



SterlingCRE
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Multi-Use Opportunity: Office, Warehouse & Retail

5475 Trumpeter Way

Missoula, Montana

± 4,377 SF | Commercial Condo

Exclusively listed by:
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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-vis property is less than a 1 min drive from the the I-90 and Airport Boulevard interchange and visible to passing traffic on the interstate.

This well-positioned property offers exceptional flexibility for owner-users or investors. Constructed in 2007 and situated on a ± 1.39 acre parcel, this freestanding condo unit combines office and warehouse functionality with potential for retail, showroom or assembly uses (such as a church or place of worship). With ample surrounding pavement, grade-level overhead doors, and versatile open space, the layout accommodates a range of commercial operations.

Located in an area populated by logistics firms, manufacturers, and professional services, the property benefits from strong connectivity to Missoula International Airport and North Reserve Street. Zoning (City of Missoula, C2-2) allows for a wide variety of commercial uses, and all utilities are in place.

This is an ideal space for businesses needing a private, independent building with the long-term equity benefits 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](#)

Address	5475 Trumpeter Way Missoula, Montana 59808
Purchase Price	\$995,000
Property Type	Commercial / Industrial Condo
Total Acreage	Common interest in ± 1.39 acres via Condominium Association*
Building Size	$\pm 4,377$ Square Feet

5475 Trumpeter Way

\$995,000

Building SF

± 4,377 Square Feet

Geocode

04-2325-36-3-02-01-0000

Year Built/Renovated

2007

Zoning

C2-2 (Commercial, City of Missoula)

Access

via West Harrier & Trumpeter Way

Services

Missoula City Water & Sewer; Broadband

Taxes

\$51,433.36 (2024)

Parking

7 Private Parking Spaces* + Street Parking

Interstate Proximity

Less than 1 Mile



Property Details



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 C2-2 (City of Missoula)
Permissive commercial zoning ideal for office,
warehouse, retail and assembly uses



