



**Sterling**  
**CRE**  
A D V I S O R S

## Versatile Infill Industrial Suite For Lease

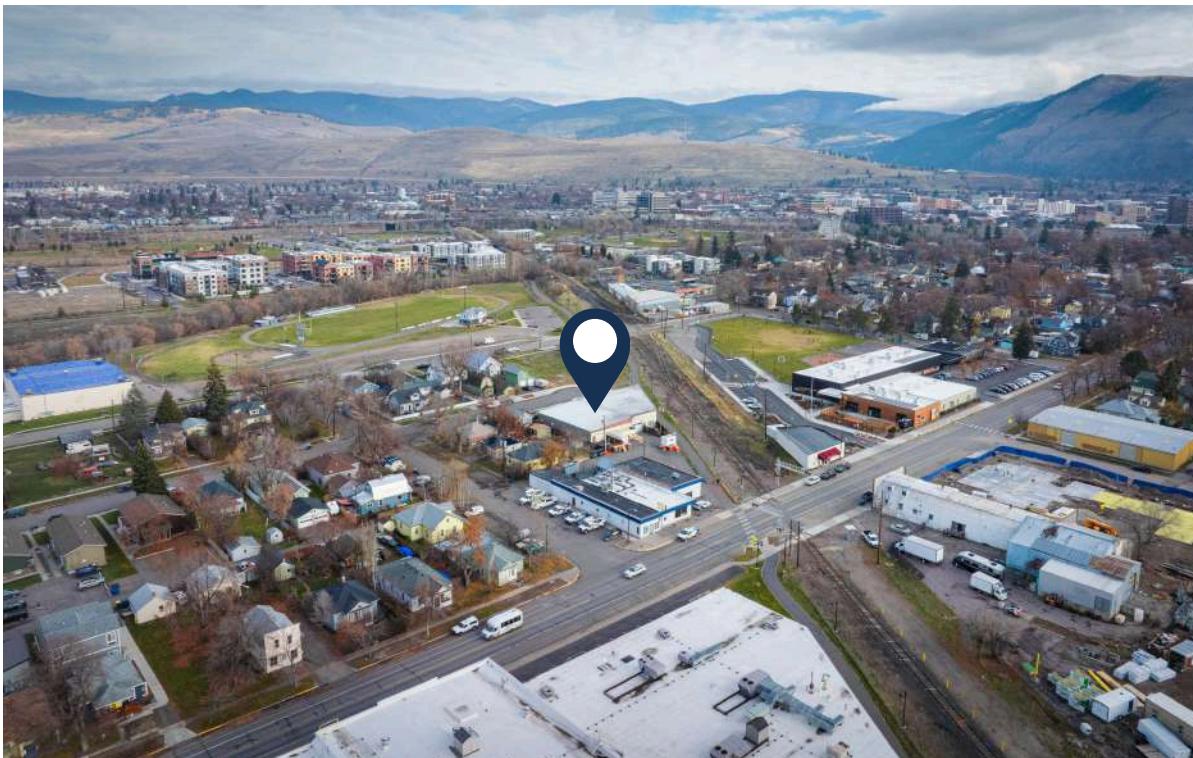
**901 S 2<sup>nd</sup> Street W, Unit A**  
**Missoula, Montana**  
**±4,000 SF | Industrial Condo**

Exclusively listed by:  
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[Claire@SterlingCREadvisors.com](mailto:Claire@SterlingCREadvisors.com)  
406.360.3102

# Opportunity Overview

Located in a prime in-town industrial corridor, 901 S 2nd Street, Unit A presents a rare opportunity for businesses needing functional space near Missoula's urban core. This  $\pm 4,000$  SF industrial suite offers immediate access to Downtown, Midtown, and the University area — ideal for contractors, service providers, or light industrial users.

The space features a large open warehouse with a 10' grade-level roll-up door, two private offices, and a dedicated restroom. With clean finishes, a flexible layout, and both on-site and street parking available, this property supports efficient day-to-day operations in a high-demand, central location.



