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## 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](mailto:Claire@SterlingCREadvisors.com)  
406.360.3102





\*photo is of a similar unit



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# 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'

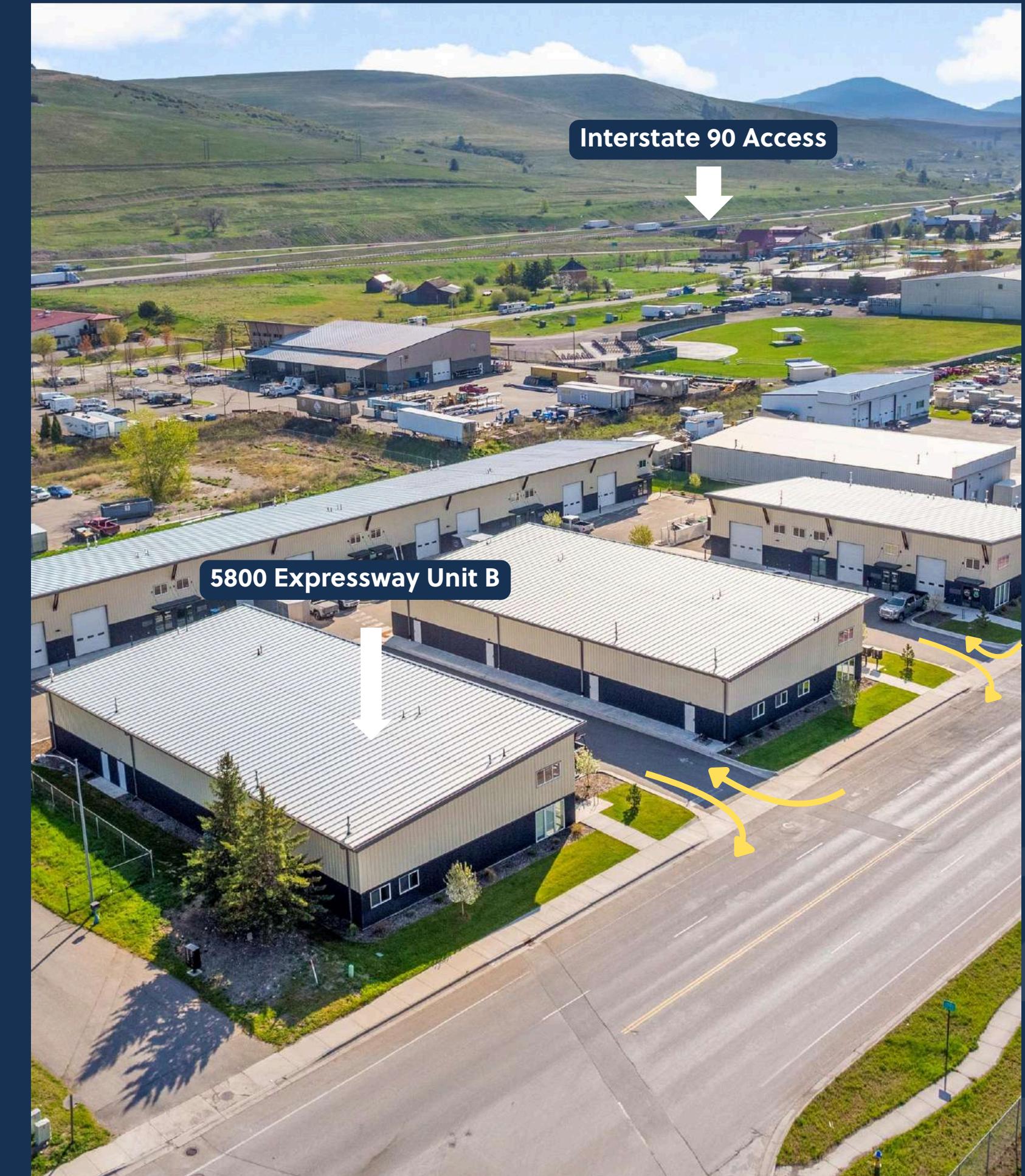
**Buildout**  
One (1) ±300 SF office with Restroom  
±1,620 SF of Warehouse  
Mezzanine for extra storage

Opportunity Overview

# 5800 Expressway, Unit B

**\$12.75/SF, NNN**

|                       |   |
|-----------------------|---|
| <b>Address</b>        | 5800 Expressway, Unit B                                 |
| <b>Property Type</b>  | Flex Warehouse  |
| <b>Services</b>       | City water and sewer                                    |
| <b>Access</b>         | Expressway  |
| <b>Zoning</b>         | Limited Industrial (L-1)<br>City of Missoula            |
| <b>Geocode</b>        | 04-2325-36-3-04-09-7010                                 |
| <b>Year Built</b>     | 2021  |
| <b>Column Spacing</b> | Clearspan   |
| <b>Loading</b>        | One (1) 12'x14' grade door                              |
| <b>Power</b>          | Single-Phase Power                                      |
| <b>NNN Expenses</b>   | 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

