



SterlingCRE
A D V I S O R S

Industrial Flex Space with Grade-Level Loading

5800 Expressway, Unit B
Missoula, Montana

\$12.75/SF, NNN | ±1,920 Square Feet

Exclusively listed by:

Claire Matten CCIM | SIOR

Claire@SterlingCREadvisors.com

406.360.3102





*photo is of a similar unit



SterlingCRE
ADVISORS

Contents

(click to jump to section)

[Opportunity Overview](#)

[Location](#)

[Property Details](#)

[Brokerage Team](#)

[Limiting Conditions](#)

Opportunity Overview

SterlingCRE Advisors is pleased to present 5800 Expressway, Unit B, a ±1,920 square foot flex warehouse space available for lease. Situated just one-half mile from Interstate 90, this versatile industrial space is centrally located within the Missoula Industrial Park and is available for immediate occupancy.

Unit B is equipped with one (1) 14' grade-level loading door, an air-conditioned office with restroom, a large open warehouse bay, and a mezzanine for additional storage. The suite includes two (2) designated parking spaces located directly in front of the unit.

Professional management provides a low-maintenance, secure environment to support a wide range of business needs.

Interactive Links

 [Link to Listing](#)

 [Street View](#)

Address	5800 Expressway, Unit B Missoula, MT 59808
Property Type	Flex Warehouse
Lease Rate	\$12.75/SF, NNN
Suite Size (Per CAMA)	±1,920 SF
Estimated 2026 NNN	\$6.11/SF/YR
Year 1 Base Rent + NNN:	\$3,017.60/Month
Parking	1 Unassigned Parking Space
Loading	One (1) Grade Level Loading Door
Clear Height	18-20'
Buildout	One (1) ±300 SF office with Restroom ±1,620 SF of Warehouse Mezzanine for extra storage

5800 Expressway, Unit B

\$12.75/SF, NNN

Address	5800 Expressway, Unit B
Property Type	Flex Warehouse
Services	City water and sewer
Access	Expressway
Zoning	Limited Industrial (L-1) City of Missoula
Geocode	04-2325-36-3-04-09-7010
Year Built	2021
Column Spacing	Clearspan
Loading	One (1) 12'x14' grade door
Power	Single-Phase Power
NNN Expenses	Covers property taxes, exterior insurance, and HOA dues



Property Details



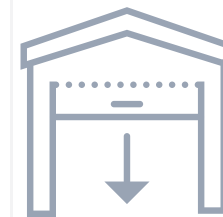
Located off the North Reserve Commercial Corridor; 1/2 mile from I-90 Interchange



