

Light Industrial Flex Warehouse

15,000 SF Steel Building on 20 Acres with Opportunity for Development!



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DREW WARD WARNE
ADVISORY GROUP

8989 Roller Coaster Drive • Missoula, MT
Offered at \$4,100,000

OFFERING MEMORANDUM



8989 Roller Coaster Rd
Missoula, Montana

Presented By



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PROPERTY OVERVIEW

Exceptional investment opportunity combines two commercial lots totaling 20-acres with a versatile 15,000 sf warehouse. The fenced & gated property includes expansive paved parking and a depressed loading dock — ideal for storage, manufacturing, distribution, and other light-industrial operations. Substantial excess land offers room for additional development potential, with zoning that supports a variety of light industrial & artisan uses with accessory commercial uses such as agricultural, equipment/construction services & distribution, manufacturing & production, vehicle sale/maintenance/repair, medical facilities, microbrewery/distillery, & entertainment venues (see supplemental docs for Missoula County zoning & Airport Influence Area regulations).

The steel-framed warehouse is equipped with durable steel siding & roof, a steel-awning covered accessible entrance vestibule, one 14-ft and one 10-ft insulated overhead door, plus two additional access doors provide streamlined workflow. Efficiently designed systems & upgrades include a 3-year-old enlarged boiler with three-zone radiant in-floor heat, LED lighting, exhaust fans, over-sized fire sprinkler system, and 240/480V three-phase power. Interior amenities include private office with wall A/C unit, two accessible restrooms, & a utility sink with dedicated gas water heater.

PROPERTY DETAILS

GEOCODE:	04-2325-34-2-02-05-0000 & 04-2325-33-1-01-01-0000
ZONING:	ICL - Industrial Center Light / Missoula County
LEGAL DESCRIPTION:	S34, T14 N, R20 W, TRACT 2 IN W2 NW4 & S33, T14 N, R20 W, PT TRACT 2 IN E2 NE4
LOT SIZE:	20 acres (18.73 AC + 1.27 AC)
TAX ID:	5846895 & 5846799
PROPERTY TAXES:	\$16,257.45 (2024) combined lots
YEAR BUILT:	2008
UTILITIES:	PRIVATE WELL, PRIVATE SEPTIC, ELECTRICITY CONNECTED, GAS CONNECTED, INTERNET/DATA CONNECTED

15,000 sq ft Metal Building

Steel Awning Covered Accessible
Storefront Entrance Vestibule

Private Office with A/C Wall Unit

Two Accessible Restrooms

Two Insulated Overhead Doors
(1) 12' x 14' & (1) 8' x 10'

3 yr-old Enlarged Boiler w/ Three-Zone
Radiant In-Floor Heat

Over-sized Fire Sprinkler System

240/480V Three-Phase Power

LED Lighting

Located in a prime commercial
location in the Wye area of town,
just a 10 min drive west of Missoula

Close to the Missoula Airport & the I-90
interchange.

15,769 Daily Traffic Count
(US HWY 10 W - 2024 AADT)