Opportunity Highlights



LOCATION



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Locator Map

Ninemile

Frenchtown

93



12

12

12

Missoula

Missoula

Orchard Homes

## Legend



1 mile radius



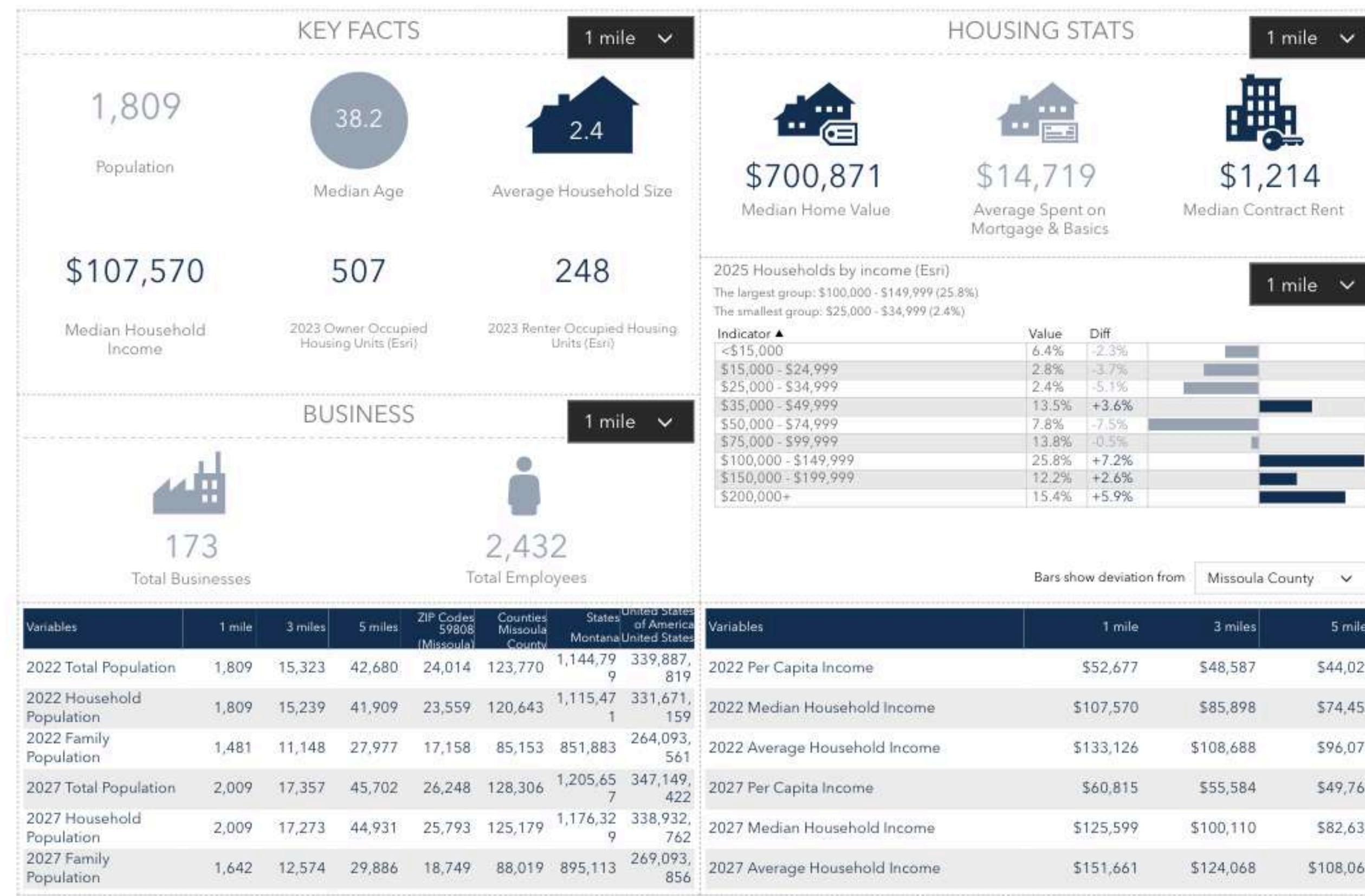