7 Private Parking Spaces + Street Parking*



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

Opportunity Highlights



LOCATION

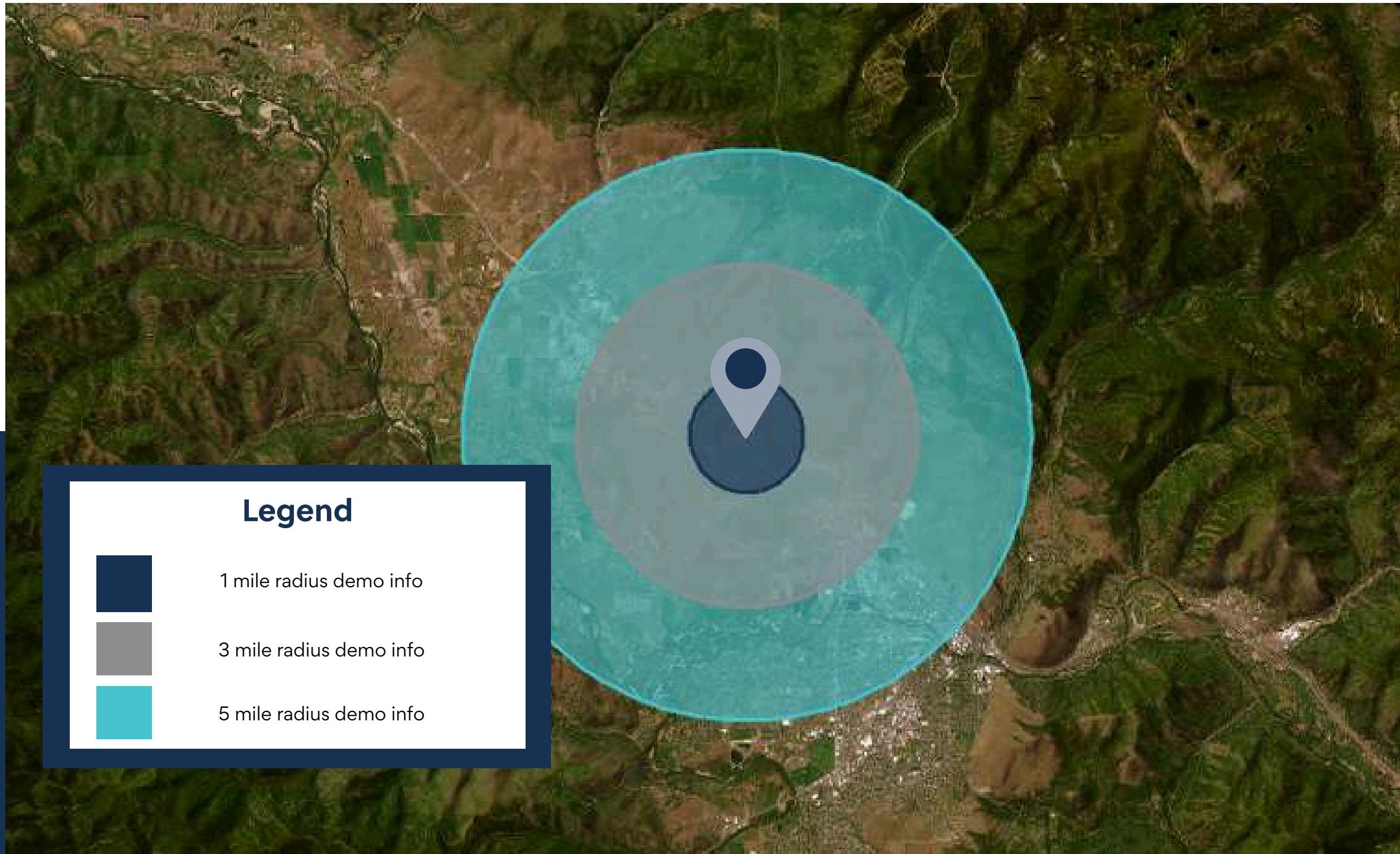


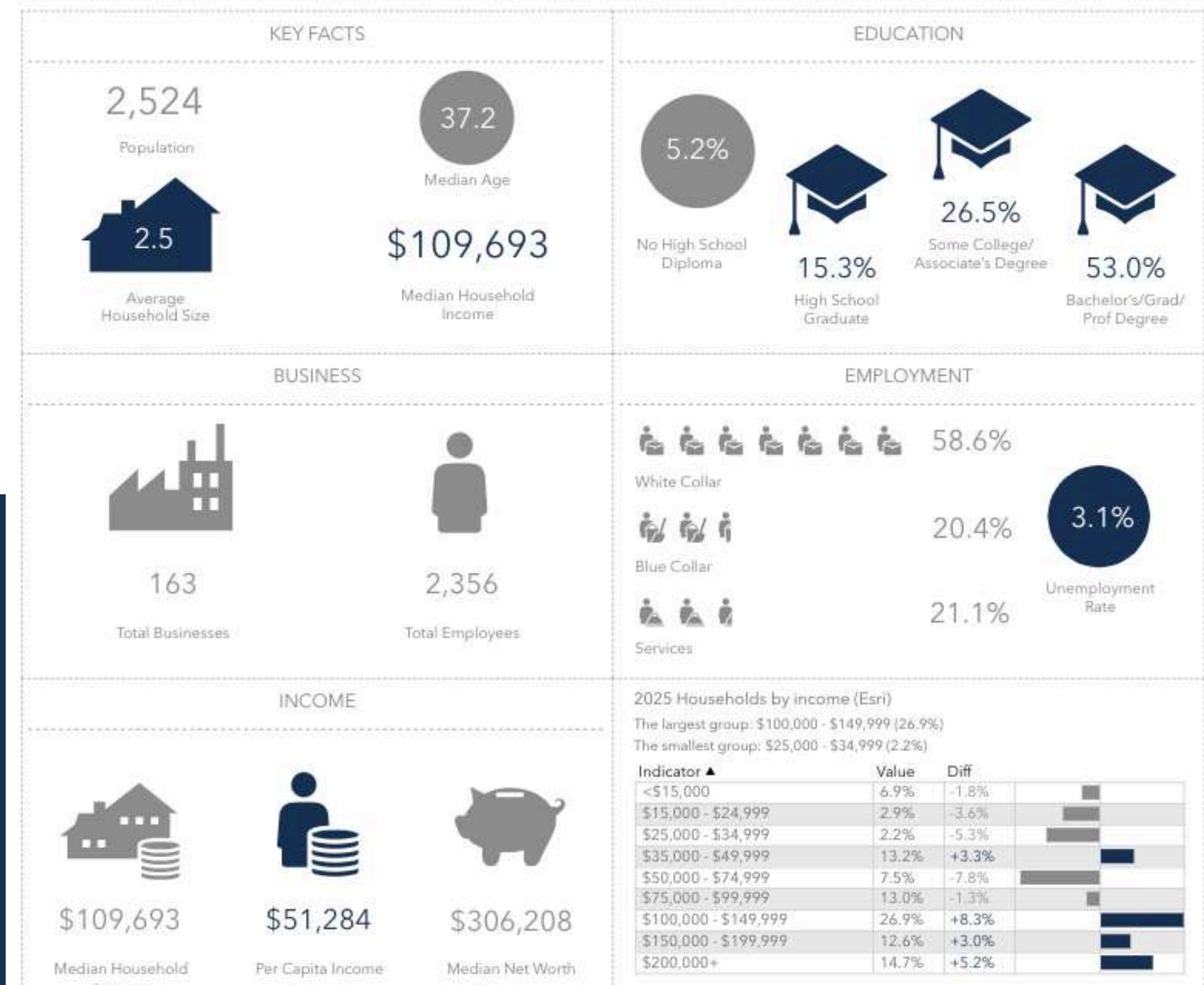
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Retailer Map





