



New industrial condo for lease

7605 Pontrelli Pl, Missoula, MT 59808

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New industrial condo for lease

\$13.50 /SF/YR

Located in the growing Wye area of Missoula (5 minutes from Missoula International Airport). Newly built warehouse with only 2 tenants in the entire property. Landscaped with paved and ample parking....

- Easy access to I-90
- Ample parking
- New build

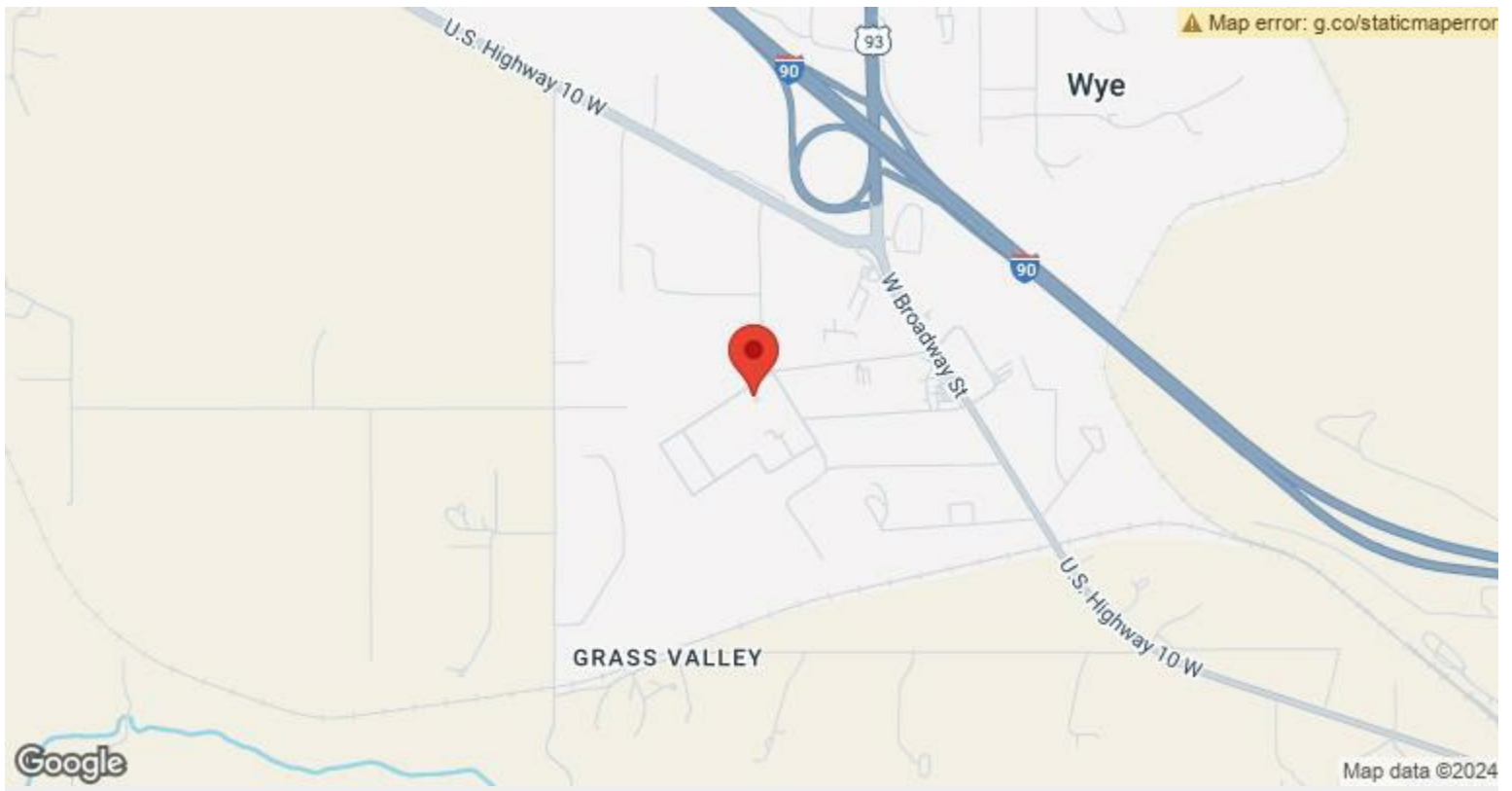


Rental Rate:	\$13.50 /SF/YR
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	14,000 SF
Year Built:	2024
Construction Status:	Under Construction
Rental Rate Mo:	\$1.13 /SF/MO