3 mile radius



5 mile radius

Mile Drive Radius Map

# Key Facts





# PROPERTY DETAILS



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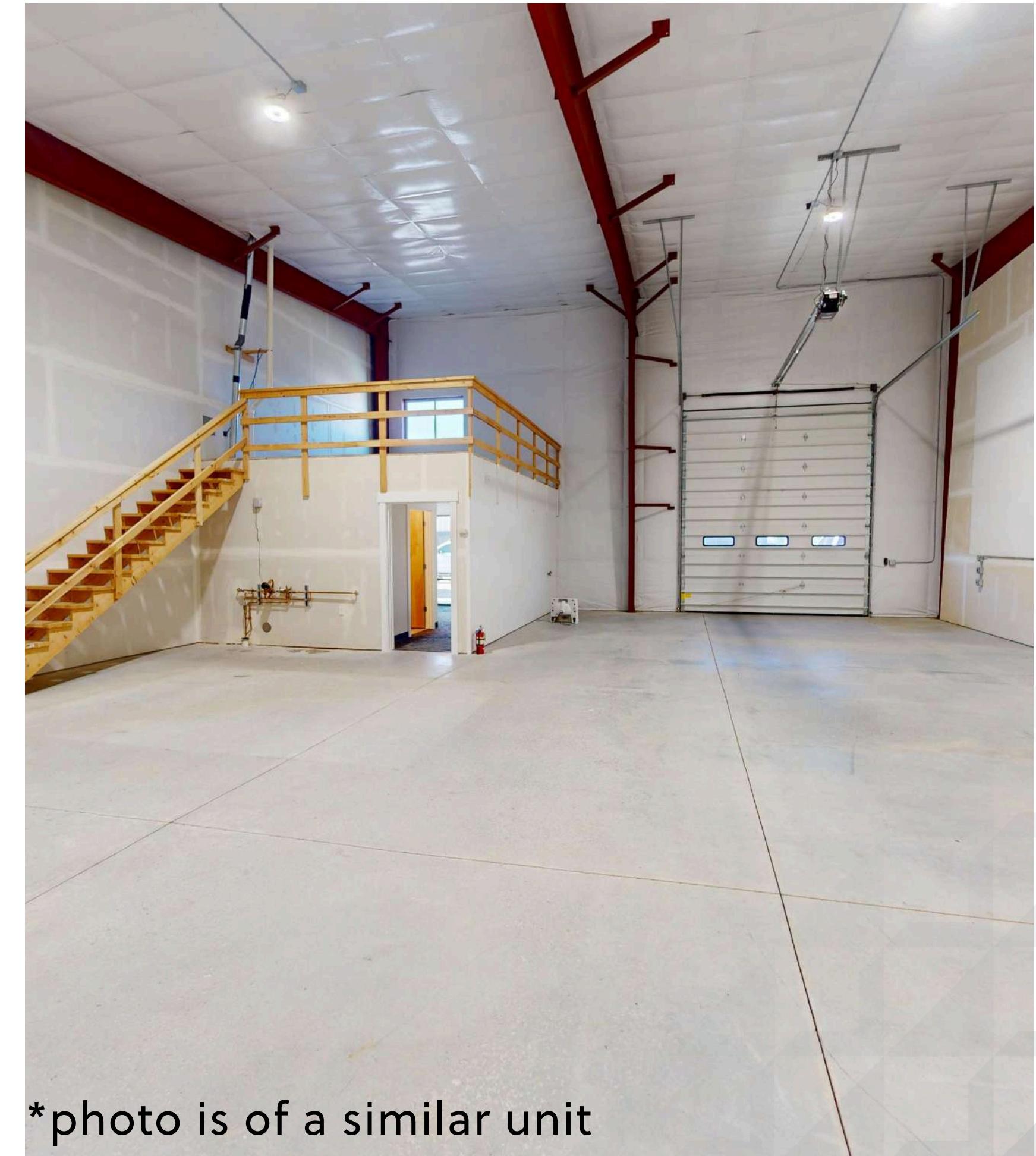
Image shown is from a comparable  
unit within the same property