Fenced & Gated with Expansive
Paved Parking Area

10 Designated Parking Spaces
(3 are ADA Accessible)
Ample Additional Parking on paved area
on back side (east end)

Depressed Loading Dock on east end

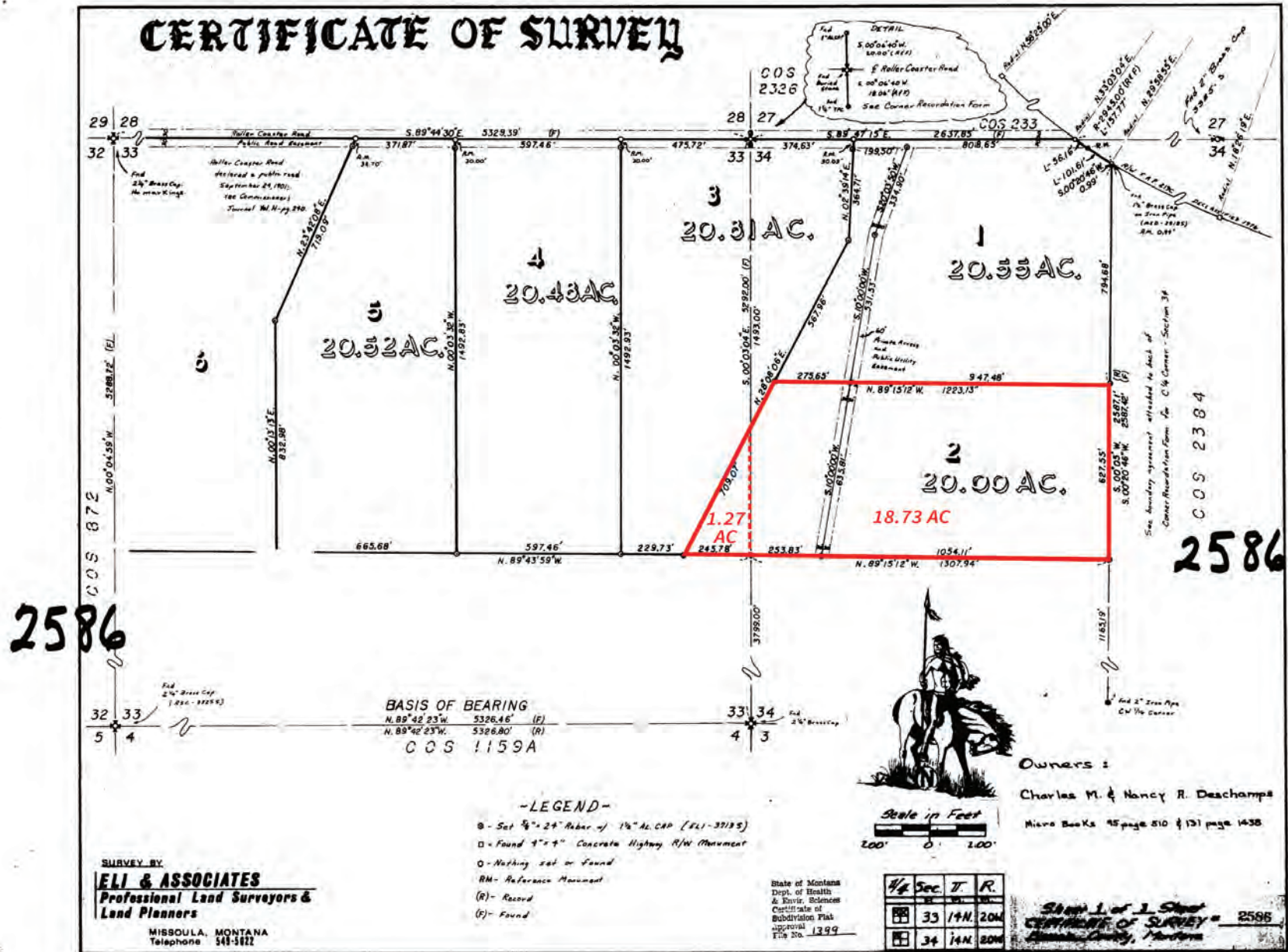


This map displays the Flathead Reservation area in Montana, highlighting the reservation boundary in orange. The map includes numerous towns and landmarks, such as Round Butte, Flathead Reservation, and the Flathead River. Major roads like I-94, I-15, and US-2 are shown. The map also includes a legend for elevation and a scale bar.