1st Floor Ste B

Space Available	7,000 SF
Rental Rate	\$13.50 /SF/YR
Date Available	December 16, 2024
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Industrial
Lease Term	Negotiable

New beautifully designed warehouse located in the growing Wye area of Missoula (5 minutes from Missoula International Airport). This +/- 7000 square foot unit features 2 14' grade level overhead doors and ample parking. The main entrance opens up into an air conditioned office/reception area with a restroom right outside of the office. Enjoy 18'-20' clear height throughout the heated warehouse with additional mezzanine storage above the office/reception area. This warehouse only has one neighbor. Mezzanine can be converted into a fully usable office. Offices are windowed. Currently being built and can accommodate buildout/layout depending on the potential tenant's needs and terms. Contact us if you have any questions.



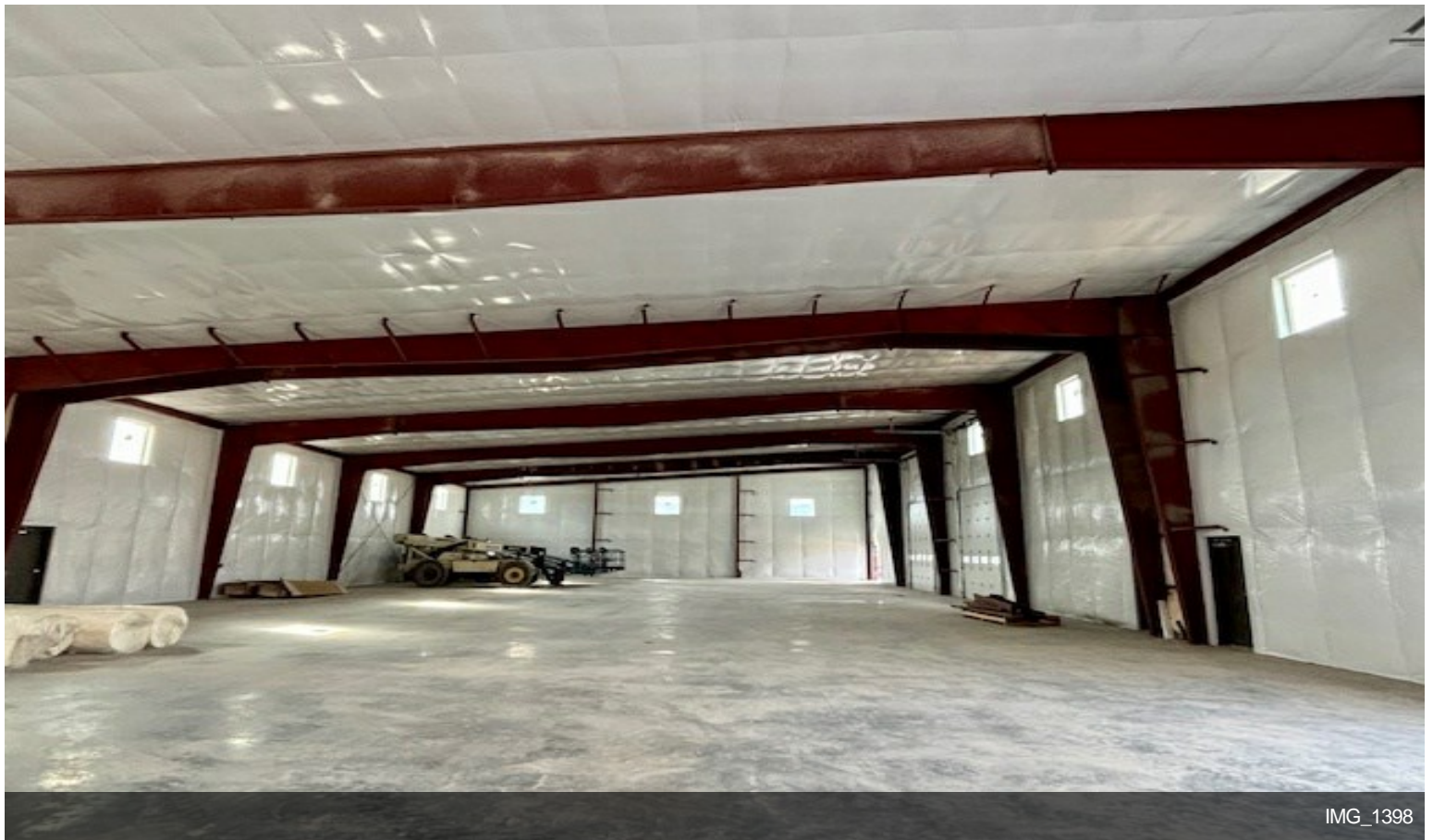
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Property Photos