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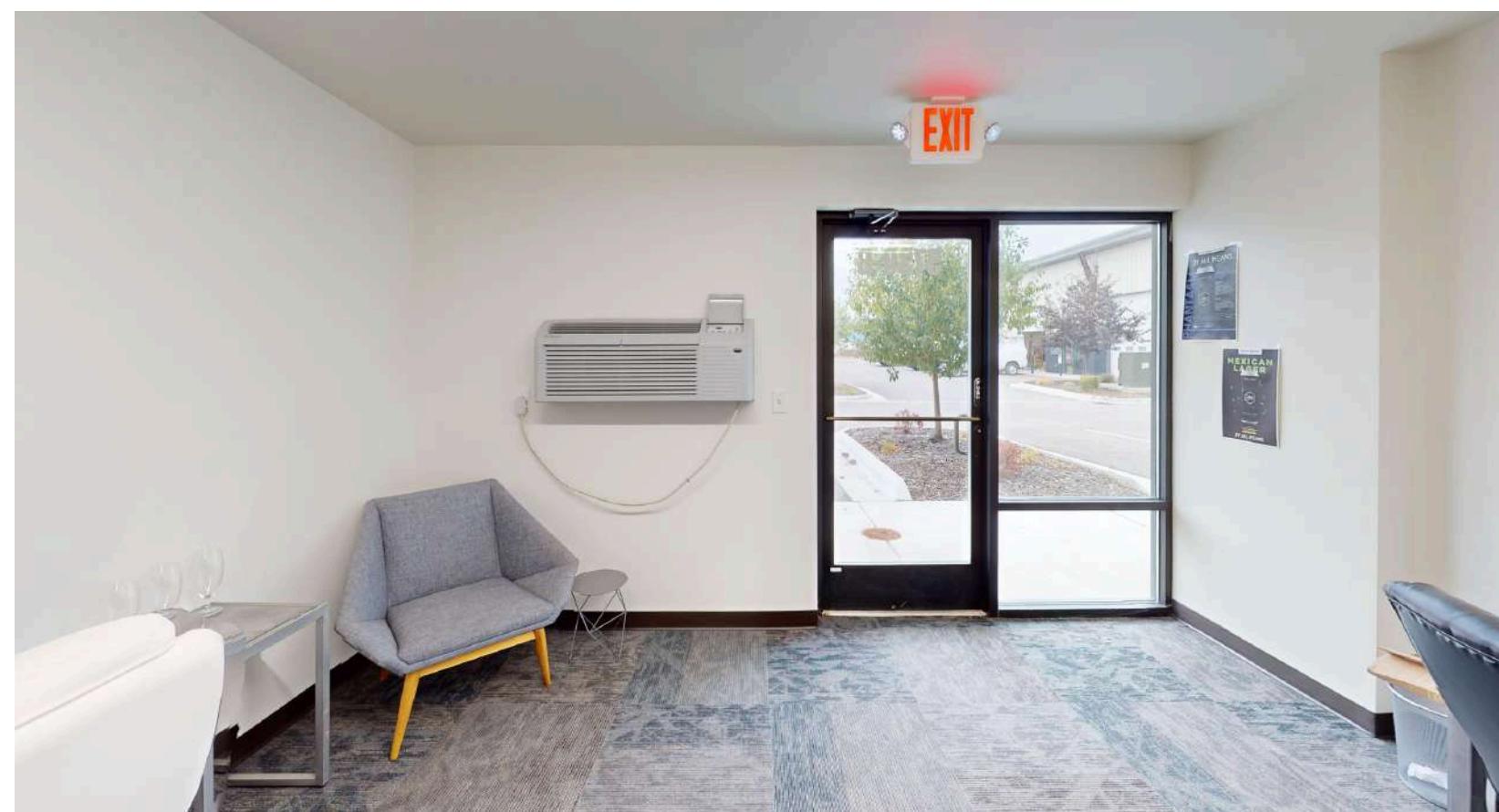
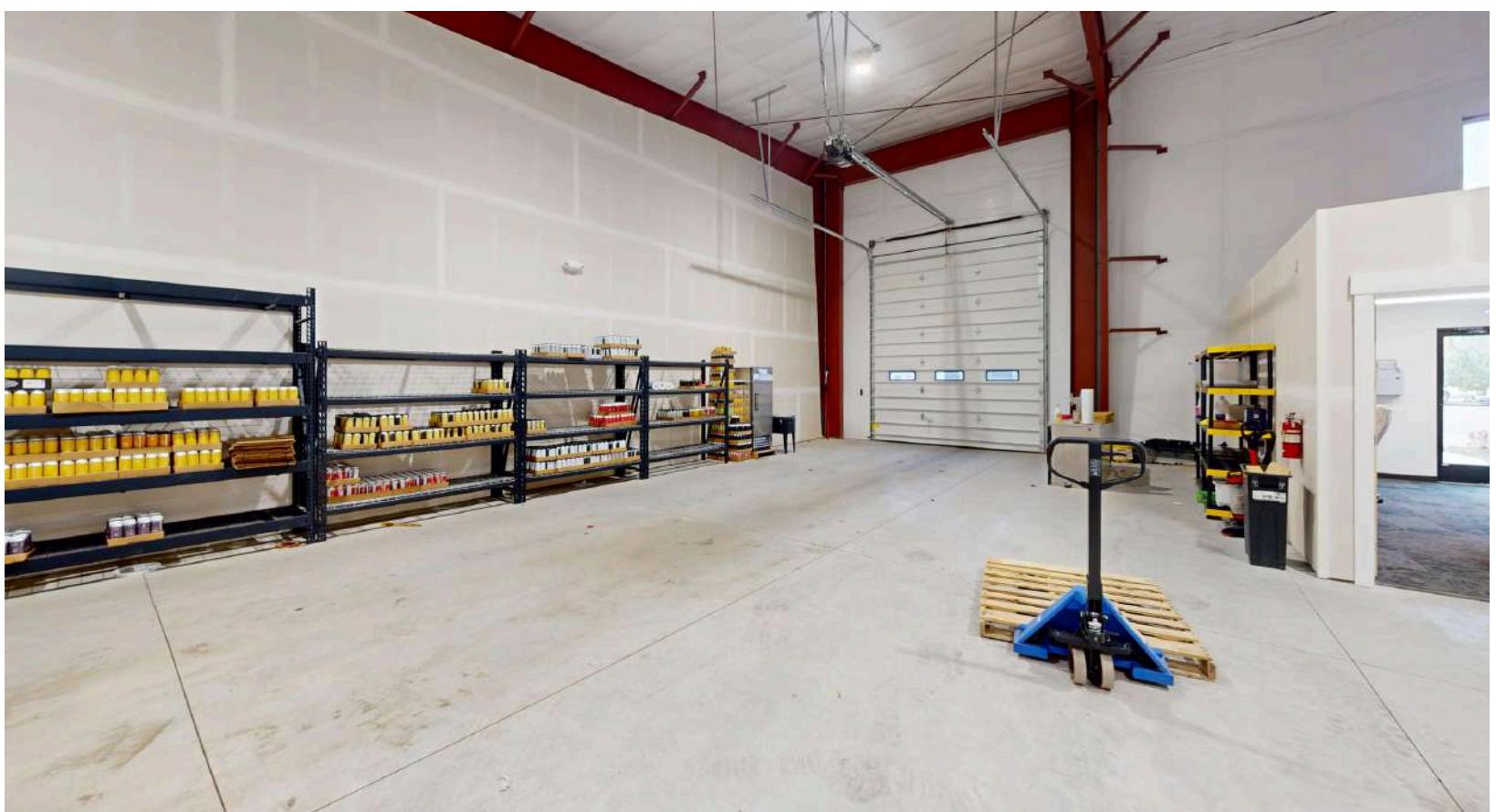


