PROPERTIES.

FURTHERMORE, THIS SURVEY IS EXEMPT FROM REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO SECTION 17.36.603(2)(c) A.R.M. TO-WIT: DIVISIONS MADE FOR THE PURPOSE OF ACQUIRING ADDITIONAL LAND TO BECOME PART OF AN APPROVED PARCEL, PROVIDED THAT WATER OR SEWAGE DISPOSAL FACILITIES MAY NOT BE CONSTRUCTED ON THE ADDITIONAL ACQUIRED PARCEL AND THAT THE DIVISION DOES NOT FALL WITHIN A PREVIOUSLY PLATTED OR APPROVED SUBDIVISION.

FURTHERMORE, SINCE TRACT 1A IS GREATER THAN 20 ACRES IN SIZE, IT IS EXEMPT FROM REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO SECTION 76-4-103 M.C.A.

FURTHERMORE, TRACT 2A IS EXEMPT FROM REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO SECTION 17.36.603(2)(c) A.R.M. TO-WIT: A PARCEL THAT WILL BE AFFECTED BY A PROPOSED BOUNDARY LINE ADJUSTMENT. IF THE PARCEL HAS EXISTING FACILITIES FOR WATER SUPPLY, WASTEWATER DISPOSAL, STORM DRAINAGE, OR SOLID WASTE DISPOSAL, THAT WERE NOT SUBJECT TO REVIEW, AND HAVE NOT BEEN REVIEWED UNDER TITLE 76, CHAPTER 4, PART 1, M.C.A. AND IF: (1) NO FACILITIES, OTHER THAN THOSE IN EXISTENCE PRIOR TO THE BOUNDARY LINE ADJUSTMENT, OR THOSE THAT WERE PREVIOUSLY APPROVED AS REPLACEMENTS FOR THE EXISTING FACILITIES, WILL BE CONSTRUCTED ON THE PARCEL; (2) EXISTING FACILITIES ON THE PARCEL COMPLIED WITH STATE AND LOCAL LAWS AND REGULATIONS, INCLUDING PERMIT REQUIREMENTS, WHICH WERE APPLICABLE AT THE TIME OF INSTALLATION; AND (3) THE LOCAL HEALTH OFFICER DETERMINES THAT EXISTING FACILITIES ARE ADEQUATE FOR THE EXISTING USE, AS A CONDITION OF THE EXEMPTION, THE LOCAL HEALTH OFFICER MAY REQUIRE EVIDENCE THAT: (A) EXISTING SEPTIC TANKS HAVE BEEN PUMPED WITHIN THE PREVIOUS THREE YEARS; (B) THE PARCEL INCLUDES ADEQUATE OR FEATURES SUFFICIENT TO ACCOMMODATE A REPLACEMENT DRAINFIELD; (C) EXISTING WELLS ARE ADEQUATE FOR THE PROPOSED USES; AND (D) ADEQUATE STORM DRAINAGE AND SOLID WASTE DISPOSAL ARE PROVIDED.

THE UNDERSIGNED HEREBY GRANTS A PRIVATE ACCESS EASEMENT ON AND ACROSS TRACTS 1B AND 2A, AS SHOWN ON THIS SURVEY, FOR THE USE AND BENEFIT OF TRACTS 1B AND 2A.

THE UNDERSIGNED HEREBY GRANTS A PRIVATE WELL AND WATER LINE EASEMENT ON AND ACROSS TRACT 1B, AS SHOWN ON THIS SURVEY, FOR THE USE AND BENEFIT OF TRACT 2A.

THE UNDERSIGNED HEREBY GRANTS PRIVATE WELL ISOLATION ZONE EASEMENTS FOR THE PURPOSES OF ESTABLISHING A WELL ISOLATION ZONE AS DEFINED PER A.R.M. 17.36.01(7)(c) UNDER, ALONG, AND ACROSS TRACT 1B, AS SHOWN ON THIS PLAT, FOR THE USE AND BENEFIT OF TRACT 2A.