Total Population - 123,211

Employment 68,600 | Unemployment 3,100 | Unemployment Rate 2.6%

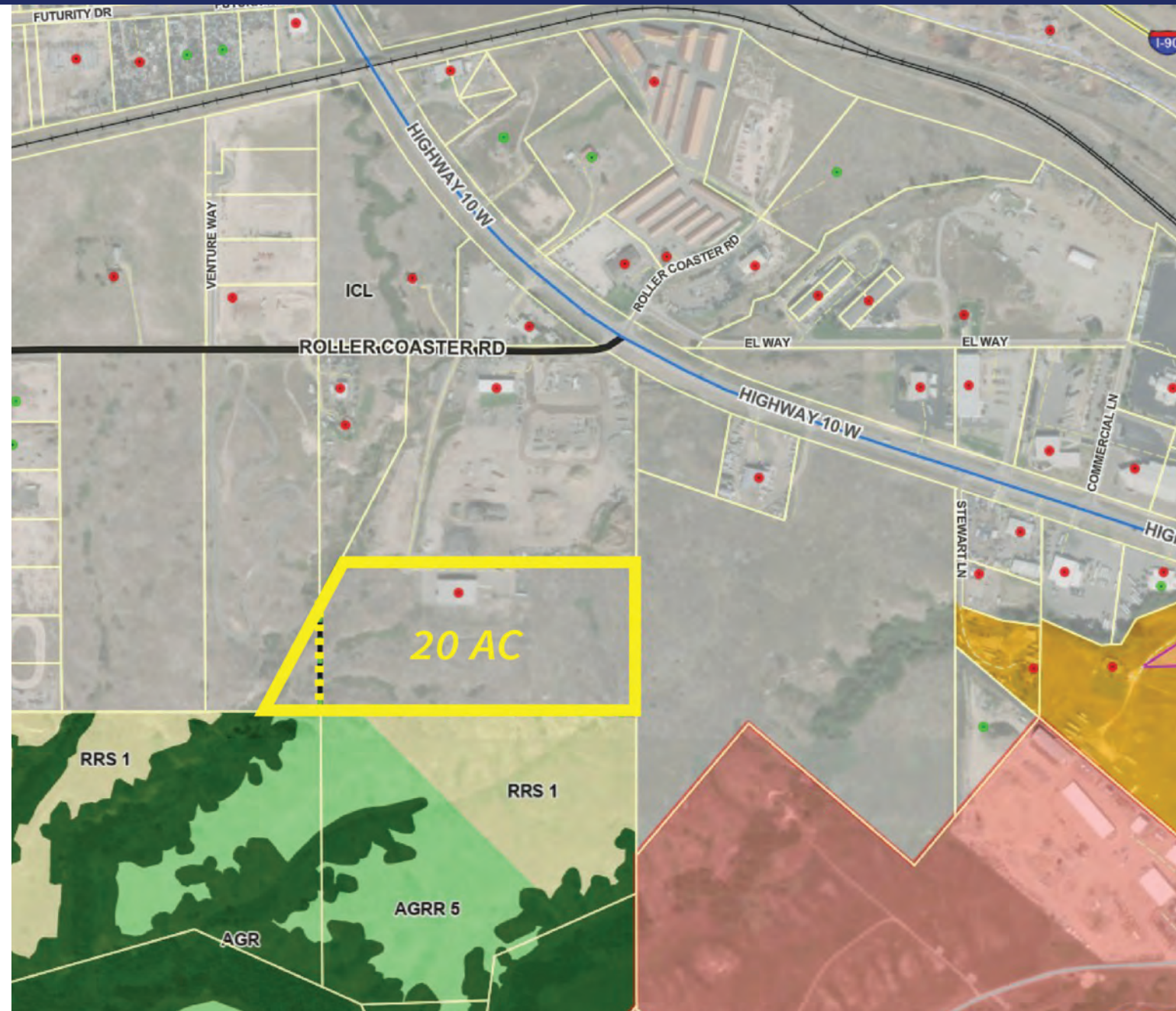
CERTIFICATE OF SURVEY



- Neighborhood Residential (NR)
- Live-Make Neighborhood (LM)
- Neighborhood Center (NC)
- Commercial Center (CC)
- Civic Employment Center (CEC)
- Industrial Center, Heavy (ICH)
- Industrial Center, Light (ICL)

Link to Zoning Regulations:

<https://www.missoulacounty.gov/departments/planning-development-and-sustainability/development-review/zoning-regulations/>