\*photo is of a similar unit



\*photo is of a similar unit

Photos



Photos



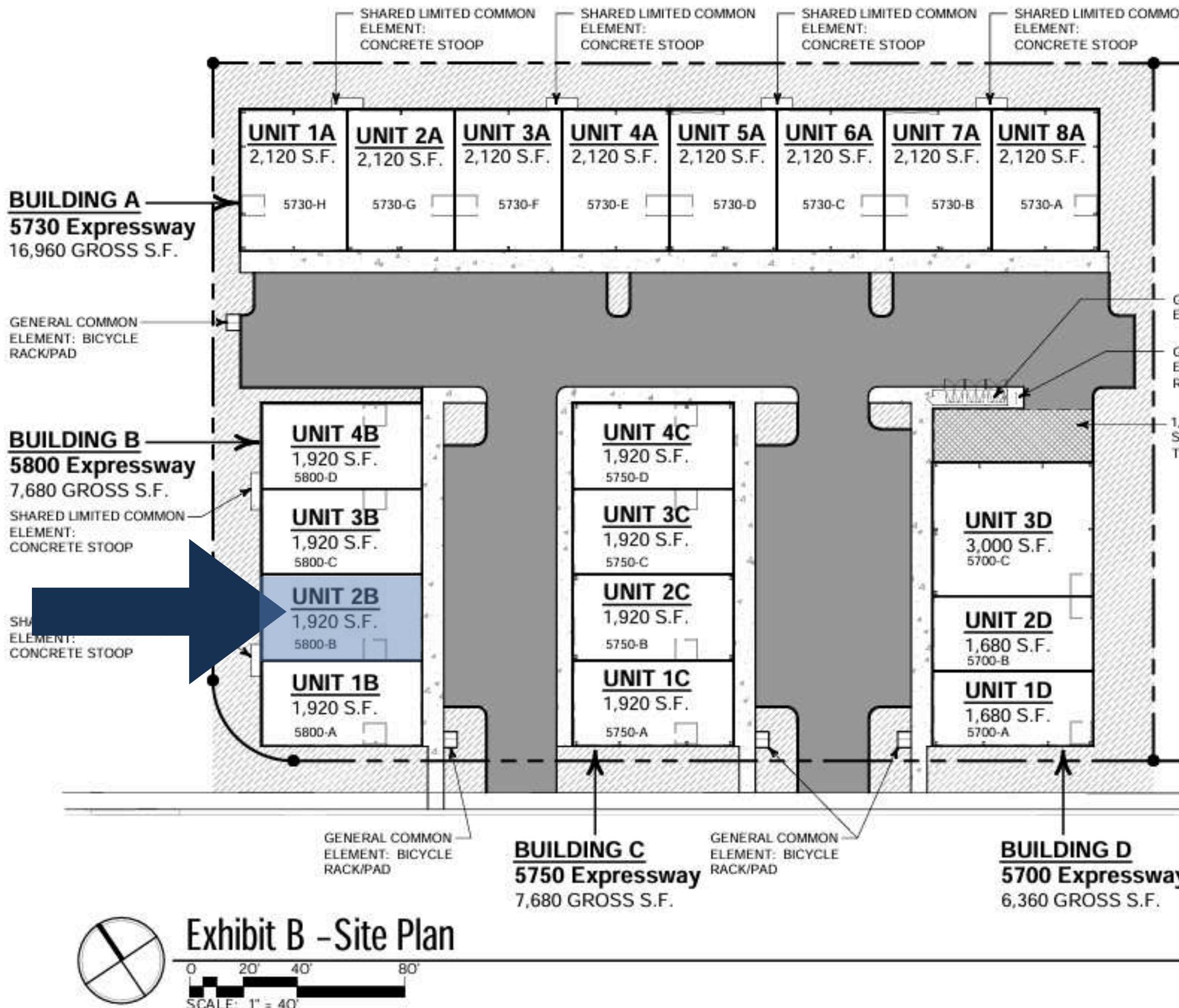
Expressway  $\pm$ 6,376 VPD (2024 AADT)