Bay measurements are 60' deep x 32' wide



Well maintained with professional management



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



Polished office/reception area with additional mezzanine/storage area



LOCATION



SterlingCRE
ADVISORS



Locator Map

Frenchtown

93



Missoula

Orchard Homes

Missoula



12

12

Legend



1 mile radius

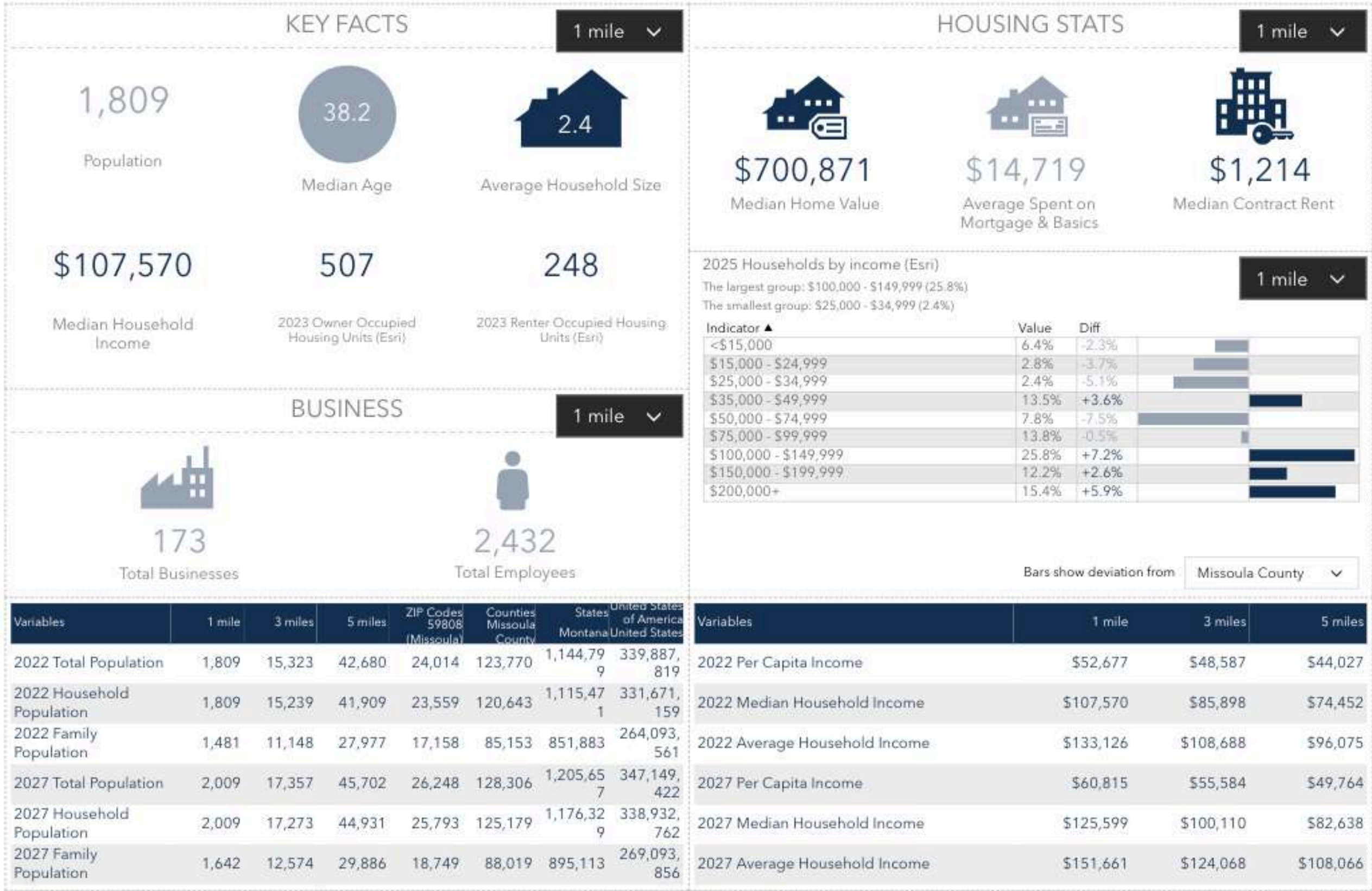


3 mile radius



5 mile radius

Key Facts



PROPERTY DETAILS



SterlingCRE
A D V I S O R S

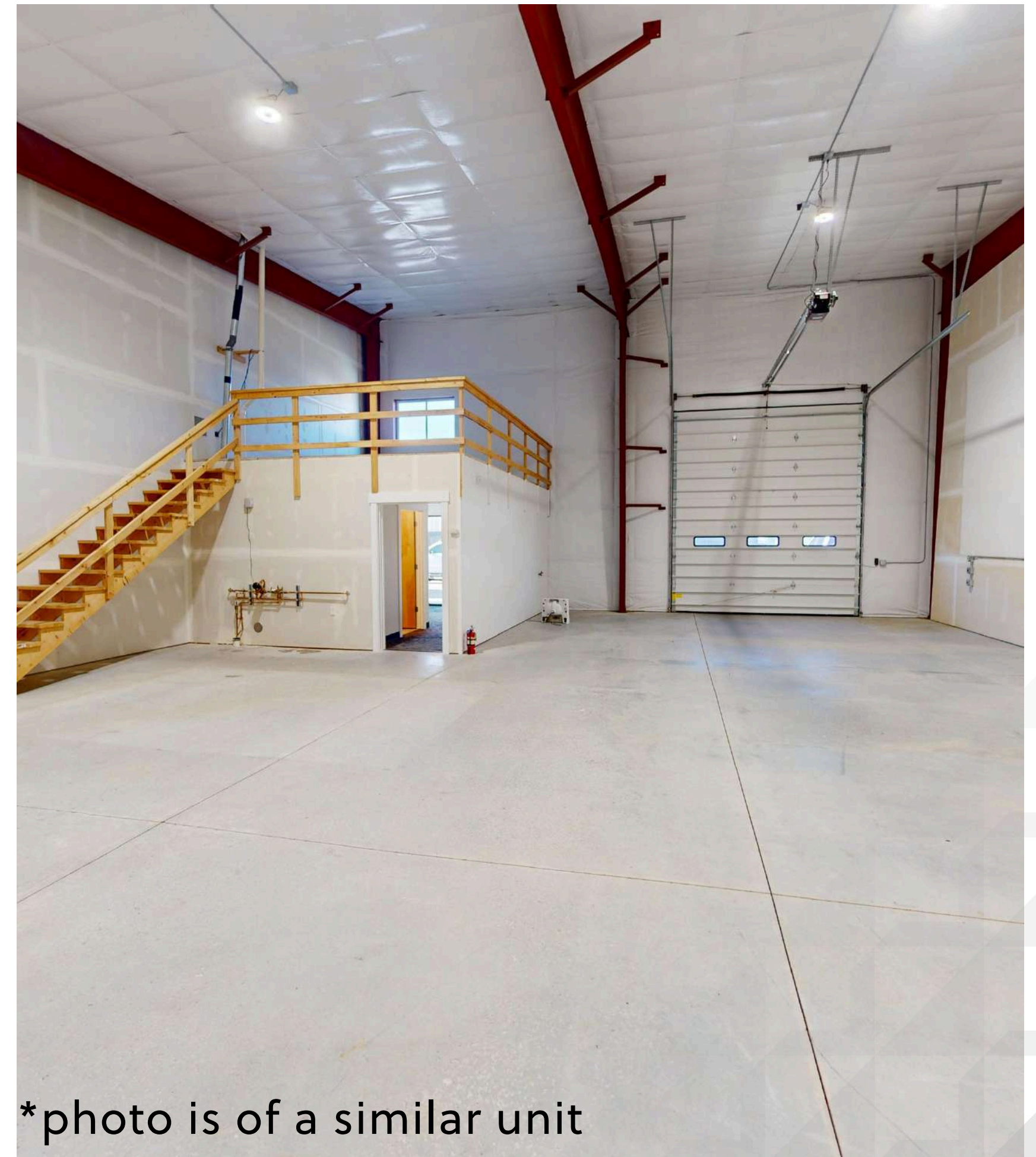
Image shown is from a comparable
unit within the same property