IMG_1394

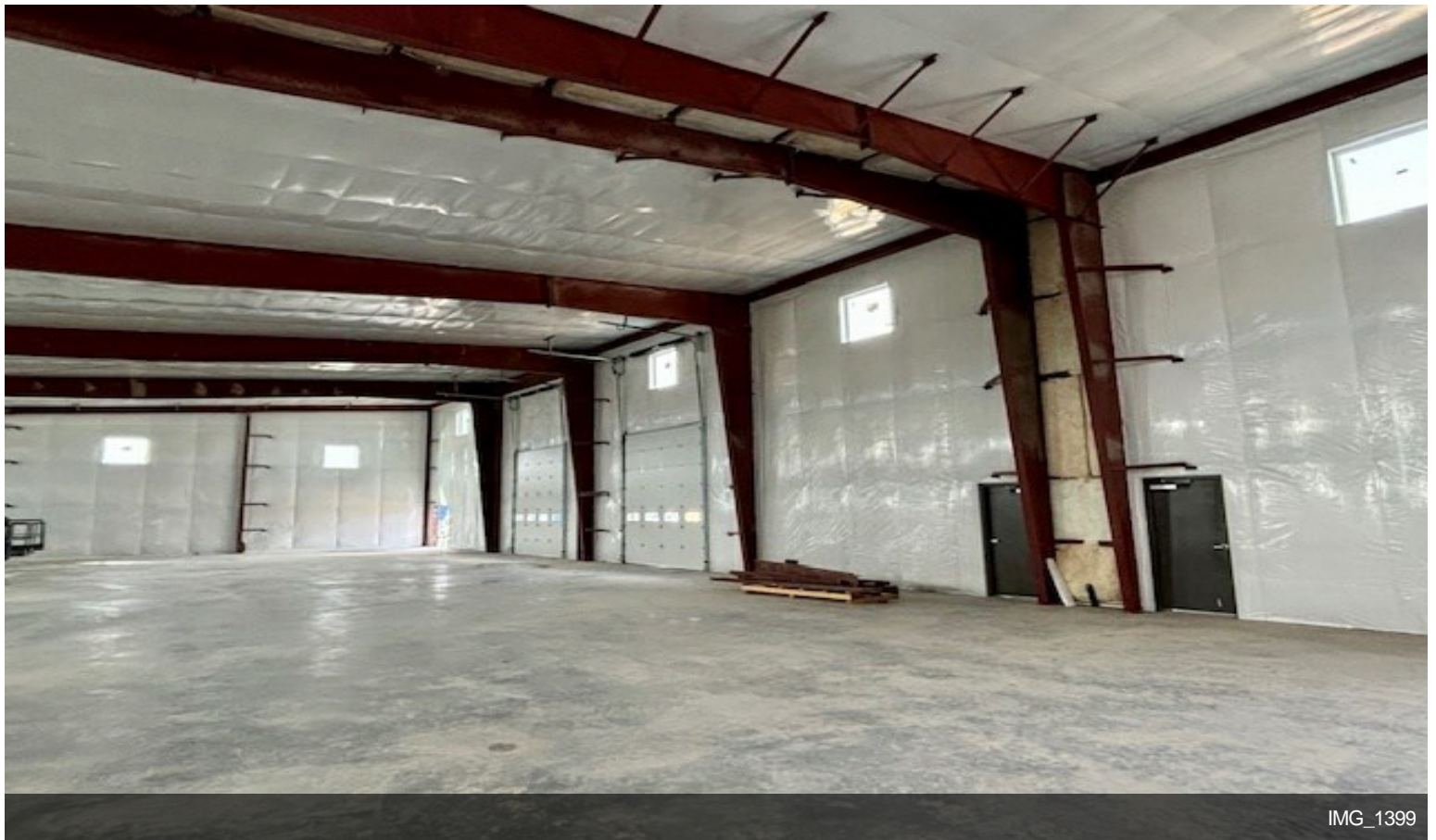


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Property Photos



IMG_1400



IMG_1399