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Photos

## General Site Information



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.

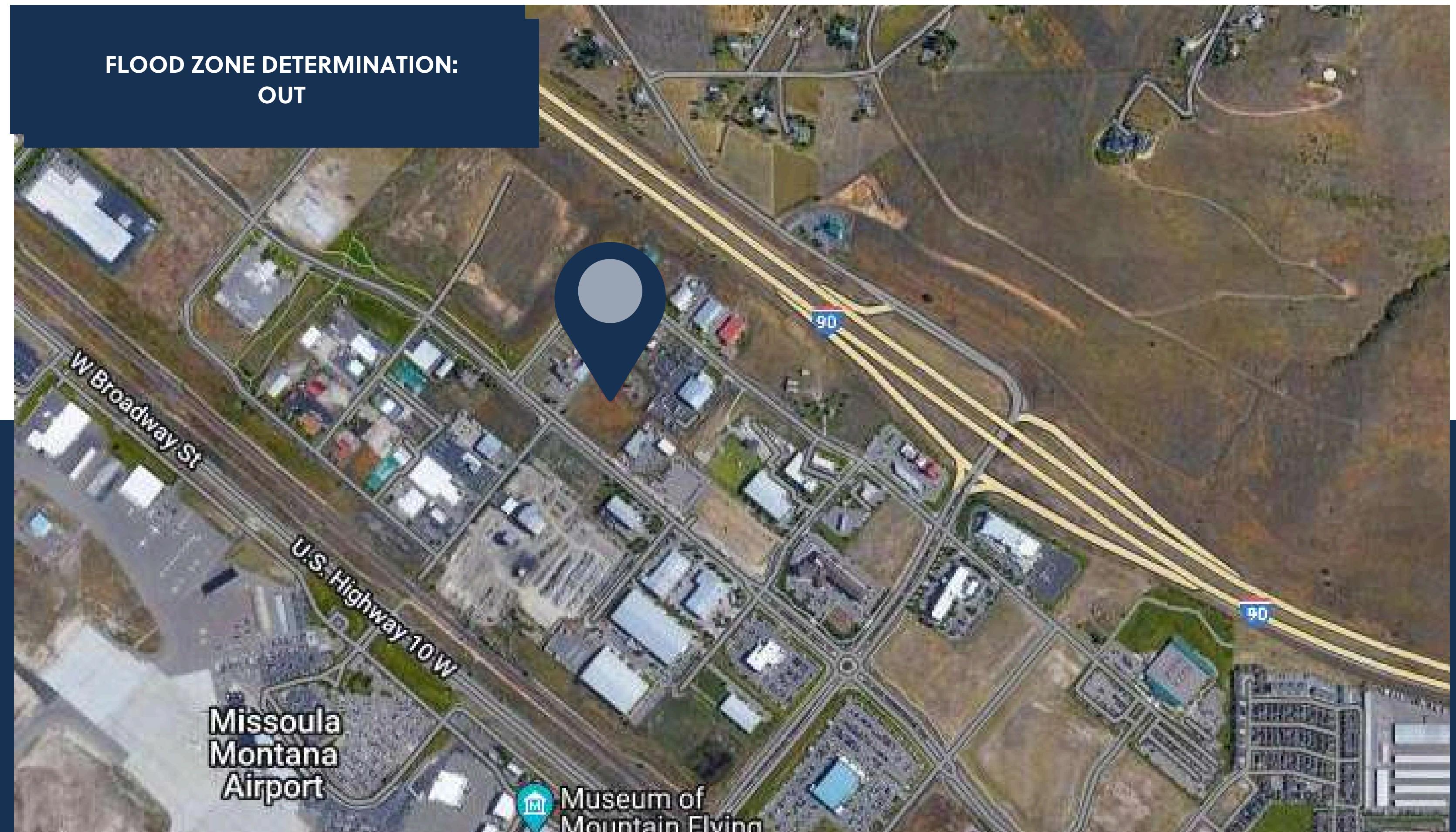
VINCENT D. GAVIN, AIA