## Address

901 S 2<sup>nd</sup> Street W, Suite A  
Missoula, MT 59801

## Property Type

Industrial

## Lease Rate

\$12.00/SF, NNN

## Estimated NNN

\$2.86/SF for taxes, insurance, management and reserves; tenant to contract with individually metered utilities

## Total Square Feet

$\pm 4,000$  Square Feet

## Total Acreage

$\pm 0.342$  Acres

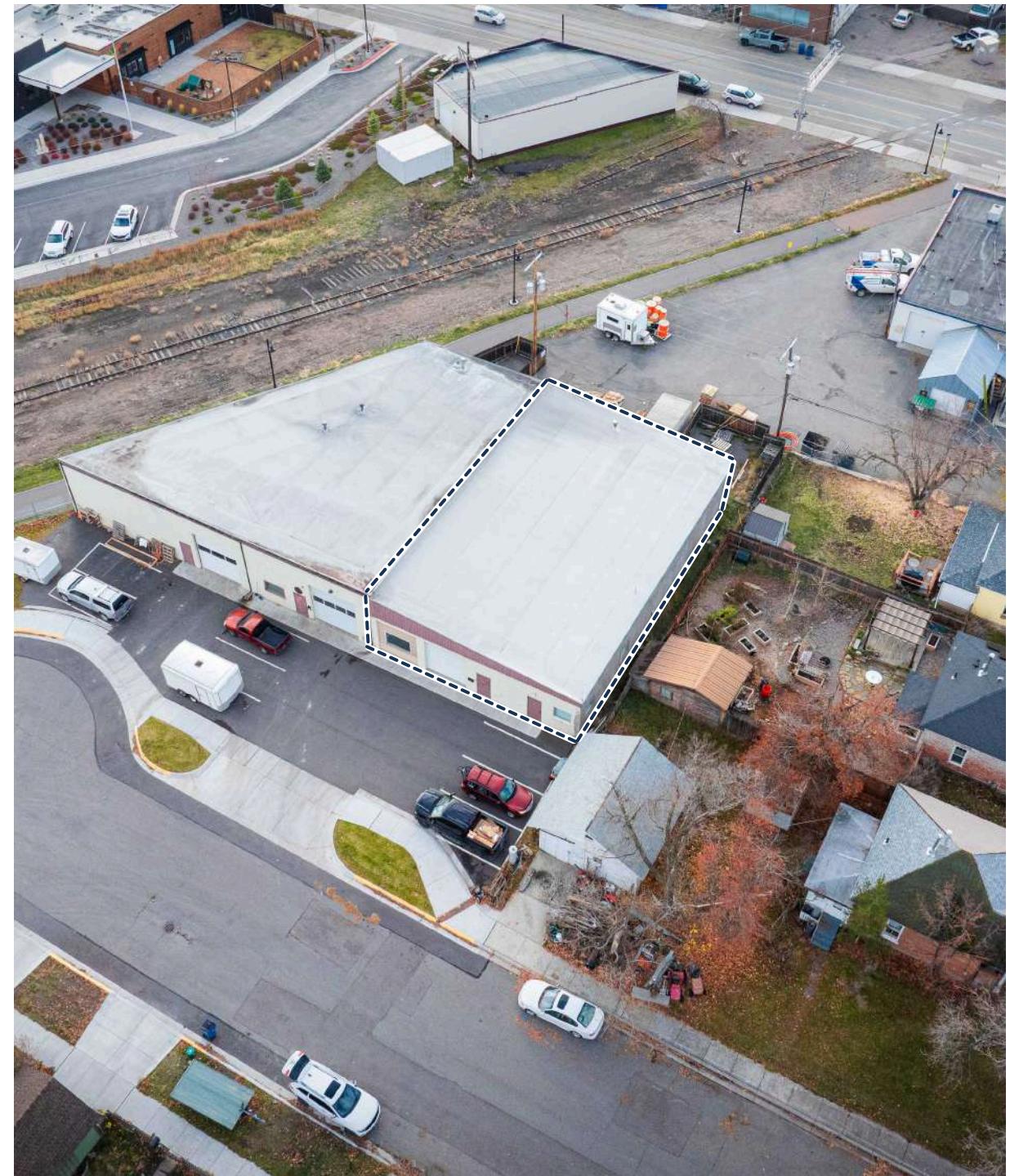
Opportunity Overview

# Interactive Links

 [Link to Listing](#)

