



SterlingCRE
ADVISORS

For Lease | Industrial Flex Condominium

5730 Expressway Unit E
Missoula, Montana

\$13.40/SF, NNN | ±2,120 Square Feet

Exclusively listed by:

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****The available unit for lease is not pictured; the image shown is of a similar unit**



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Opportunity Overview

SterlingCRE Advisors is pleased to present 5730 E Expressway, a ±2,120 square foot flex warehouse space available for lease. Situated just one half mile from Interstate-90, this versatile industrial space is in the center of the Missoula Industrial Park and is available for immediate occupancy.

Suite E is equipped with one (1) 14' grade level loading door, an air conditioned office with restroom, large open warehouse bay and mezzanine for additional storage. The suite comes with two (2) designated parking spaces available directly in front of the suite.

Professional management offers a low maintenance, secure environment for your business needs.

Interactive Links

 [Link to Listing](#)

 [Street View](#)

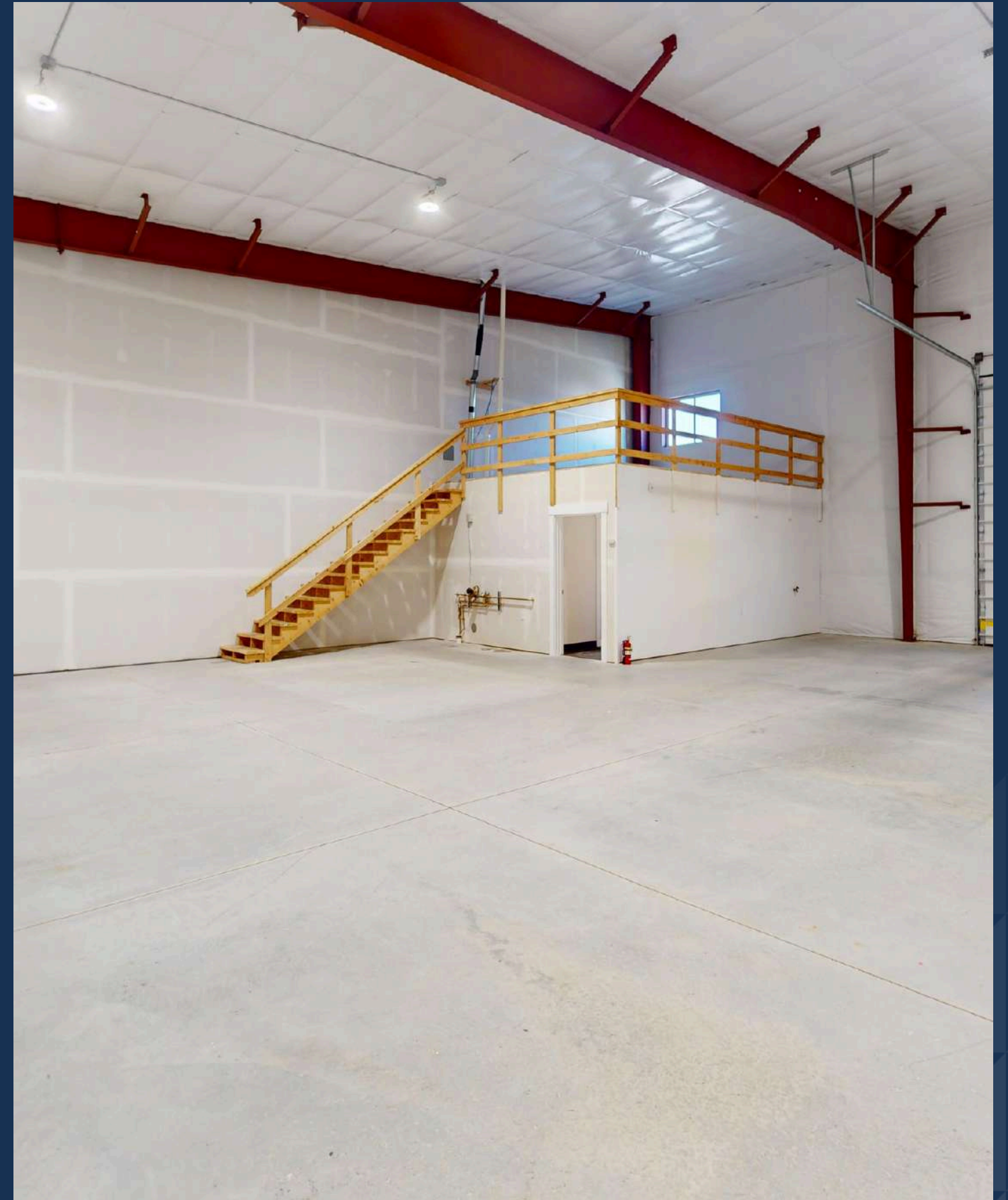
 [3D Tour](#)