04/05/2021

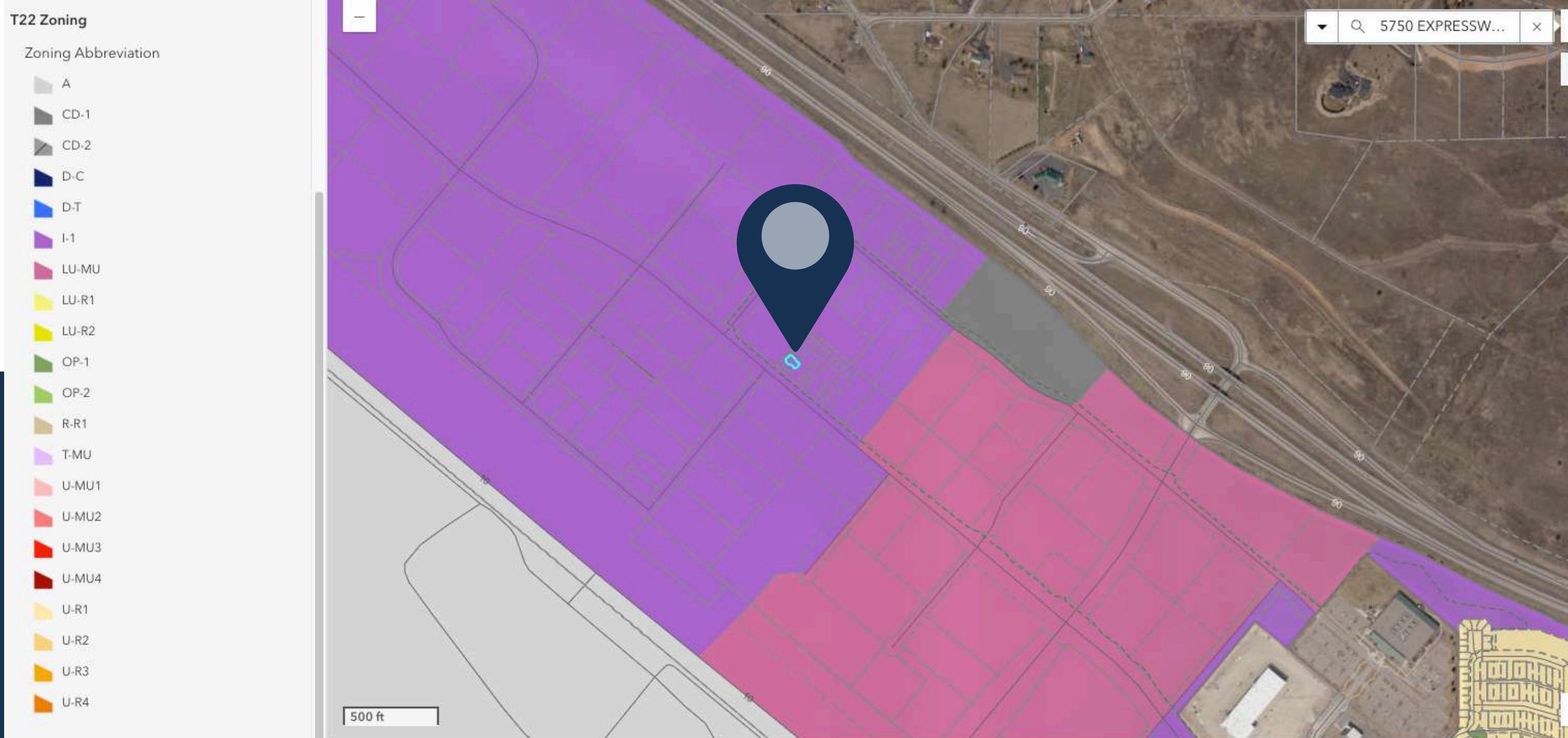


**GH** architects  
300 West Broadway, Suite 4  
Missoula, MT 59802  
p406.543.0477 [www.gavin-hanks.com](http://www.gavin-hanks.com)  
GAVIN-HANKS ARCHITECTS