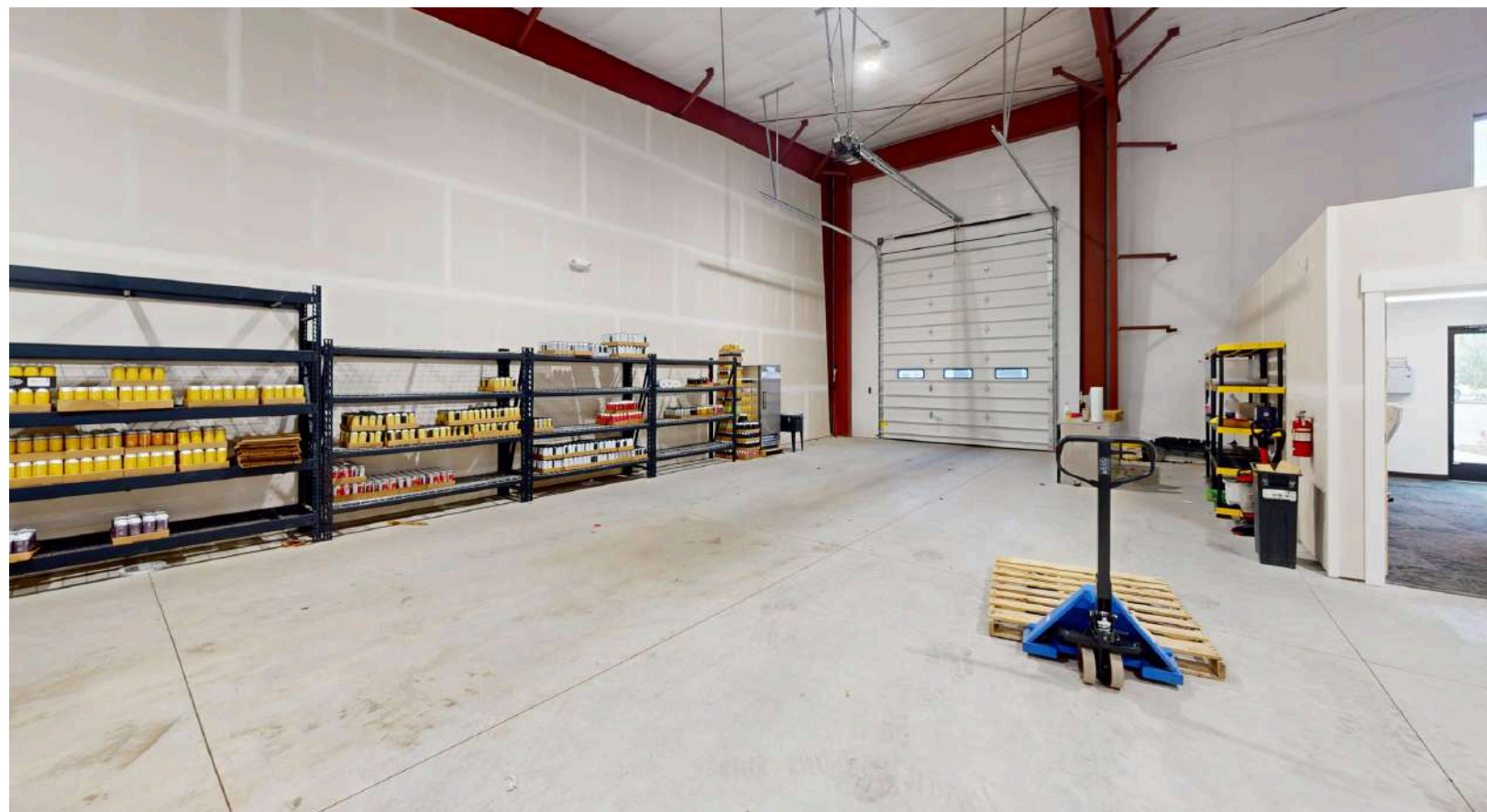
SterlingCRE
A D V I S O R S



*photo is of a similar unit



*photo is of a similar unit

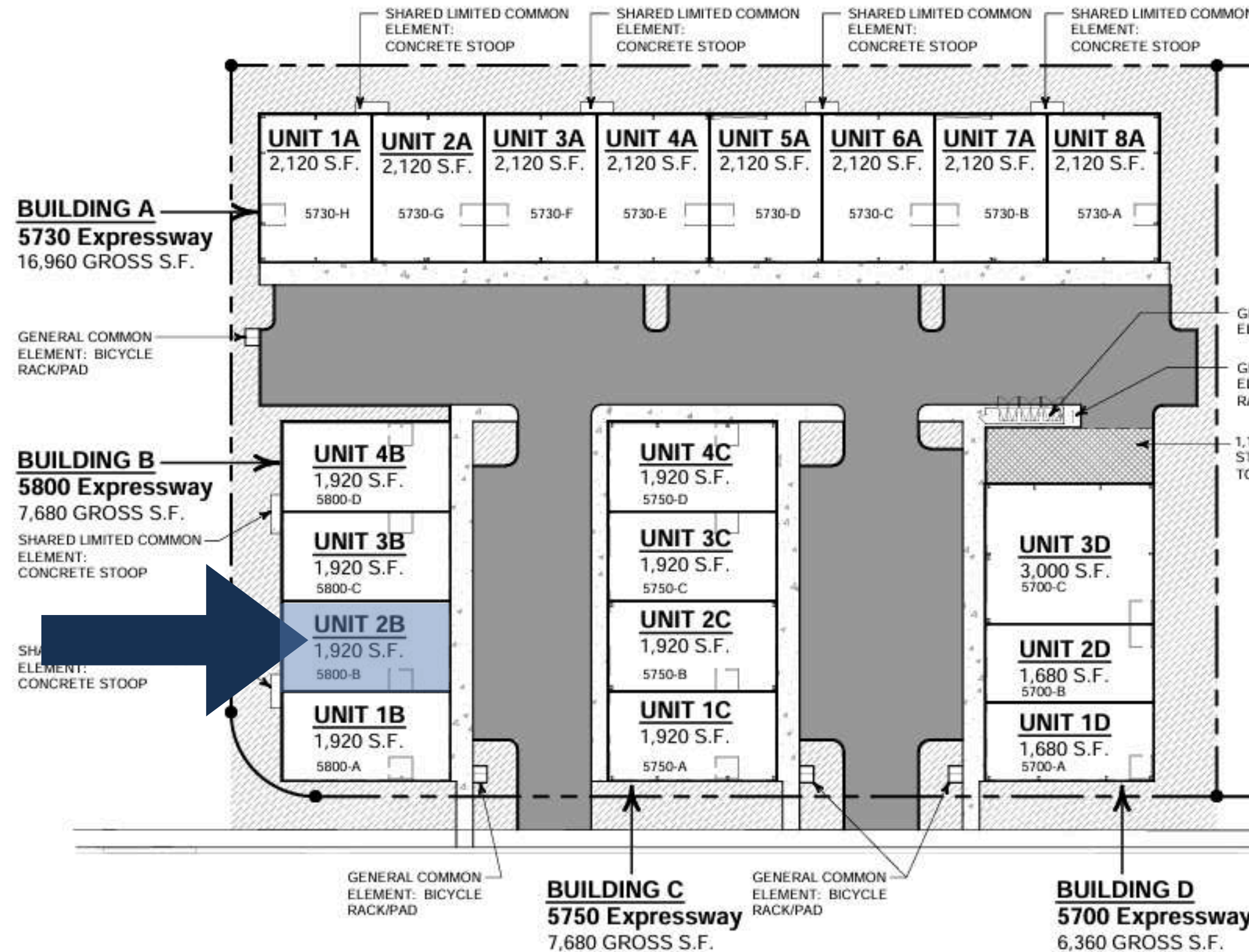




Expressway $\pm 6,376$ VPD (2024 AADT)

General Site Information

GROSS PROPERTY AREA:	90,868 S.F.
LANDSCAPE REQUIRED (20%):	18,173 S.F.
LANDSCAPE PROVIDED:	18,202 S.F. (REFERENCE SITE PLAN)
VEHICULAR PARKING:	38 SPACES SHOWN
REQUIRED PARKING:	LIGHT INDUSTRIAL, 1 PER (2) EMPLOYEES
ADA SPACES:	1 PER 25 (2 REQ'D. / 3 PROVIDED)
SHORT-TERM BIKE PARKING:	1 PER 10 VEHICLE SPACES (COMMERCIAL) 6 REQ'D.
BIKE PARKING PROVIDED:	10 SPACES PROVIDED
LONG-TERM BIKE PARKING:	1 PER 5 EMPLOYEES (EA. UNIT)
BIKE PARKING PROVIDED:	TBD PER INDIVIDUAL UNIT USE



Legend

[Pattern]	UNIT EXCLUSIVE ELEMENT (OUTDOOR STORAGE AREA)
[Pattern]	GENERAL COMMON: LANDSCAPING
[Pattern]	GENERAL COMMON: PAVED VEHICULAR USE AREA
[Pattern]	GENERAL COMMON: PEDESTRIAN WALKS



Architect's Certification

I CERTIFY THAT THIS EXHIBIT REPRESENTS AN ACCURATE DEPICTION OF THE PLANS FILED WITH AND APPROVED BY THE CITY AND/OR COUNTY OFFICERS HAVING JURISDICTION TO ISSUE BUILDING PERMITS.

Vincent D. Gavin

VINCENT D. GAVIN, AIA

04/05/2021

GH architects
300 West Broadway, Suite 4
Missoula, MT 59802
p406.543.3477 www.gavin-hanks.com
GAVIN-HANKS ARCHITECTS



Exhibit B - Site Plan

0 20' 40' 80'
SCALE: 1" = 40'