Address	5730 Expressway, Suite E Missoula, MT 59808
Property Type	Flex Warehouse
Lease Rate	\$13.40/SF/YR
Suite Size (Per Bldg Plans)	±2,120 SF
Estimated 2024 NNN	\$6.04/SF/YR
Year 1 Base Rent + NNN:	\$3,434.00
Parking	1-2 Surface Spaces
Loading	One (1) Grade Level Loading Door
Clear Height	18-20'
Buildout	One (1) ±300 SF office with Restroom ±1,820 SF of Warehouse Mezzanine for extra storage

5730 Expressway, Suite E

\$13.40/SF/YR, NNN

Address	5730 Expressway, Unit E
Property Type	Flex Warehouse
Services	City water and sewer
Access	Expressway
Zoning	Limited Industrial (M1-2); City of Missoula
Geocode	04-2325-36-3-04-09-7004
Year Built	2021
Column Spacing	Clearspan
Loading	One (1) 12'x14' grade door





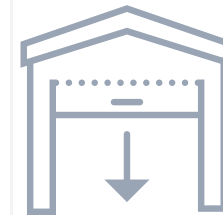
Located off the North Reserve Commercial Corridor; 1/2 mile from I-90 Interchange



Dedicated parking



Polished office/reception area



14' grade level loading door; 18'-20' clear height



Additional mezzanine/storage area

LOCATION



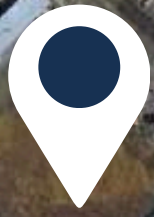
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Missoula Airport



Interstate 90 ±18,869 (AADT 2023)



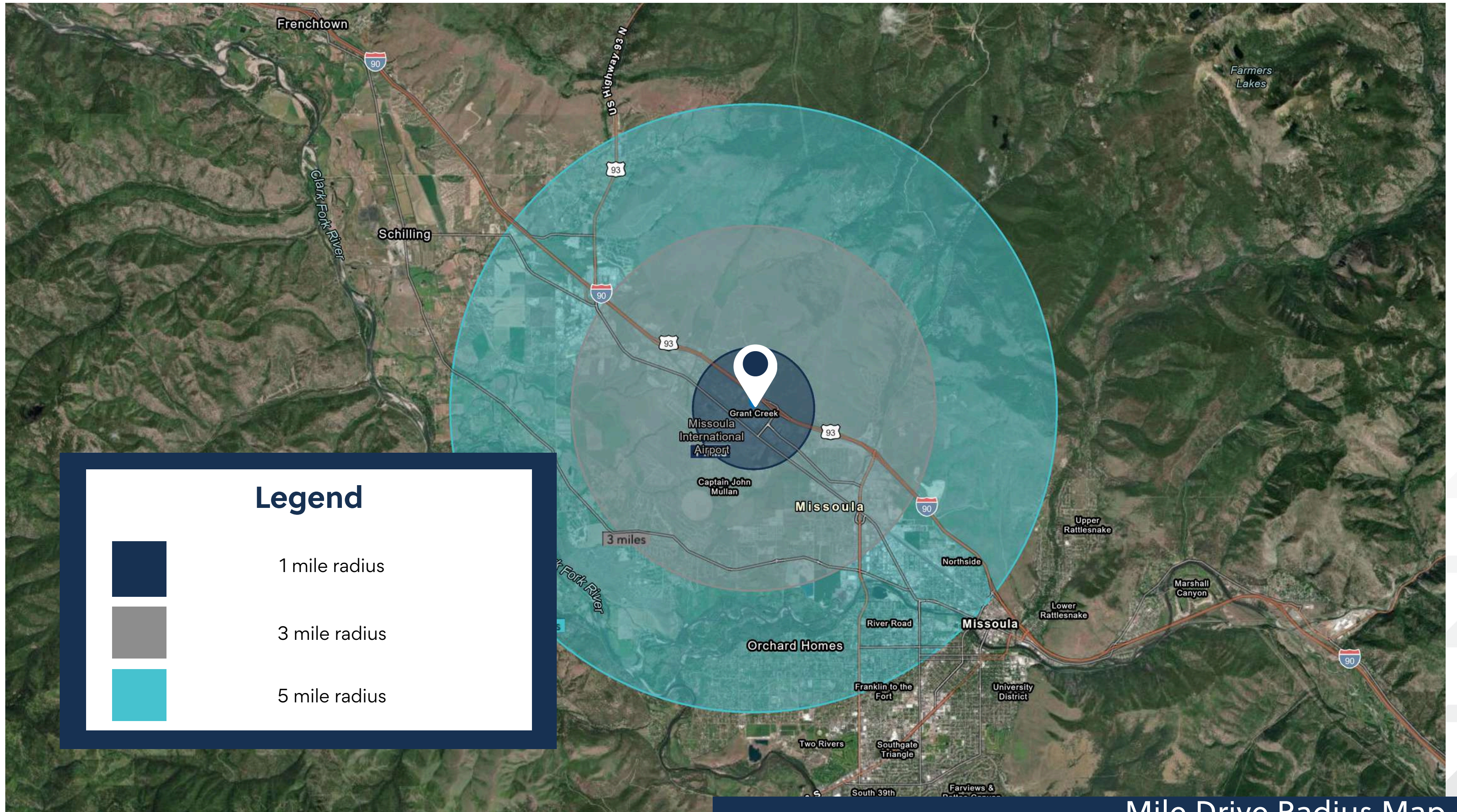
Expressway Ave ±16,313 (AADT 2023)