THE UNDERSIGNED HEREBY GRANTS UNTO EACH AND EVERY PERSON, FIRM, OR CORPORATION, WHETHER PUBLIC OR PRIVATE, PROVIDING OR OFFERING TO PROVIDE TELEPHONE, TELEGRAPH, ELECTRIC POWER, GAS, CABLE TELEVISION, WATER, OR SEWER SERVICE TO THE PUBLIC, THE RIGHT TO THE JOINT USE OF AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, AND REMOVAL OF THEIR LINES AND OTHER FACILITIES, IN, OVER, UNDER, AND ACROSS EACH AREA DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" TO HAVE AND TO HOLD FOREVER.

FLYING COLORS GROUP, LP, A CALIFORNIA LIMITED PARTNERSHIP

BY:

TITLE:

ACKNOWLEDGEMENT*****

STATE OF

COUNTY OF

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY

OF ____ 20____, BY ____ ACTING

IN THE CAPACITY OF ____ FOR FLYING COLORS GROUP,

LP, A CALIFORNIA LIMITED PARTNERSHIP.

SS:

PRINTED NAME

PURPOSE OF SURVEY

THIS SURVEY IS FILED WITH THE INTENT TO QUALIFY FOR THE FOLLOWING SUBDIVISION REVIEW EXEMPTION AS FOUND IN 76-3-207(1)(c) M.C.A. TO-WIT: DIVISIONS MADE OUTSIDE OF PLATTED SUBDIVISIONS FOR THE PURPOSE OF RELOCATING COMMON BOUNDARY LINES BETWEEN ADJOINING PROPERTIES.

APPROVED BY:			
MISSOULA CITY / COUNTY HEALTH DEPARTMENT			
MISSOULA COUNTY - DEPARTMENT OF PUBLIC WORKS			
PRELIMINARY			
PLOTTED: 6/28/24 SAVED: 6/28/24			
1/4	SEC	T.	R.
21	21	12N	18W
SHEET 1 OF 2 PRINCIPAL MERIDIAN, MONTANA CITY OF MISSOULA, MISSOULA COUNTY, MONTANA CERTIFICATE OF SURVEY NO.			