AIRPORT INFLUENCE AREA MAP

Airport Influence Area

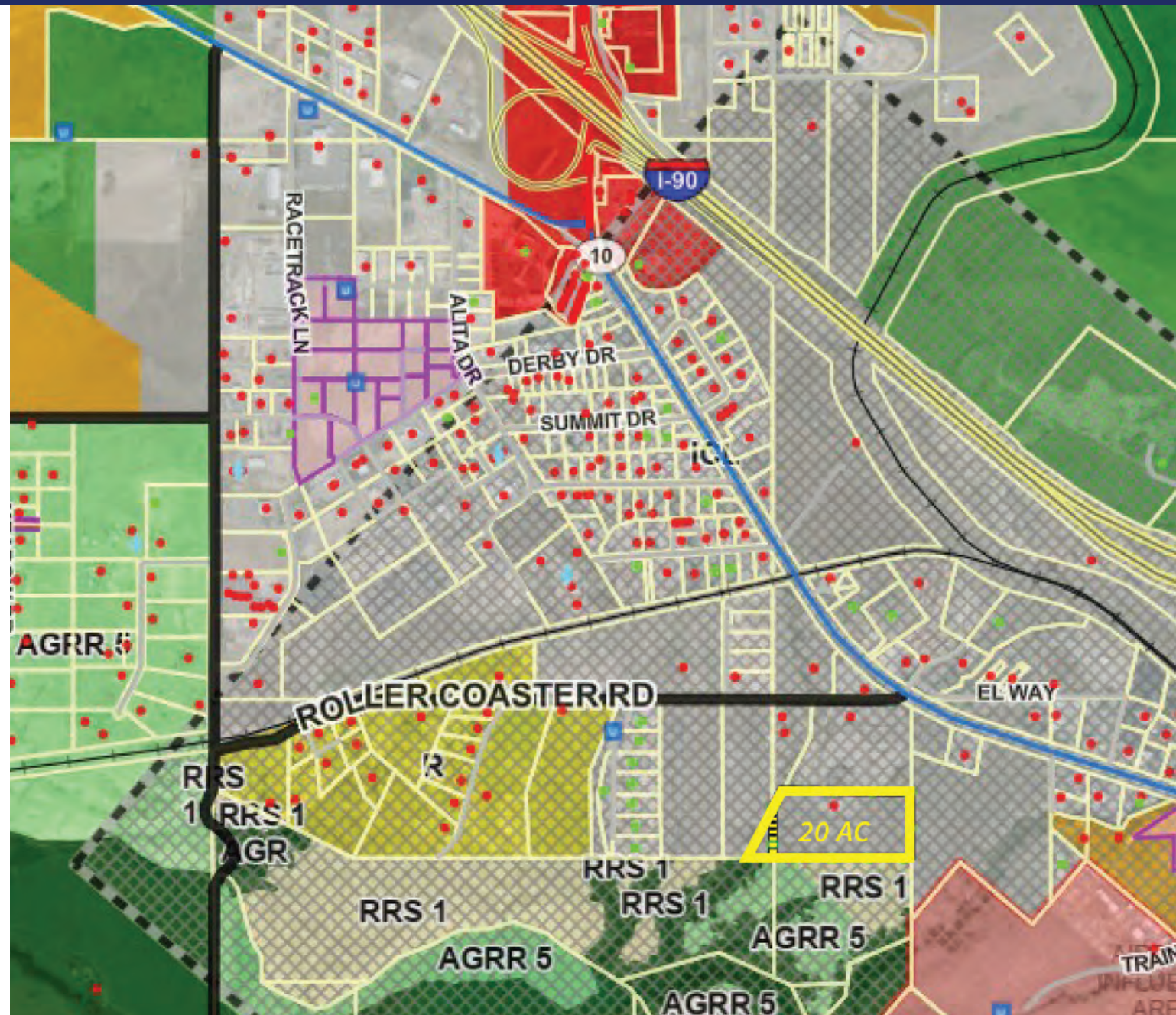


A resolution adopting the Missoula County Johnson-Bell Field Influence Area concerning land use regulations in the vicinity of the airport. This resolution limits the height of structures and trees and requires soundproofing features in residential structures.

(Also recorded as Special Condition #4)

Link to Missoula County Regulations for Airport Influence Area Resolution & Amendment:

<https://www.missoulacounty.gov/departments/planning-development-and-sustainability/development-review/legacy-zoning-districts/#:~:text=July%201%2C%202022.-,Legacy%20Districts,Resolution%207C%20Amendment>