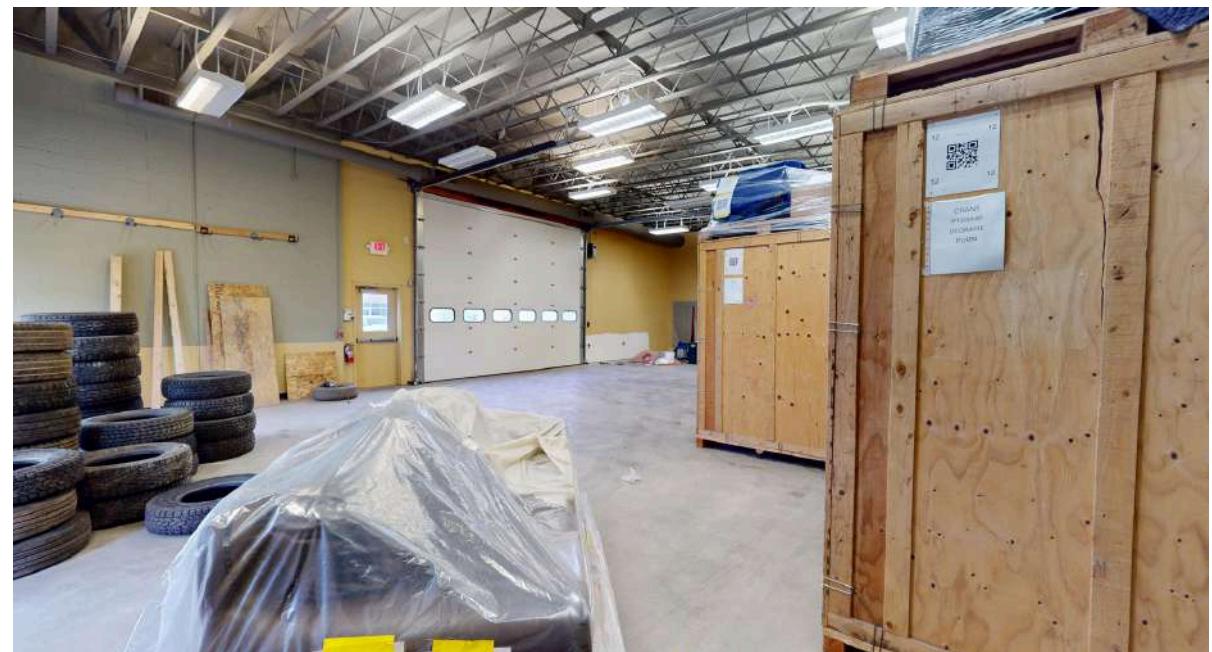


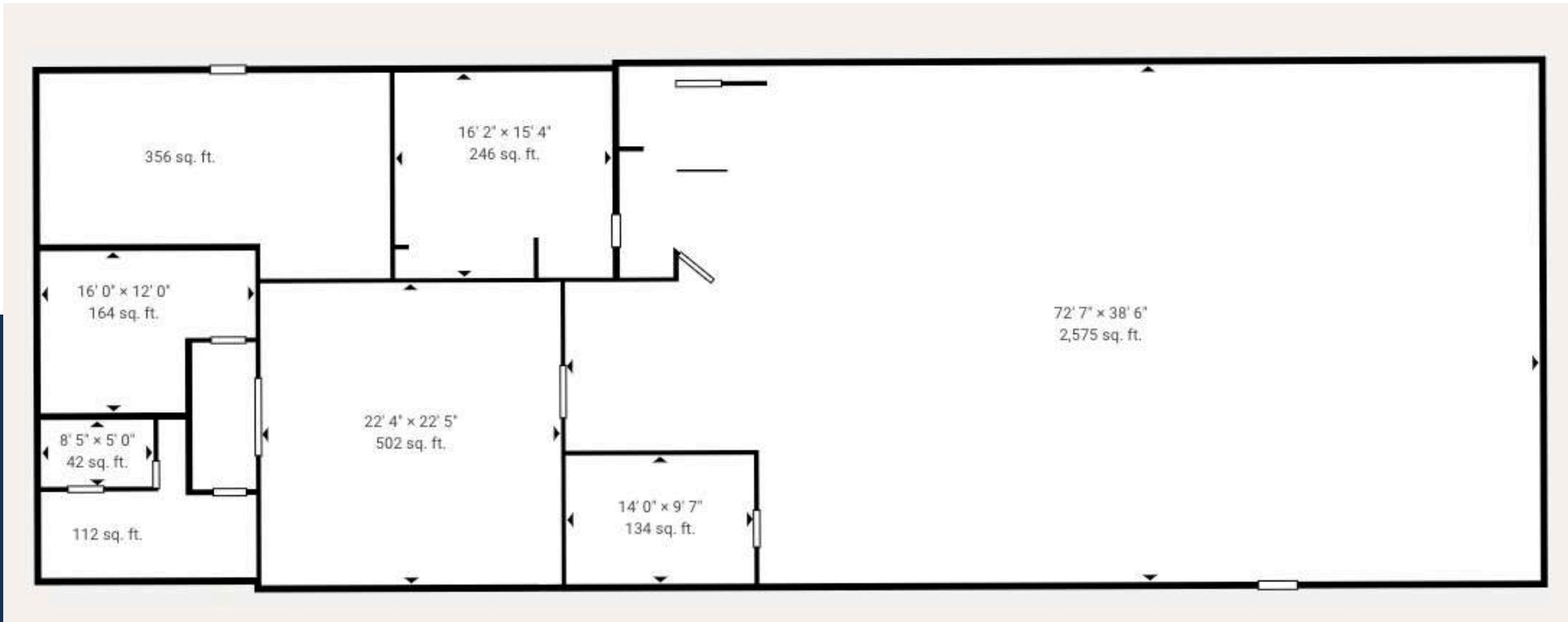
PROPERTY DETAILS