MISSOULA COUNTY TRACKING #24-_____

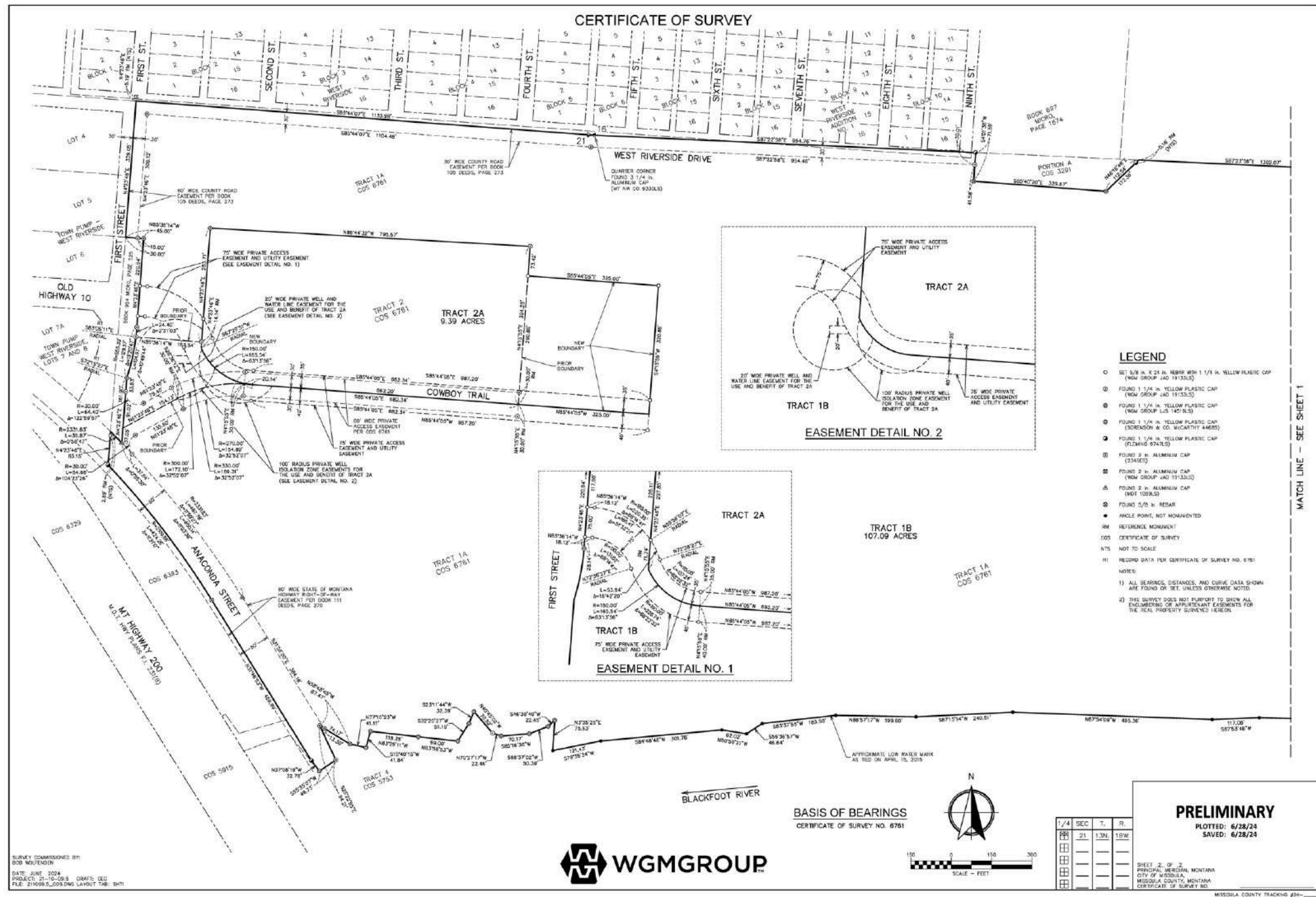


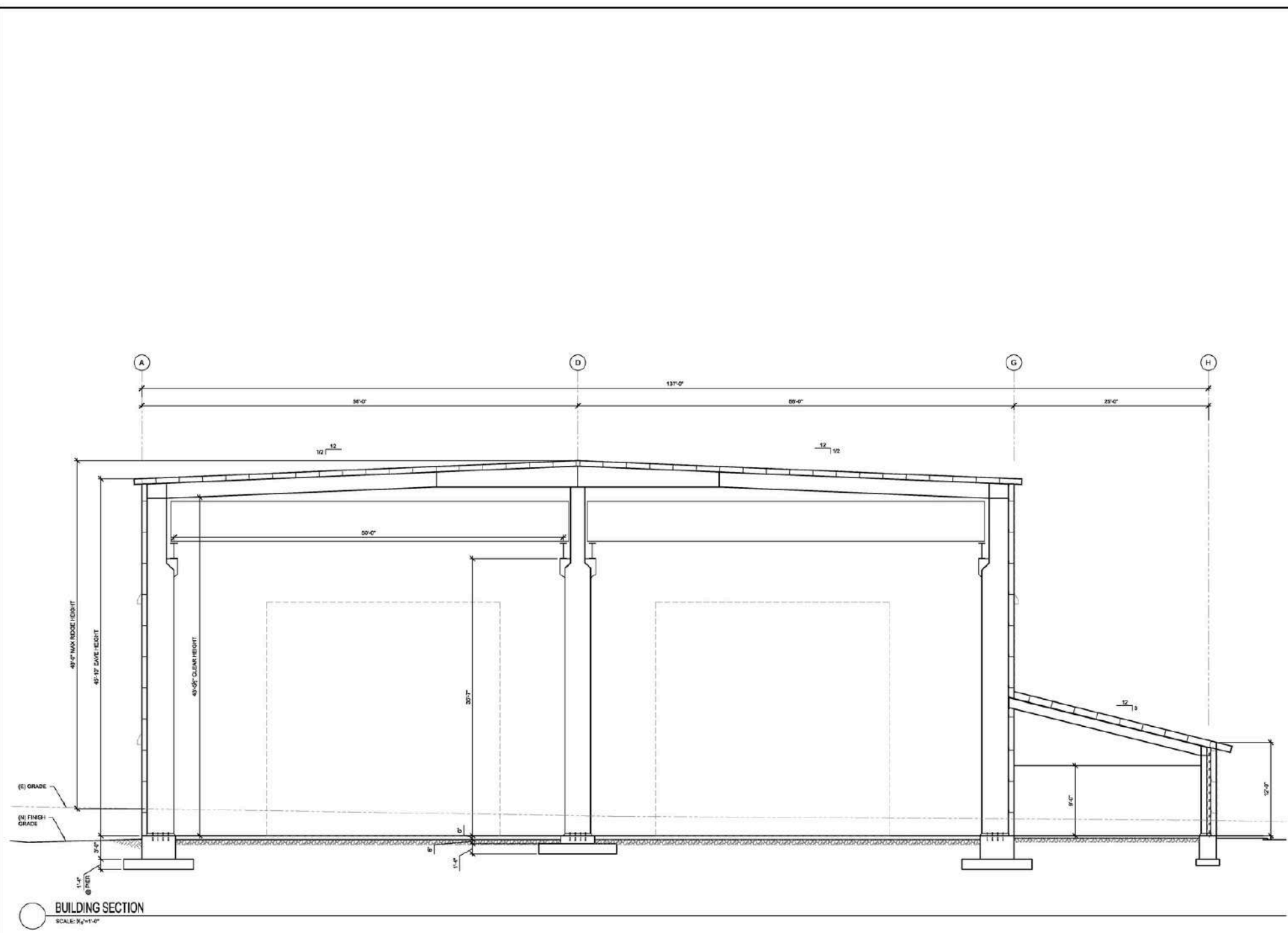
SURVEY COMMISSIONED BY:
BOB WOLFENDEN

DATE: JUNE 2024
PROJECT: 21-10-09.5 DRAFT: CSD
FILE: 211009-5_COS.DWG LAYOUT TAB: SH11

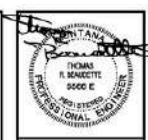
OWNER
FLYING COLORS GROUP, LP, A
CALIFORNIA LIMITED PARTNERSHIP

- THE FOLLOWING STATEMENTS ARE PLACED HEREON AS REQUIRED BY MISSOULA COUNTY COMMUNITY AND PLANNING SERVICES:
- 1) THIS DIVISION OF LAND WAS NOT REVIEWED FOR ADEQUATE LEGAL AND PHYSICAL ACCESS, AND THE TRACTS THAT ARE CREATED HEREIN MAY BE UNSUITABLE FOR THE PURPOSES OF PROVIDING APPROPRIATE ACCESS FOR SERVICES SUCH AS FIRE PROTECTION, SCHOOL BUSES, AMBULANCES, AND ROAD MAINTENANCE. CONSEQUENTLY, LANDOWNERS SHOULD EXPECT THAT SUCH SERVICES MAY NOT BE PROVIDED. THIS APPROVAL DOES NOT DELEGATE MISSOULA COUNTY TO PROVIDE ROAD MAINTENANCE, DUST ABATEMENT, OR ANY OTHER SERVICES.
 - 2) THIS DIVISION OF LAND WAS NOT REVIEWED FOR INSTALLATION OF UTILITIES, COMPLIANCE WITH ZONING, FLOODPLAIN, OR AVAILABILITY OF PUBLIC SERVICES.
 - 3) A RESTRICTION OR REQUIREMENT ON THE ORIGINAL PLATTED LOT OR ORIGINAL UNPLATTED PARCEL CONTINUES TO APPLY TO THOSE AREAS.