West Broadway ±14,913 (AADT 2023)

Google Earth

Locator Map



Mile Drive Radius Map

KEY FACTS

3 miles

13,969

Population



Median Age



Average Household Size

\$73,017

Median Household Income

3,912

2023 Owner Occupied Housing Units (Esri)

2,334

2023 Renter Occupied Housing Units (Esri)

BUSINESS

3 miles



797

Total Businesses



12,036

Total Employees

HOUSING STATS

3 miles



\$349,299

Median Home Value



\$12,087

Average Spent on Mortgage & Basics



\$1,006

Median Contract Rent

2023 Households by income (Esri)

3 miles

The largest group: \$100,000 - \$149,999 (19.6%)

The smallest group: <\$15,000 (6.8%)

Indicator ▲	Value	Diff
<\$15,000	6.8%	-2.8%
\$15,000 - \$24,999	7.0%	-0.3%
\$25,000 - \$34,999	7.4%	-1.3%
\$35,000 - \$49,999	17.0%	+4.5%
\$50,000 - \$74,999	12.6%	-4.0%
\$75,000 - \$99,999	12.0%	-1.0%
\$100,000 - \$149,999	19.6%	+4.9%
\$150,000 - \$199,999	7.4%	0
\$200,000+	10.2%	-0.1%