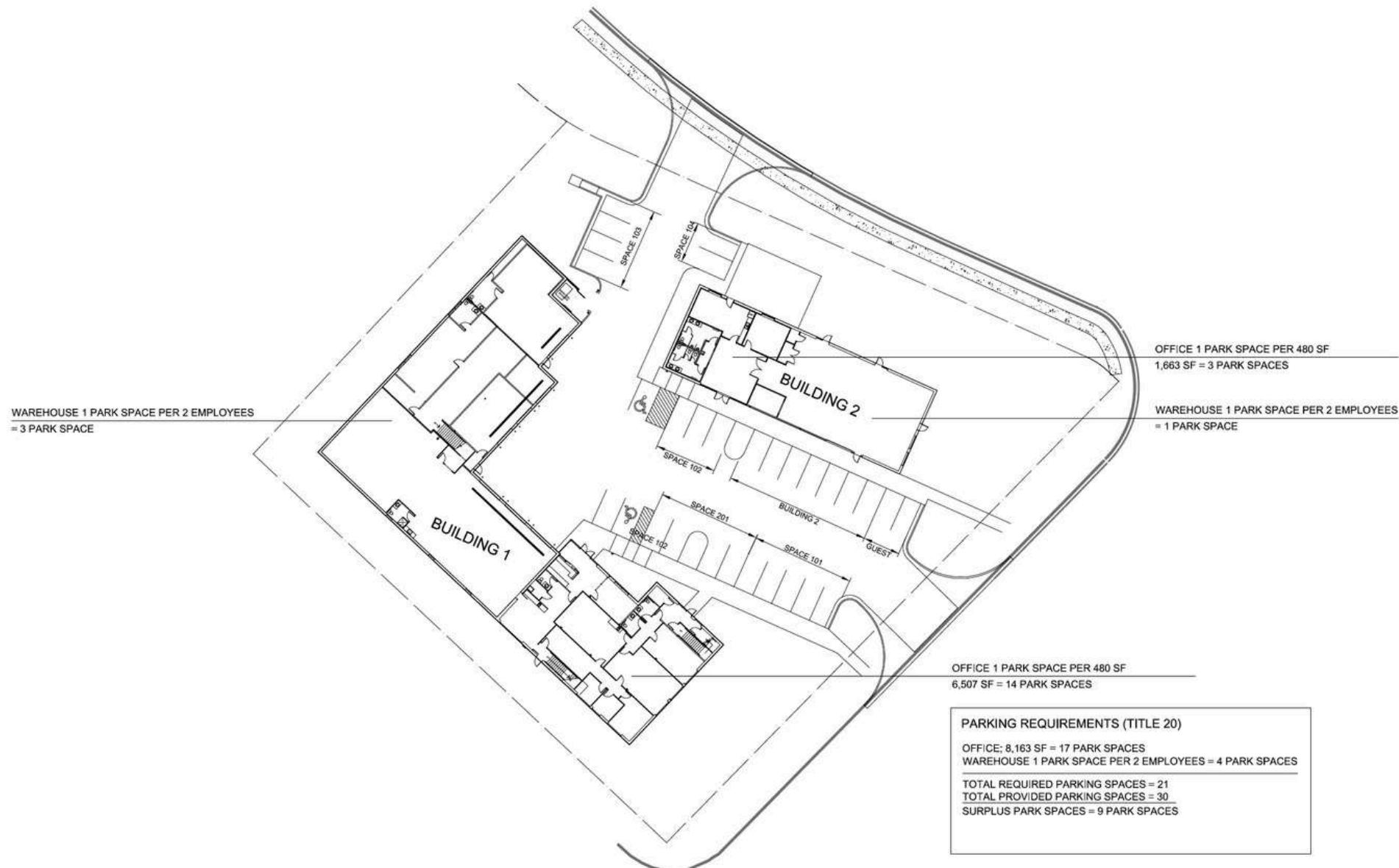


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