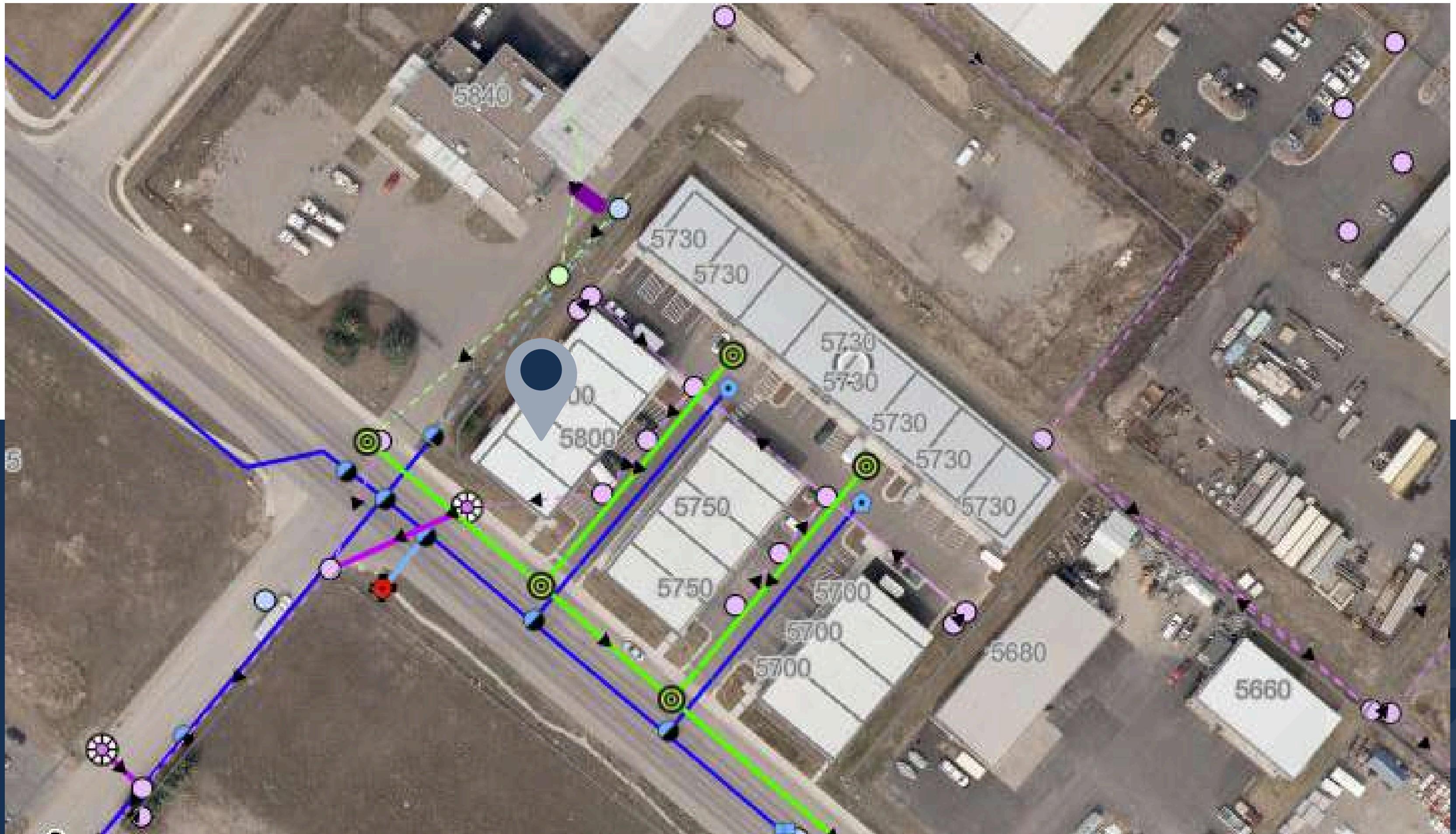
FLOOD ZONE DETERMINATION:  
OUT



Flood Plain



Zoning



Utilities Map



# MARKET OVERVIEW



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# Missoula Industrial Market Data | Q3 2025

## LEASING ACTIVITY | INDUSTRIAL

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

## SALES ACTIVITY | INDUSTRIAL

|   | T12 Ending<br>9.30.2024 | T12 Ending<br>9.30.2025 | Change |   |
|---|-------------------------|-------------------------|--------|---|
| <b>County Average Sale Price PSF</b>      | \$148.09                | \$191.06                | 29.02% | ↑ |
| <b>Condominium Average Sale Price PSF</b> | \$191.51                | \$191.96                | 0.23%  | ↑ |
| <b>Freestanding Average Sale Price SF</b> | \$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

|                           |             |
|---------------------------|-------------|
| <b>Construction</b>       | ±139,782 SF |
| <b>Permitting</b>         | ±3,350 SF   |
| <b>Planning</b>           | ±62,600 SF  |
| <b>Completed YTD 2025</b> | ±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

## 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

## 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



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# 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

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