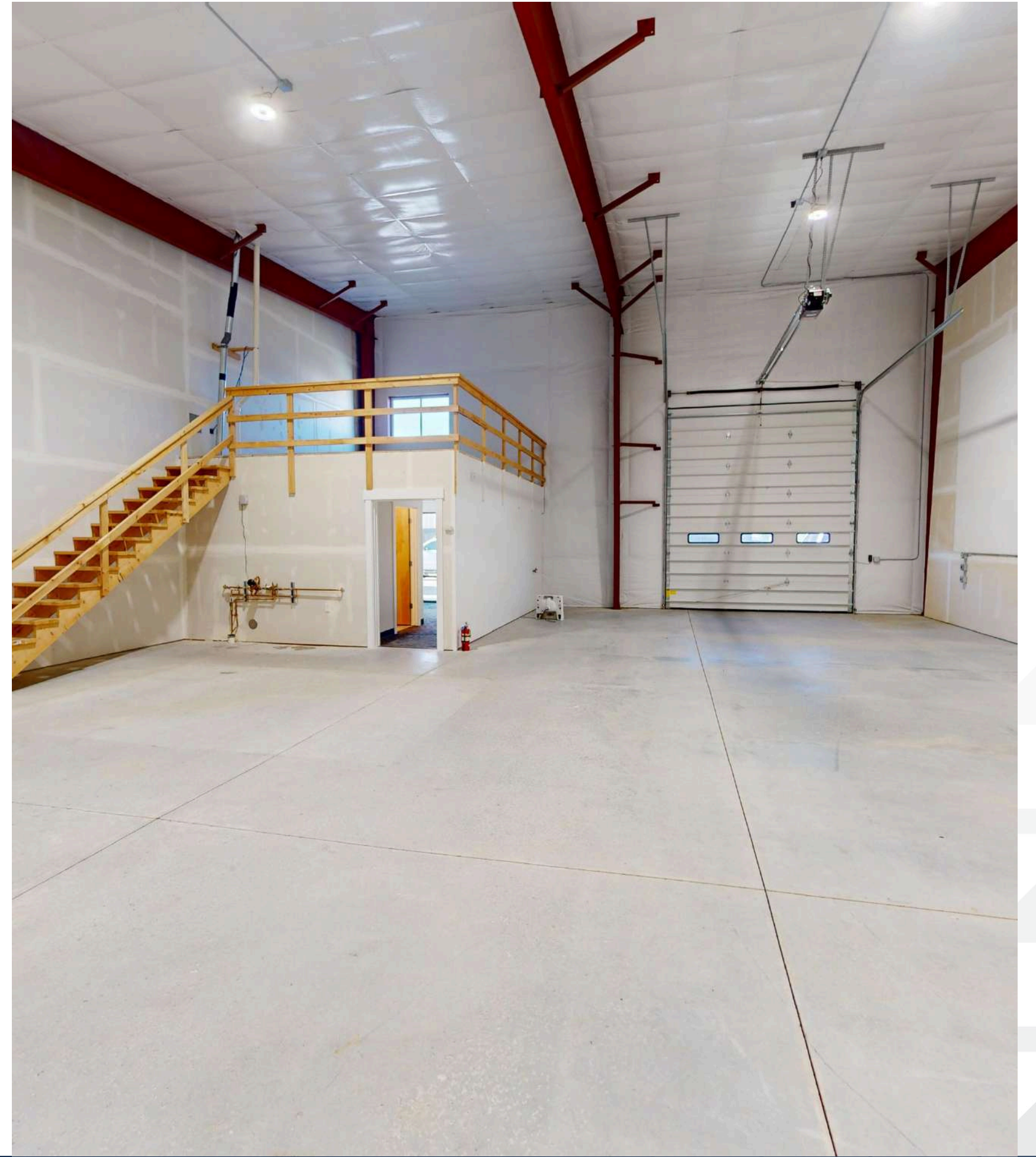
Bars show deviation from

Variables	1 mile	3 miles	5 miles	Variables	1 mile	3 miles	5 miles
2022 Total Population	1,613	13,969	41,171	2022 Per Capita Income	\$55,389	\$47,008	\$41,982
2022 Household Population	1,613	13,887	40,400	2022 Median Household Income	\$109,608	\$73,017	\$60,895
2022 Family Population	1,294	10,269	26,815	2022 Average Household Income	\$141,584	\$104,527	\$92,165
2027 Total Population	1,766	15,189	42,965	2027 Per Capita Income	\$68,474	\$56,486	\$49,449
2027 Household Population	1,766	15,107	42,194	2027 Median Household Income	\$124,293	\$90,163	\$74,338
2027 Family Population	1,412	11,117	27,873	2027 Average Household Income	\$173,431	\$124,227	\$107,871