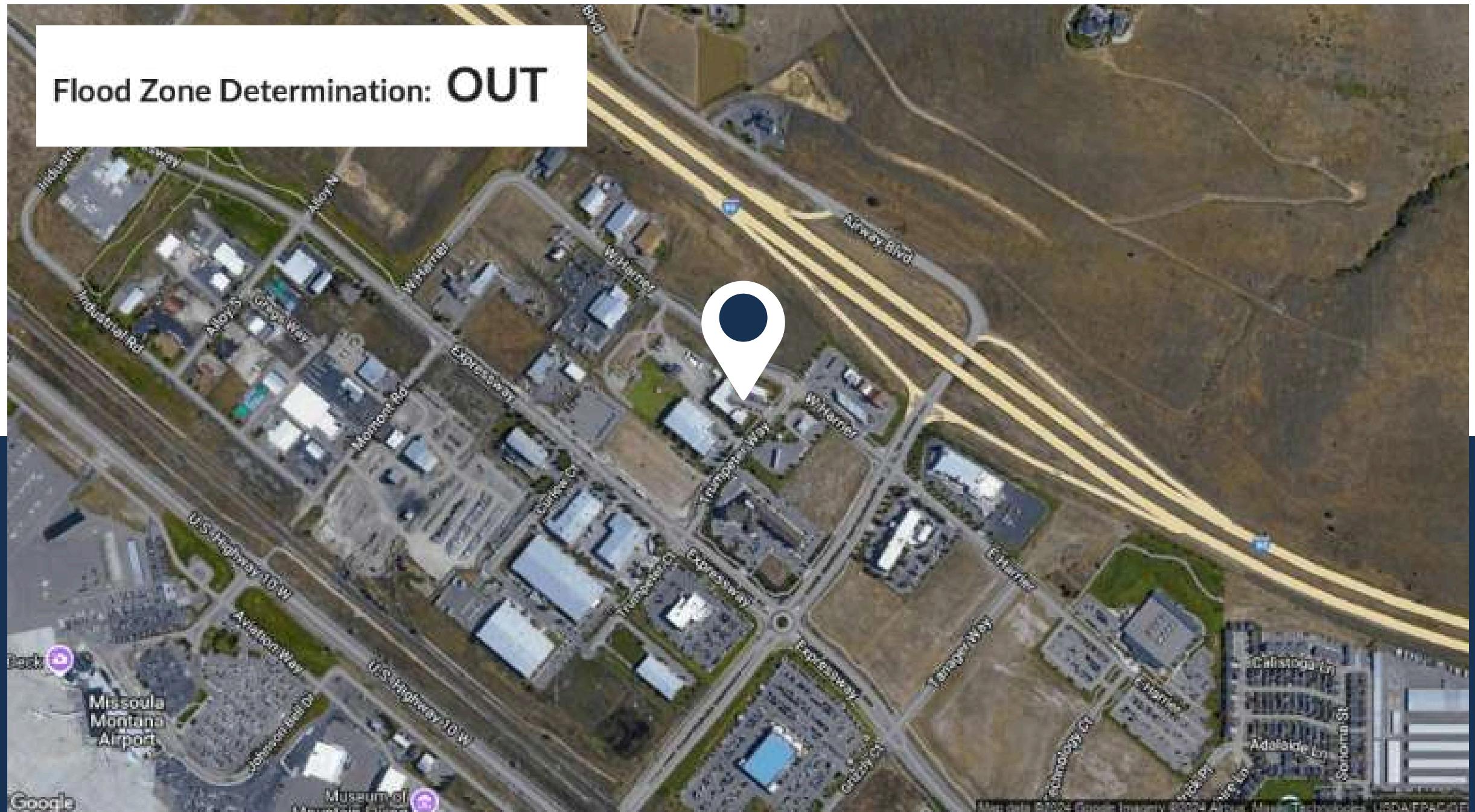
1 SITE PLAN / FLOOR PLAN

SCALE: 1/4" = 20'-0"