 [Street View](#)

 [3D Tour](#)



Interactive Links

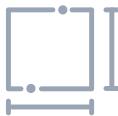
# Property Details

<b>Address</b>	901 S 2 <sup>nd</sup> Street W, Suite A Missoula, MT 59801
<b>Property Type</b>	Industrial
<b>Total Acreage</b>	±0.342 Acres
<b>Services</b>	City Water & Sewer
<b>Access</b>	South 2 <sup>nd</sup> Street West
<b>Zoning</b>	M1-R2 - Likely Change to U-MU1
<b>Geocode</b>	04-2200-21-3-34-02-0000
<b>Loading</b>	One (1) Grade Level Loading Door
<b>Power</b>	3-phase nearby
<b>Year Built</b>	1974
<b>Parking</b>	3 Spaces + On-Street
<b>Amenities</b>	Two (2) private offices, restroom





**Infill location with high barriers to entry close to Downtown, Midtown, and the University of Montana.**



**Generous-sized production space that is move-in ready, well-maintained, and functional**



**Convenient grade-level loading with multiple exterior man doors providing flexible access**



**Dedicated on-site parking with additional street parking options nearby**



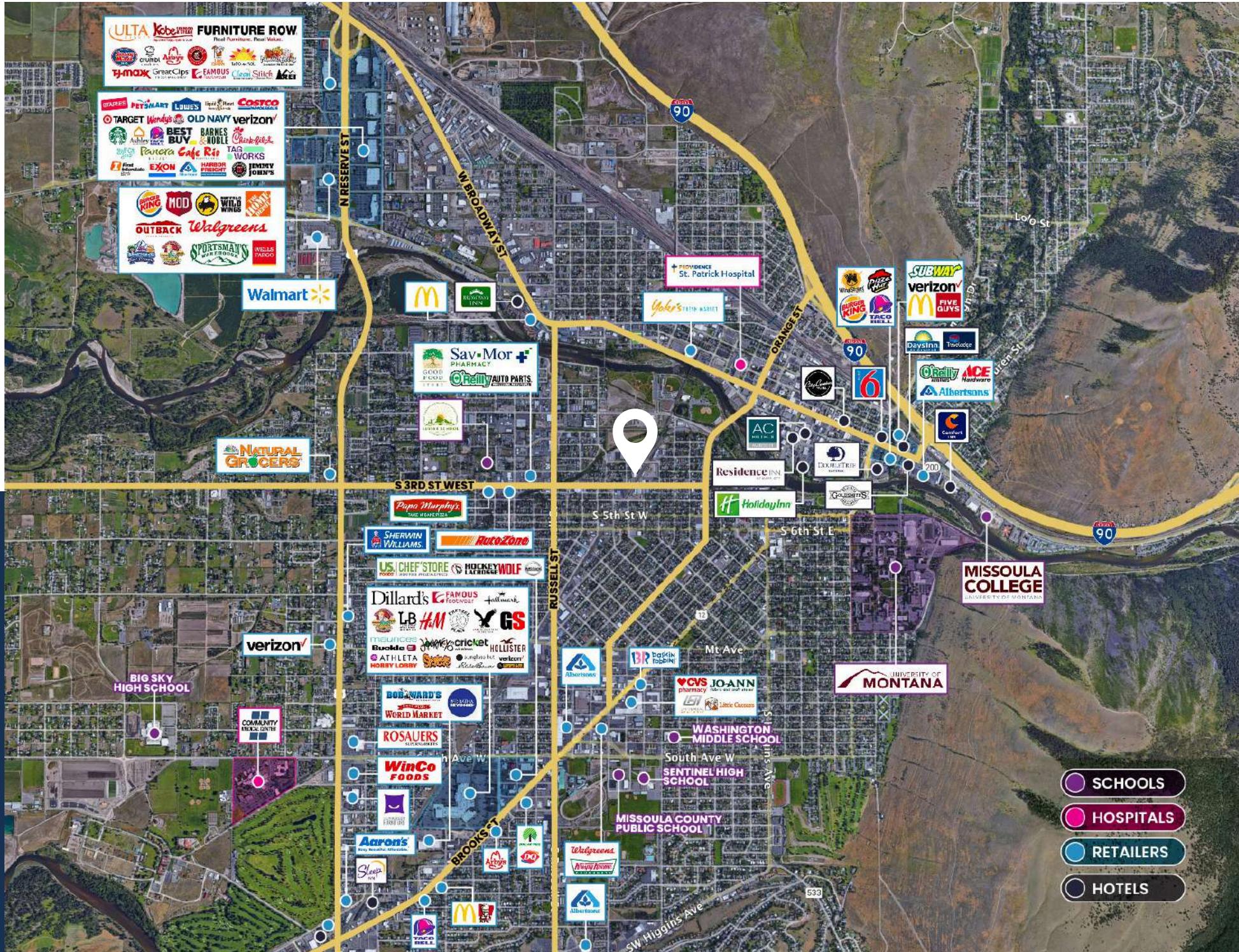
**Two (2) finished office spaces suitable for meeting with customers or supporting office-based operations and private restroom**