PROPERTY DETAILS

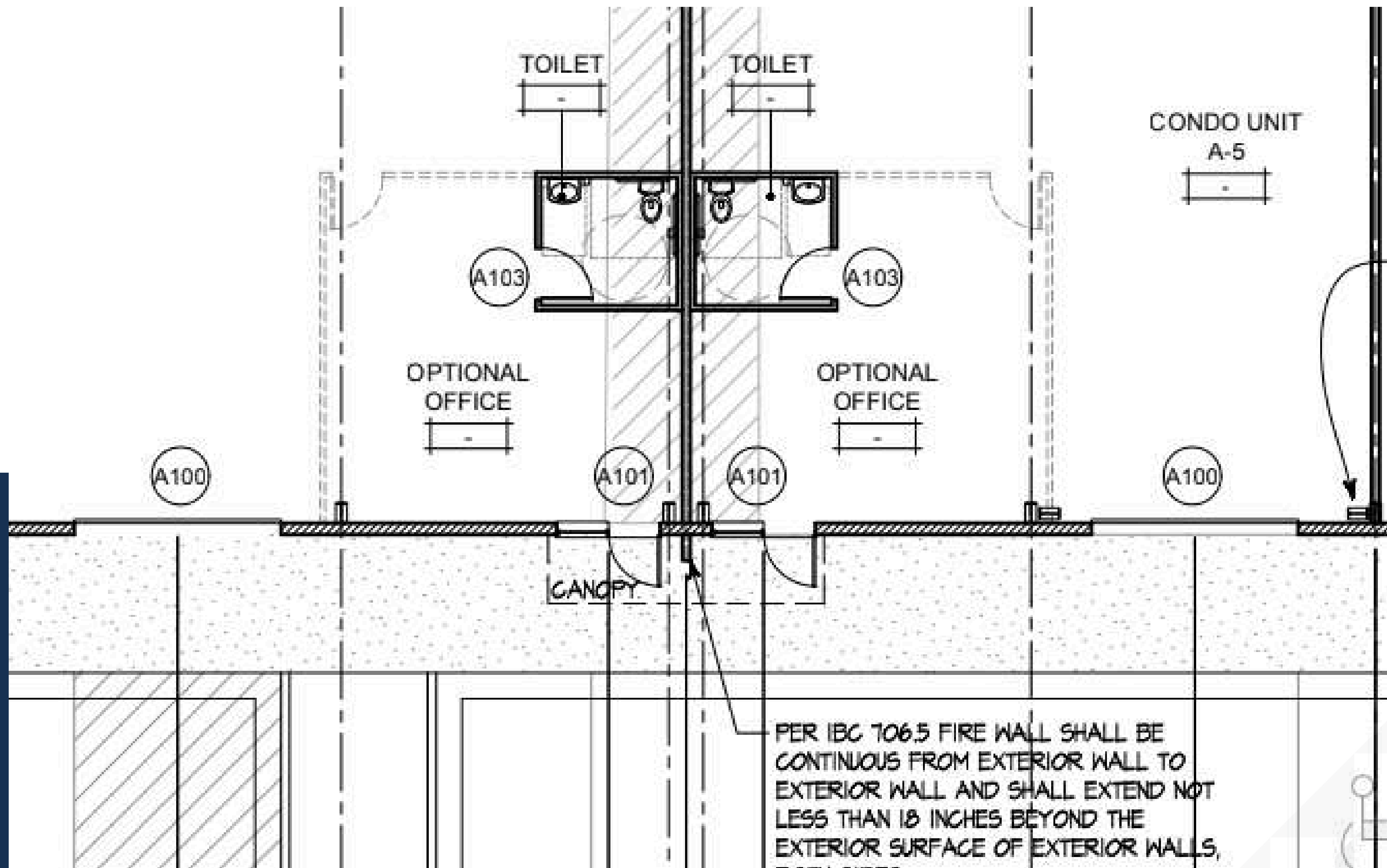


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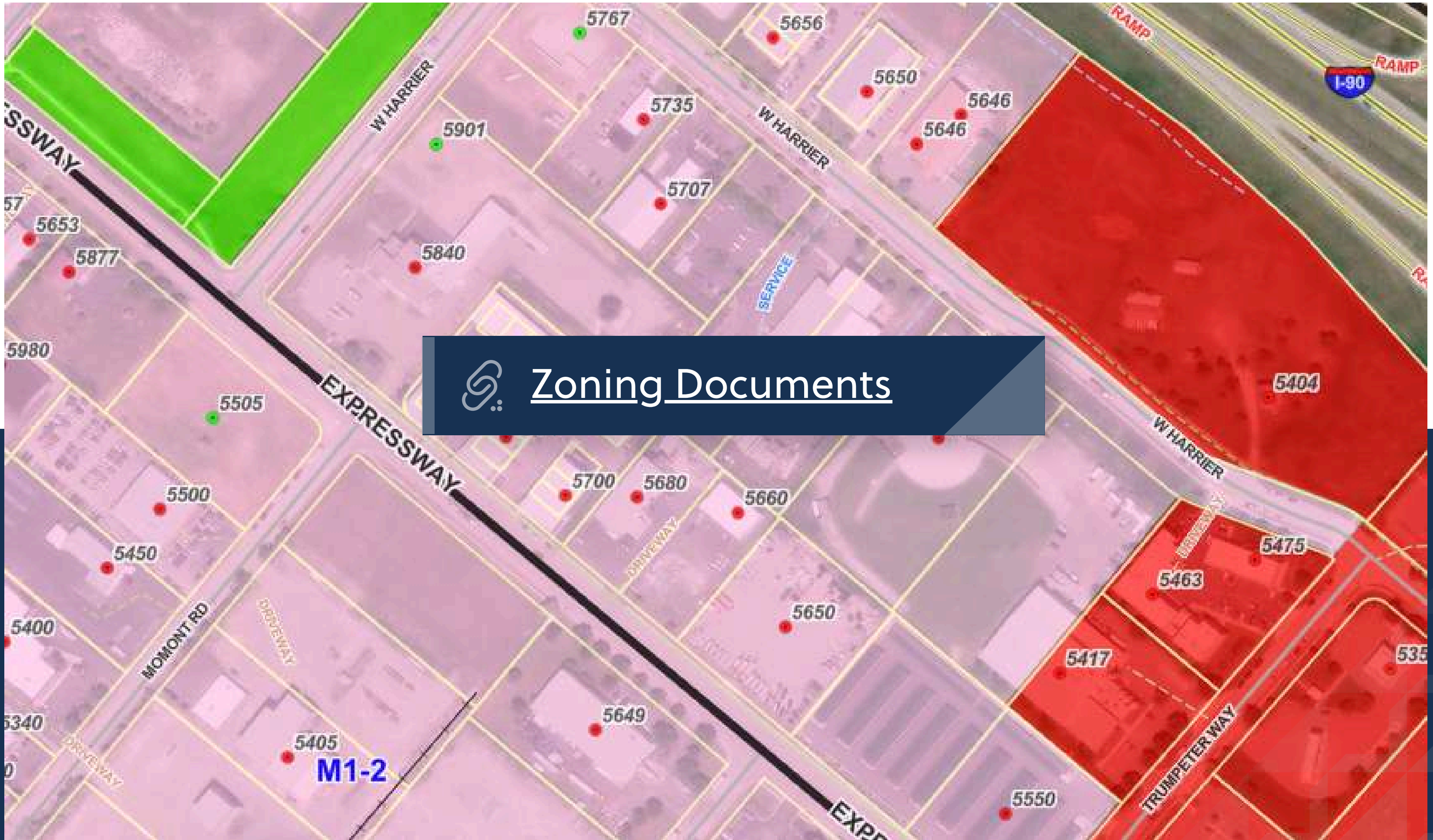