JULY 22, 2025



Flood Zone Determination: **OUT**



Flood Zones:  X500 or B Zone  A Zone  V Zone  D Zone  Floodway  CBRA

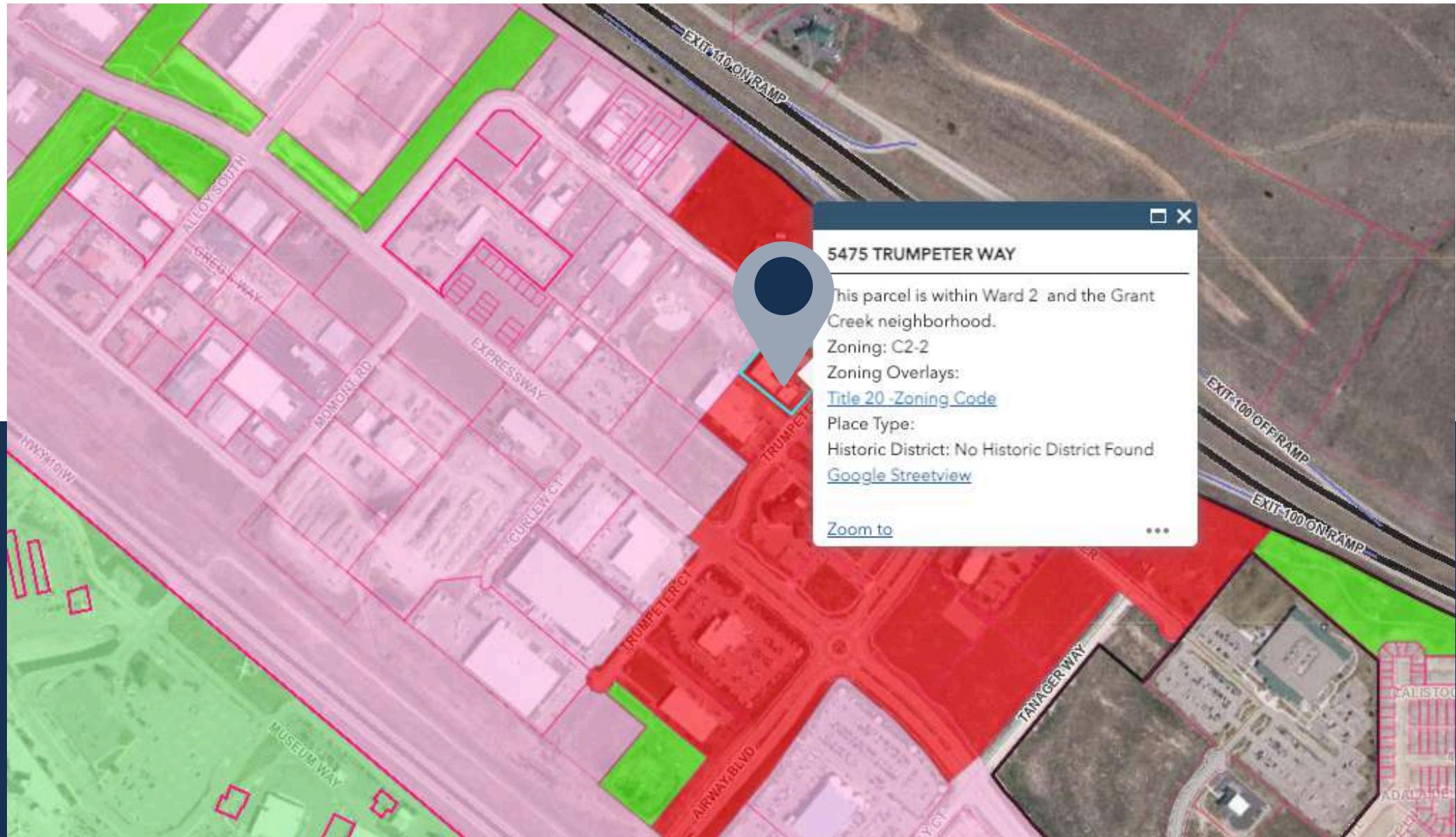
Flood Plain



Soils

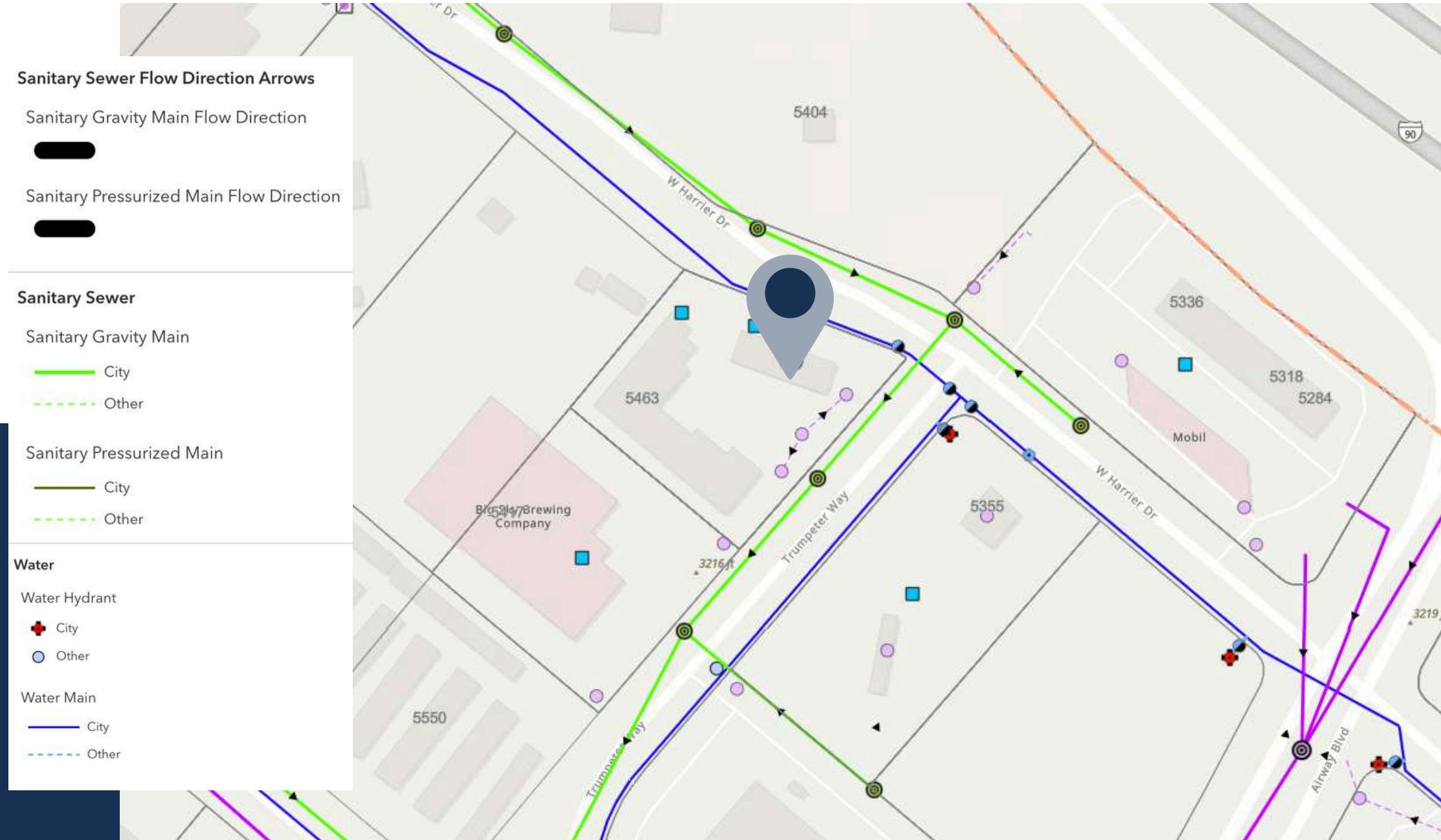
Map Unit Legend

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%



Zoning Documents

Zoning





MARKET OVERVIEW



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Missoula Industrial Market Data | Q1 2025

LEASING ACTIVITY | INDUSTRIAL

	T12 Ending 3.1.2024	T12 Ending 3.1.2025	Change
County Average Lease Rate	\$11.62	\$11.24	-3.27% 
NNN Average	\$3.97	\$2.90	-26.95% 
County Vacancy	2.87%*	6.42%	3.55% 

*Vacancy is for 2023

SALES ACTIVITY | INDUSTRIAL

	T12 Ending 3.1.2024	T12 Ending 3.1.2025	Change
County Average Sale Price PSF	\$136.61	\$189.29	38.56% 
Condominium Average Sale Price PSF	\$191.51	\$202.82	5.91% 
Freestanding Average Sale Price SF	\$128.11	\$187.79	46.58% 

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

INDUSTRIAL DEVELOPMENT PIPELINE

Construction	±99,184 SF
Permitting	±42,751 SF
Planning	±62,600 SF