BUILDING SECTION
SCALE: 3/8"=1'-0"



bce
STRUCTURAL
BEAUDETTE
CONSULTING
ENGINEERS, INC.
MISSOULA KALISPELL
BOZEMAN
(406) 721-7315
WWW.BCEWEB.COM

CONSULTANT

PROJECT IDEN.
**Harris
Manufacturing
Covered
Crane Way**
Bonner, MT

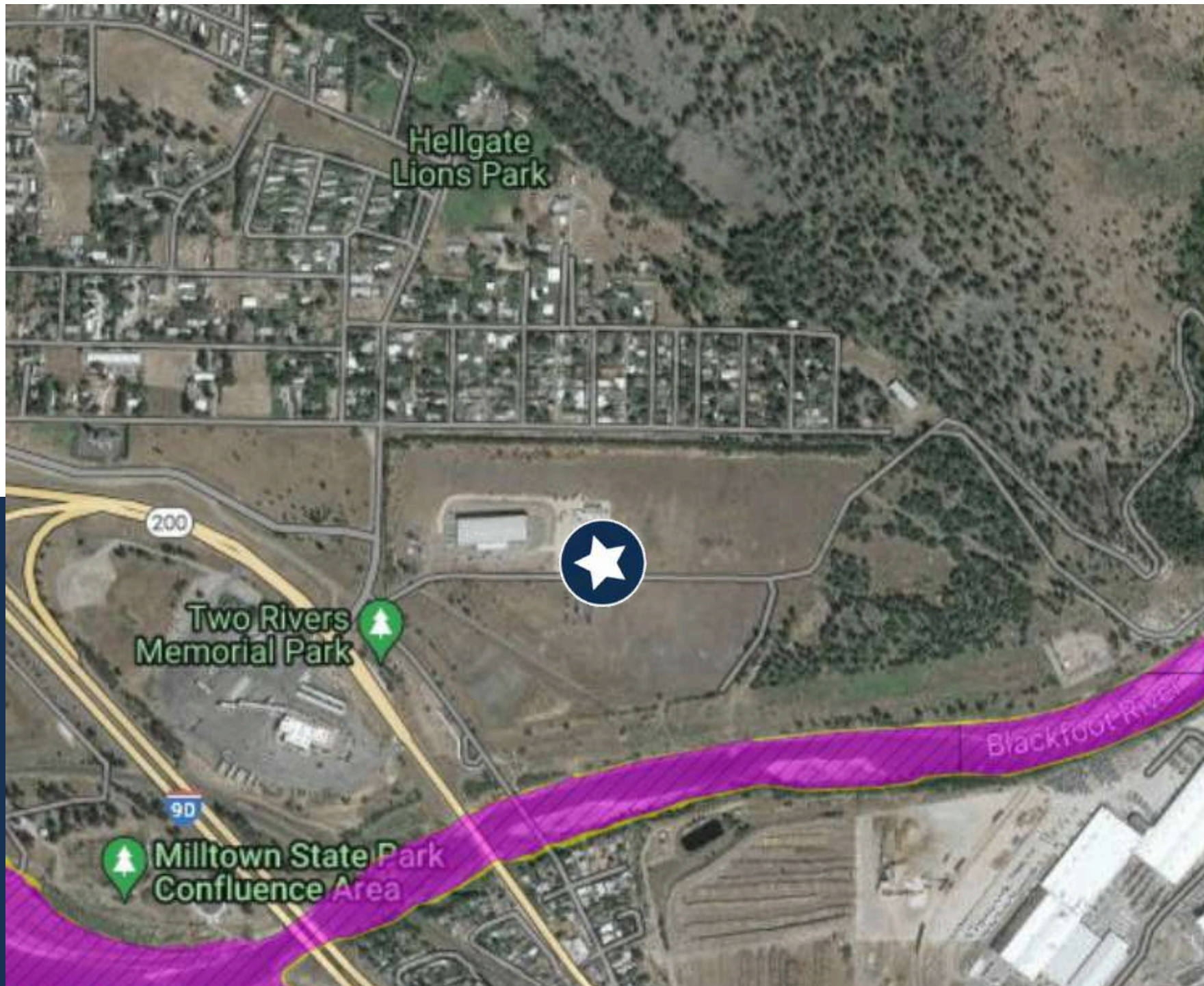
ISSUE BLOCK	
▲	
▲	
▲	
▲	
▲	
▲	
03/03/2014	100% CD