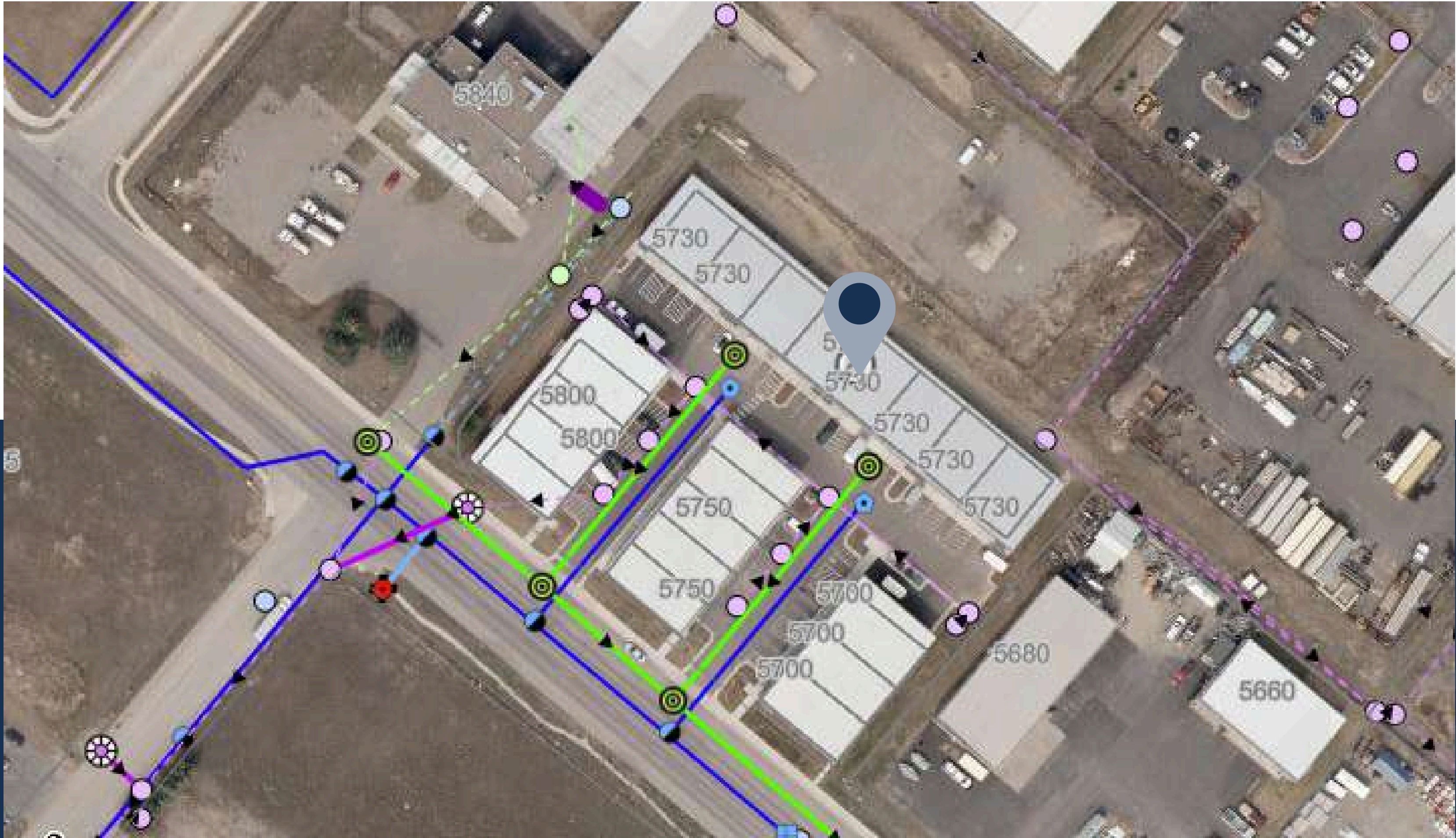




**FLOOD ZONE DETERMINATION:
OUT**







Utilities Map

MARKET OVERVIEW