Completed YTD 2025	±20,000 SF



Missoula Retail Market Data | Q1 2025

LEASING ACTIVITY | RETAIL

	T12 Ending 3.1.2024	T12 Ending 3.1.2025	Change
County Average Lease Rate	\$22.54	\$22.51	-0.13% 
Downtown Average Lease Rate	\$25.25	\$21.00	-16.83% 
NNN Average	\$6.50	\$6.84	5.23% 
County Vacancy	2.61%*	3.14%	+0.53% 

*Vacancy is for 2023

SALES ACTIVITY | RETAIL

	T12 Ending 3.1.2024	T12 Ending 3.1.2025	Change
County Average Sale Price PSF	\$211.53	\$432.43	104.43% 
Condominium Average Sale Price PSF	\$389.79	\$402.03	3.14% 
Freestanding Average Sale Price SF	\$181.82	\$436.23	139.92% 

All data covers the trailing 12 months

Lease data is based on NNN or NNN Equivalent

RETAIL DEVELOPMENT PIPELINE

Construction	±8,000 SF
Permitting	±21,480 SF
Planning	±10,000 SF
Completed YTD 2025	±10,394 SF



Missoula Office Market Data | Q1 2025

LEASING ACTIVITY | OFFICE

	T12 Ending 3.1.2024	T12 Ending 3.1.2025	Change	
County Average Lease Rate	\$17.80	\$18.88	6.07%	↑
Downtown Average Lease Rate	\$19.74	\$19.41	-1.67%	↓
NNN Average	\$6.30	\$7.05	11.90%	↑
County Vacancy	5.08%*	7.66%	2.58%	↑