MANAGEMENT	
PROJECT NO.:	13-1034
DRAWN BY:	CWG
CHECKED BY:	TRB

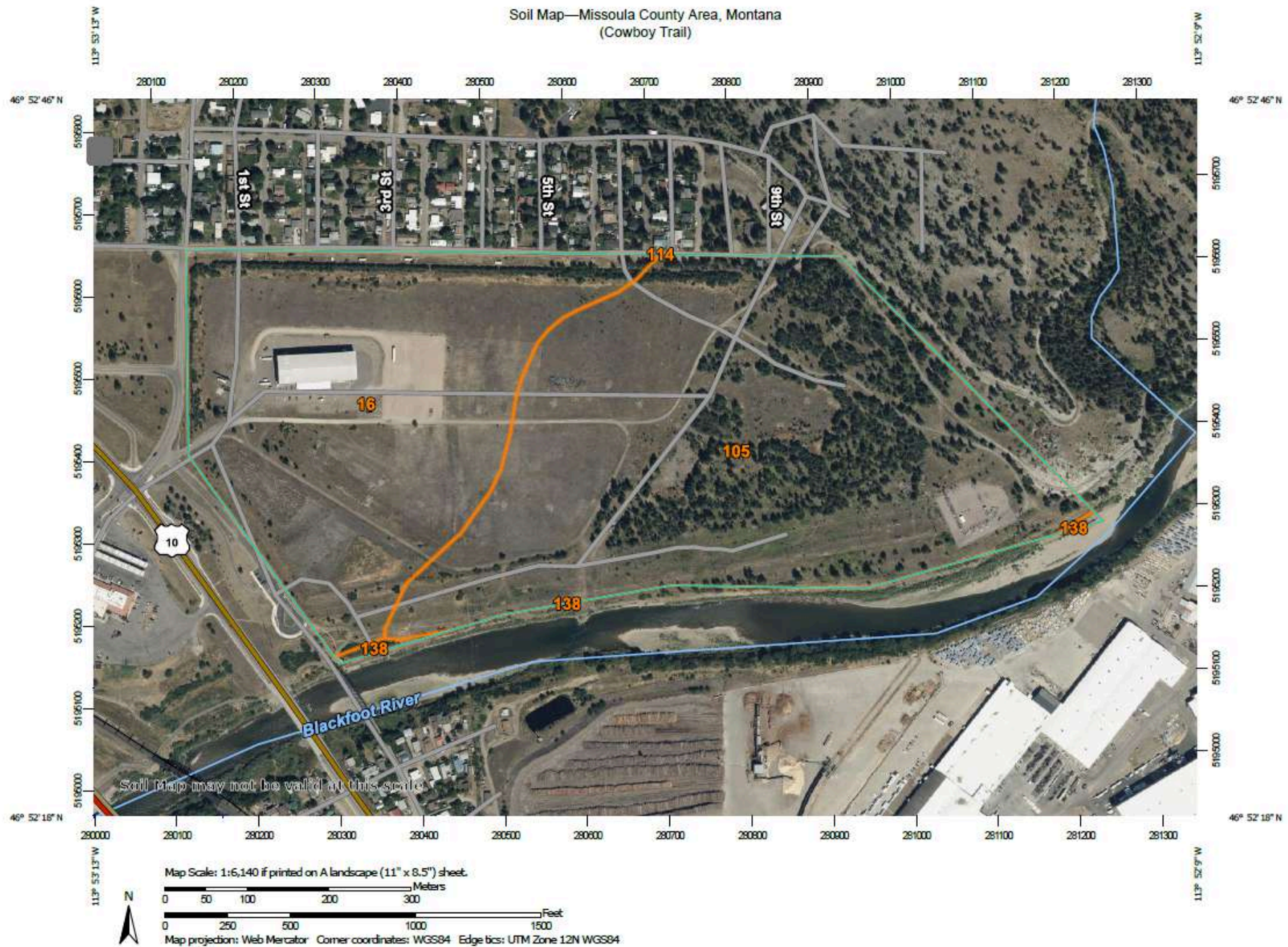
SHEET TITLE
**BUILDING
SECTION**

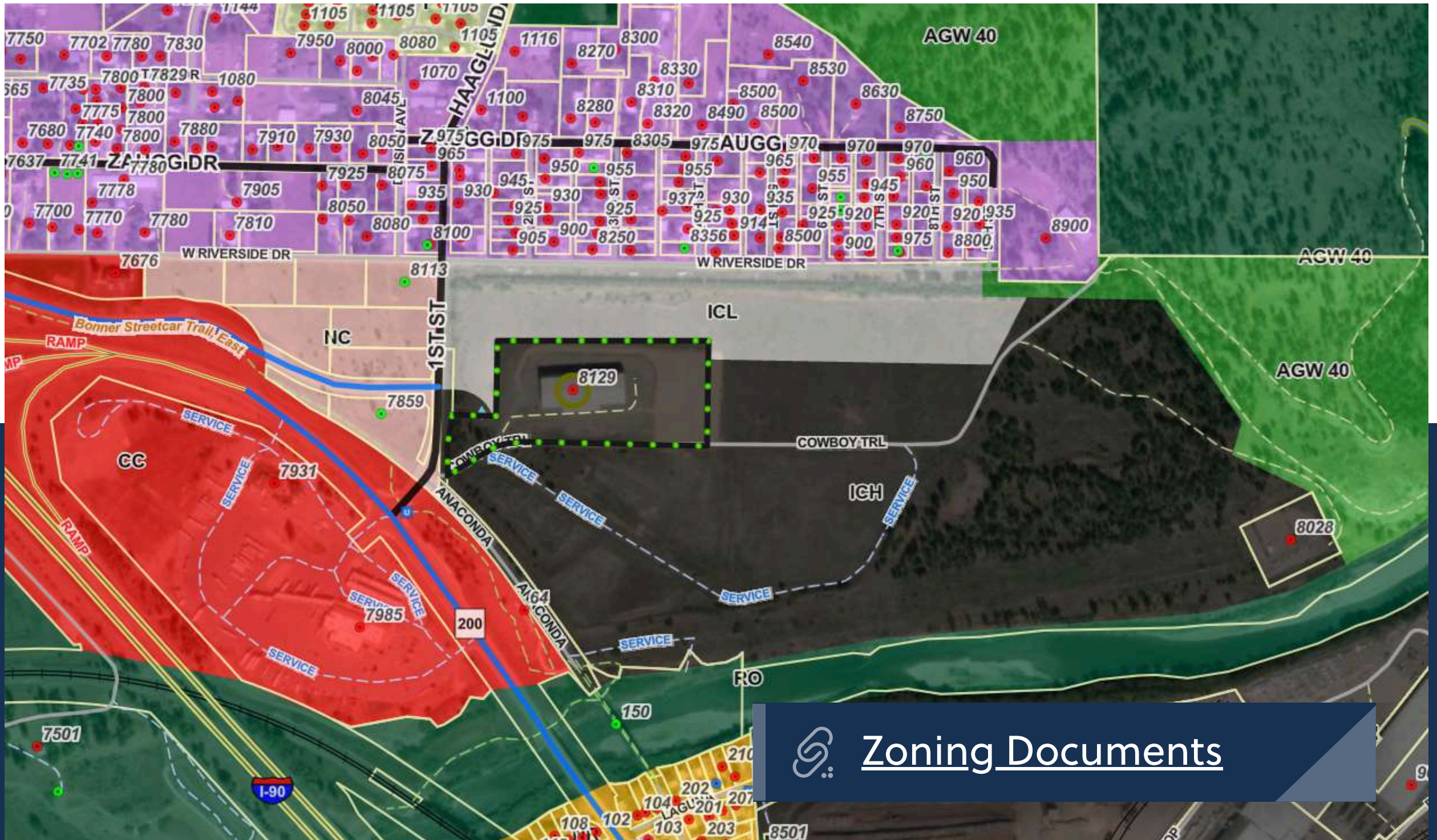
SHEET IDENTIFICATION
A3.1





- X500 or B Zone
- A Zone
- V Zone
- D Zone
- Floodway
- CBRA





[Zoning Documents](#)

Building Details

Building	314' long x 112' wide x 50' tall (35,000 sq.ft. of fab space) with 25' x 132' bump out for office/utility (3,300 sq.ft. of space)
	(2) 30' x 30 rolling doors and (2) 20' x 20' rolling doors
	R38 ceiling and R21 shop wall insulation for efficient heating
HVAC	(6) 175,000/110,000 BTU 2 stage natural gas radiant tube heaters capable of heating entire fab space each on own thermostat to allow for zonal heating
	(6) natural gas drop lines for other utility purposes
Electrical/Power	Main lighting with programmable astronomic lighting control panel with manual override switches for upper and sidewall lights and master quadrant isolation switches
	(48) Simkar High Bay LED lights and (44) Techbrite -T5HO side lights producing 50 foot candles of light throughout shop without shadowing (very bright)
	2000A 480Y/277V 3 phase 4 wire main electrical switching station