**FLOOD ZONE DETERMINATION:
OUT**

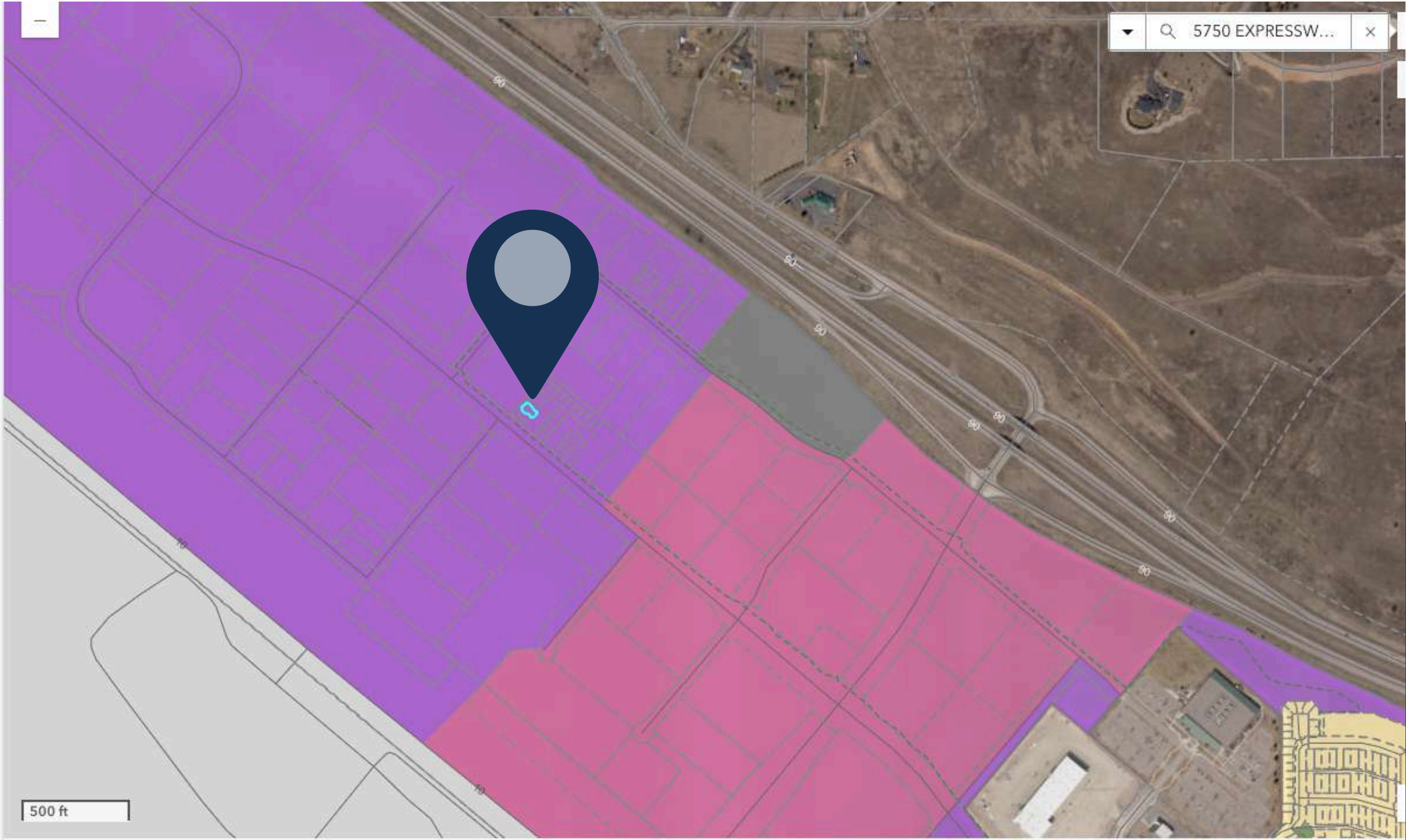


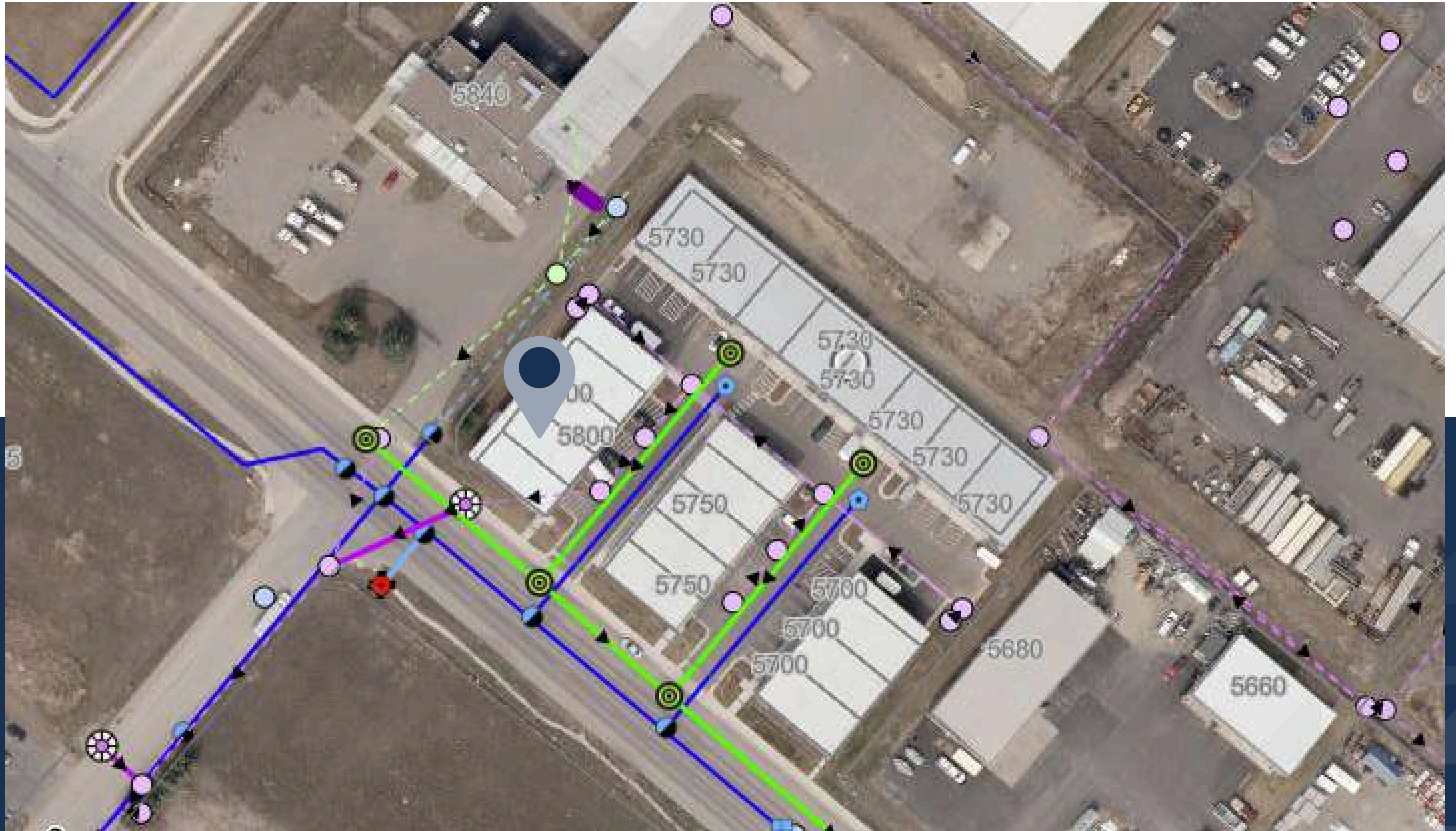
Flood Plain

T22 Zoning

Zoning Abbreviation

- A
- CD-1
- CD-2
- D-C
- D-T
- I-1
- LU-MU
- LU-R1
- LU-R2
- OP-1
- OP-2
- R-R1
- T-MU
- U-MU1
- U-MU2
- U-MU3
- U-MU4
- U-R1
- U-R2
- U-R3
- U-R4





Utilities Map

MARKET OVERVIEW



SterlingCRE
ADVISORS

Missoula Industrial Market Data | Q3 2025

LEASING ACTIVITY | INDUSTRIAL

	T12 Ending 9.30.2024	T12 Ending 9.30.2025	Change
County Average Lease Rate	\$10.58	\$11.91	12.57% ↑
NNN Average	\$3.24	\$2.98	-8.02% ↓
County Vacancy	4.06%	11.81%	7.75% ↑

SALES ACTIVITY | INDUSTRIAL

	T12 Ending 9.30.2024	T12 Ending 9.30.2025	Change
County Average Sale Price PSF	\$148.09	\$191.06	29.02% ↑
Condominium Average Sale Price PSF	\$191.51	\$191.96	0.23% ↑
Freestanding Average Sale Price SF	\$126.39	\$190.66	50.85% ↑

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

INDUSTRIAL DEVELOPMENT PIPELINE

Construction	±139,782 SF
Permitting	±3,350 SF
Planning	±62,600 SF
Completed YTD 2025	±20,000 SF



#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

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



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.



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.

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.