*Vacancy is for 2023

SALES ACTIVITY | OFFICE

	T12 Ending 3.1.2024	T12 Ending 3.1.2025	Change	
County Average Sale Price PSF	\$230.66	\$272.70	18.23%	↑
Condominium Average Sale Price PSF	\$138.71	\$249.17	79.63%	↑
Freestanding Average Sale Price SF	\$242.26	\$282.50	16.61%	↑

All data covers the trailing 12 months

Lease data is based on NNN or NNN Equivalent

OFFICE DEVELOPMENT PIPELINE

Construction	±21,000 SF
Permitting	±6,101 SF
Planning	±44,000 SF
Completed 2024	±0 SF



Missoula Air Service

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

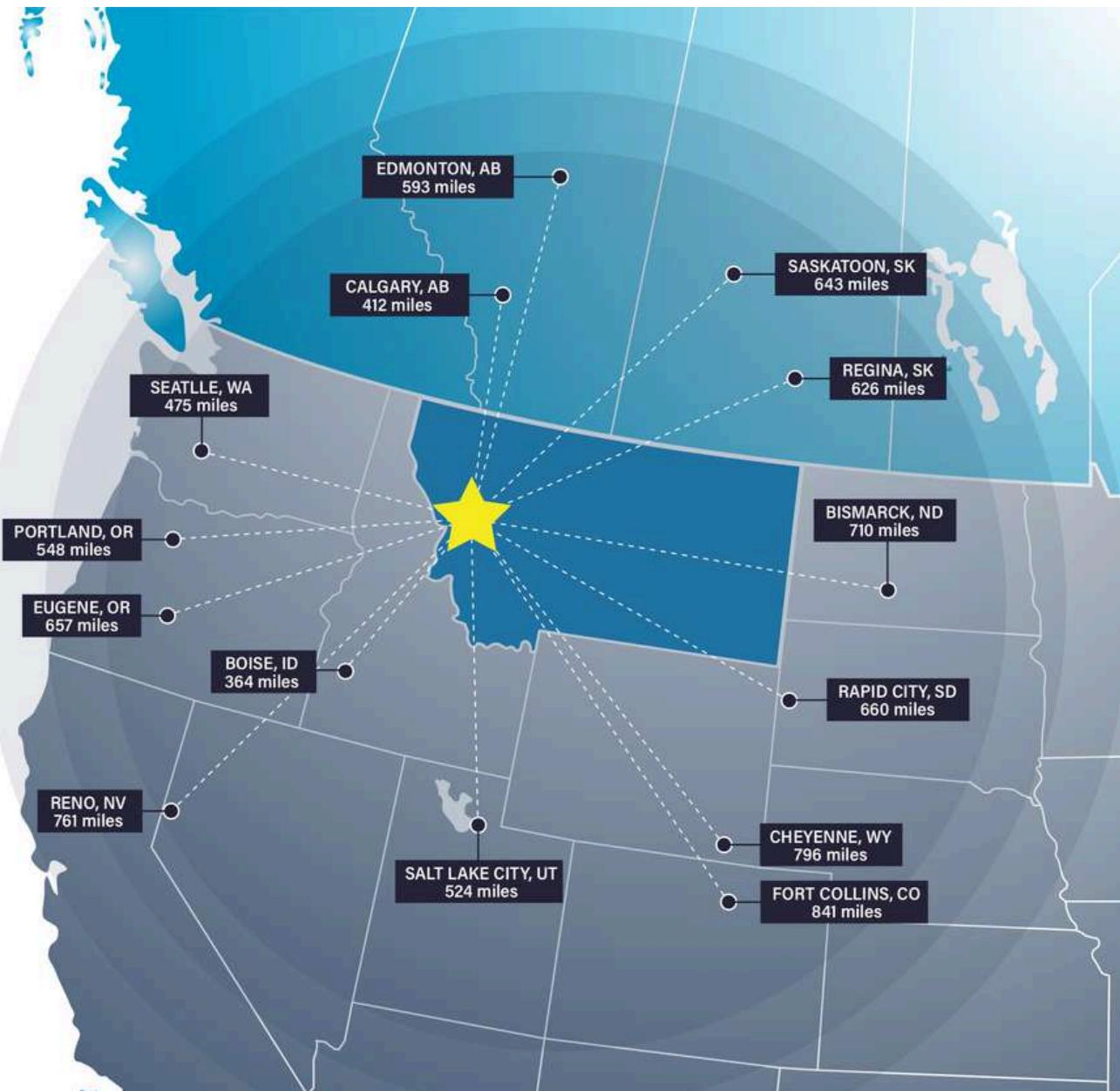


Missoula Access

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.



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+ employees

Community Medical Center

1000+ employees

Missoula County

500+ employees

City of Missoula

500+ employees

Allegiance Benefits

500+ employees

Noteworthy

Submittable



workiva



Pathlabs



Cognizant



Source: Montana Department of Labor & Industry | lmi.mt.gov & Zippia.com



About Missoula

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

WE 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.

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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.