	(3) 600A 480Y/277V 3 phase 4 wire breaker panels each with GE 75 KVA step down transformers with 120V breaker panels centrally located on each of (3) walls
	(36) 50A 480V 3 phase dedicated circuit/plugs / (36) 20A 120V dedicated circuit/plugs located on each building column
	(10) 100A 480V 3 phase dedicated circuit/plugs distributed throughout shop space

Building Details

Equipment	(4) 30 Ton Double Girder top running bridge crane each with (2) 15 Ton hoists all at 40' under hook
	Sullair 5500 75 HP variable speed rotary screw air compressor - 100psi @ 377 CFM / 150psi @ 306 CFM
	Zeks HeatSink true-cycling air dryer Model 400HSGA400 to dry compressed air
	Compressed air distribution system with (1) wet tank & (2) dry tanks each with auto drains branching to feed each wall independently and back fed with line drops on each column
	12" Fire suppression well with Chamberlin 75HP FPS Submersible Turbine Pump tested to 1500gpm w/ fire hydrant
	200 kW Generac SD200 Diesel Generator w/ 400A automatic transfer switch (brand new-never used/not hooked up)
Water	Separate 35 gpm drinking water well
Incentives	Part of a Targeted Economic Development District (TEDD) expiring in 2029 to fund infrastructure projects for the immediate area

An aerial photograph of a mountain valley. A river flows along the left side. In the center, a small town is nestled in a valley. To the right, a large power plant with several tall smokestacks is visible. The background features steep, forested mountains under a clear blue sky.

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



ACCOLADES

#1 Most Fun City for Young People

Smart Assets

#2 Best Places to Live in the American West

Sunset Magazine

Top 10 Medium Cities for the Arts

2023 Southern Methodist University

#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

Top 10 Cities for Beer Drinkers

2015, 2016, 2017, 2019, 2022

International Public Library of 2022

The International Federation of Library Associations World Congress

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



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.



CHRIS BRISTOL
Commercial Real Estate Advisor
Transaction Coordinator

Chris leverages her project management, e-commerce, and mortgage banking experience to support seamless transactions. Her ability to position properties effectively and execute projects efficiently ensures a high-level of service to SterlingCRE's commercial real estate clients.

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.