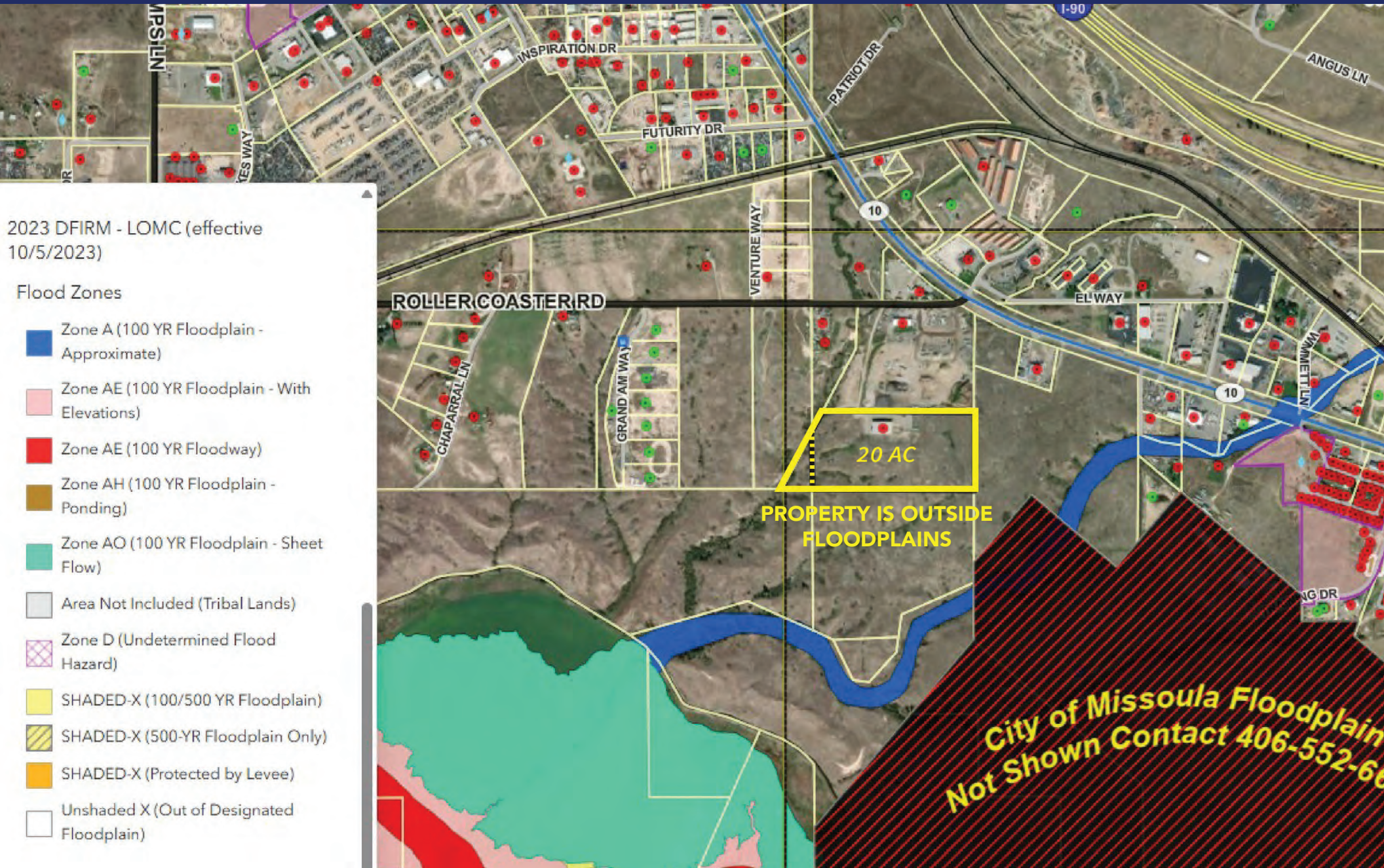


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FLOOD PLAIN MAP



PUBLIC CITY WATER & SEWER MAP

Sanitary Sewer Flow Direction Arrows Sanitary Gravity Main



Sanitary Pressurized Main



Sanitary Sewer Sanitary System Valve



Sanitary Manhole



Sanitary STEP Tank



Sanitary Community Tank



Sanitary Lift Station



Sanitary Gravity Main



Sanitary Pressurized Main



Stormwater Flow Direction Arrows Storm Gravity Main Direction Arrows



Storm Conveyance Line



Storm Open Channel Direction Arrows



Stormwater Storm Discharge Point



Storm Drywell



Storm Inlet



Storm Manhole



Storm Treatment Structure



Storm Infiltration Chamber



Storm Culvert



Storm Gravity Main



Storm Basin



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SITE AERIALS



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UTILITIES & EQUIPMENT





INTERIOR



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