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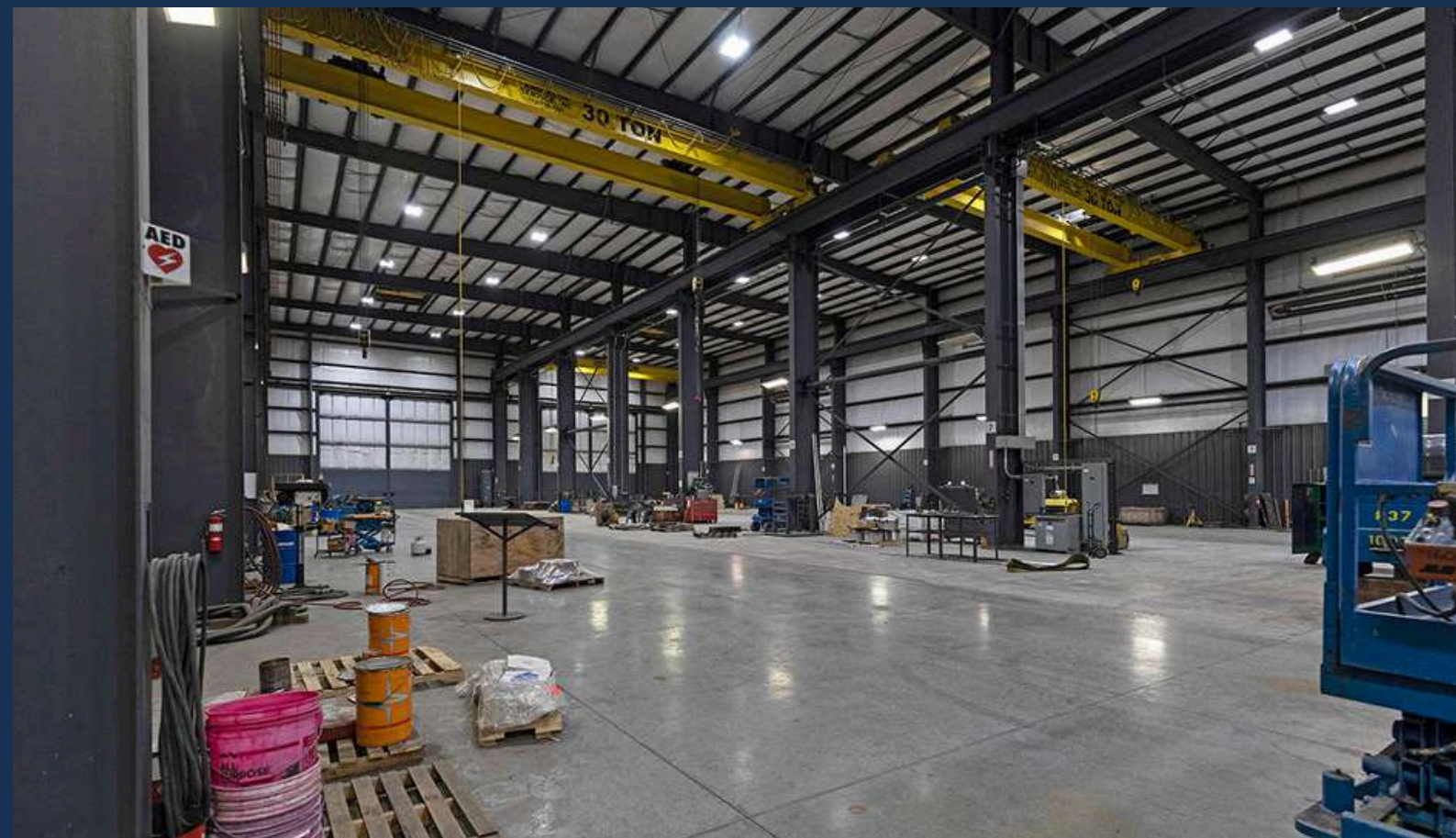
Industrial Market Update | Missoula

	2023	2022	Percent Change from 2022
Vacancy Rate (Avg Annual)	2.87%	3.79%	-0.92%
Average Lease Rate*	\$12.28	\$11.93	+2.93%
Sales Transactions	21	22	-4.55%
Average Sales Price**	\$141.84	\$138.75	+2.23%

*Price Per Square Foot, NNN Equivalent | **Price Per Square Foot

There is a substantial shortage of big boxes in the Missoula market. Users of industrial space looking to relocate or expand will likely have a tough time in 2024. If a new build is the path of choice, there is good news to report as attractive industrial land options are on the way for Missoula County. That said, construction costs remain high making a new build unattainable for many users. This, in turn, has pushed values of existing buildings upwards as elevated pricing in many cases still allows an occupier to secure a location for less than the cost of a new build.

If you own an industrial property that has been vacant for quite a while, it may be time to consider a renovation or the wrecking ball. Spaces with inadequate loading, excess office and low clear heights are becoming more obsolete and can be costly to overhaul.



Opportunities

- > Build to suit for larger users
- > Industrial condominiums (certain markets)
- > Sale/leaseback
- > Subleases

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 and Marketing Team



CLAIRE MATTEN, CCIM | SIOR
Commercial Real Estate Advisor

Claire has a long record of successfully guiding local, national, and multi-national clients with their commercial real estate acquisitions, lease obligations, asset reposition and dispositions. Claire specializes in industrial investment, commercial office, and self-storage properties.



JESSICA BALDWIN
Brand Marketing & PR Director

Jessica enhances property visibility through strategic marketing in print, digital, and PR. Drawing on her background in brand building and online lead generation, she effectively positions properties to attract the right audience, maximizing their market presence and investment potential.



CARLY CHENOWETH
Transaction Coordinator

Carly brings an affinity for details, organizational skills and a passion for real estate to the team. After spending several years in the busy world of residential real estate, she knows how to get the most complex deals to closing. Her goal is to make the process effortless for buyers and sellers



MAGGIE COLLISTER
Marketing & Project Analyst

With a background in real estate development and graphic design, Maggie creates punchy and compelling marketing pieces for listings. Her understanding of real estate and economic trends and data create strong selling points for properties in Montana's growing markets.



SARA TOWNSLEY
Research Director

Sara manages the extensive library of real estate data that provides the Sterling team accurate and up to date information on transactions and sales. Her attention to detail and organization allows for efficient valuations and pricing guidance. Sara is also the first to know about new developments and businesses in the community.

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