# Centrally Located Office Space for Lease

Located in the heart of Missoula, Montana. Near downtown, the UM campus and Midtown



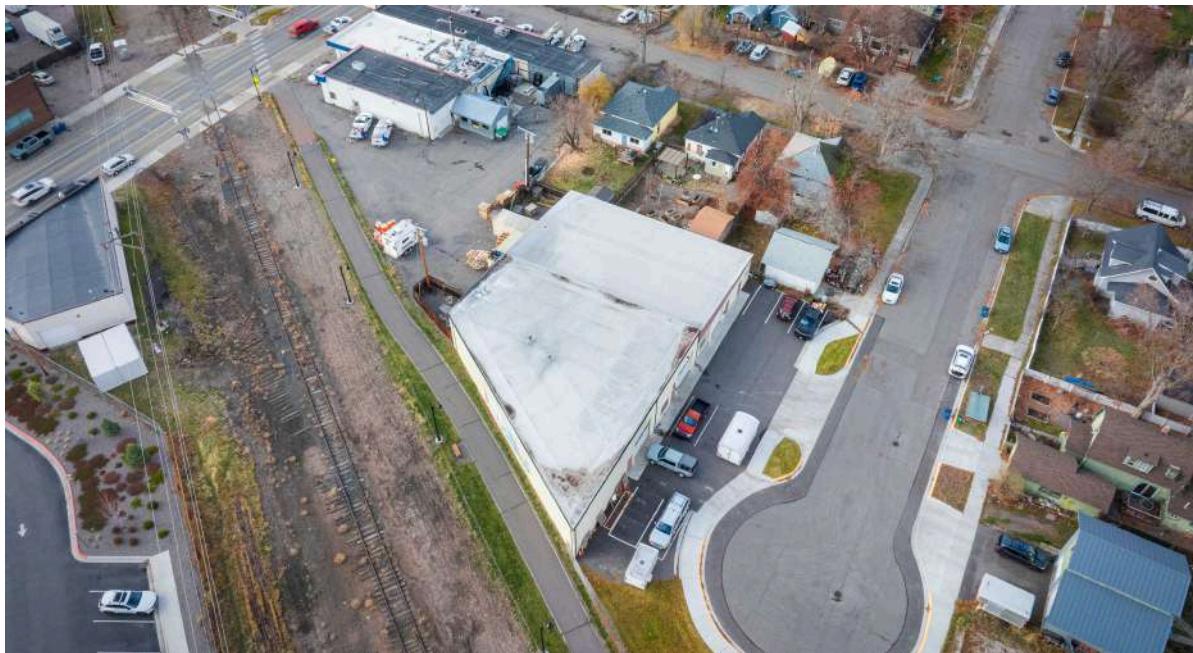
Location Overview



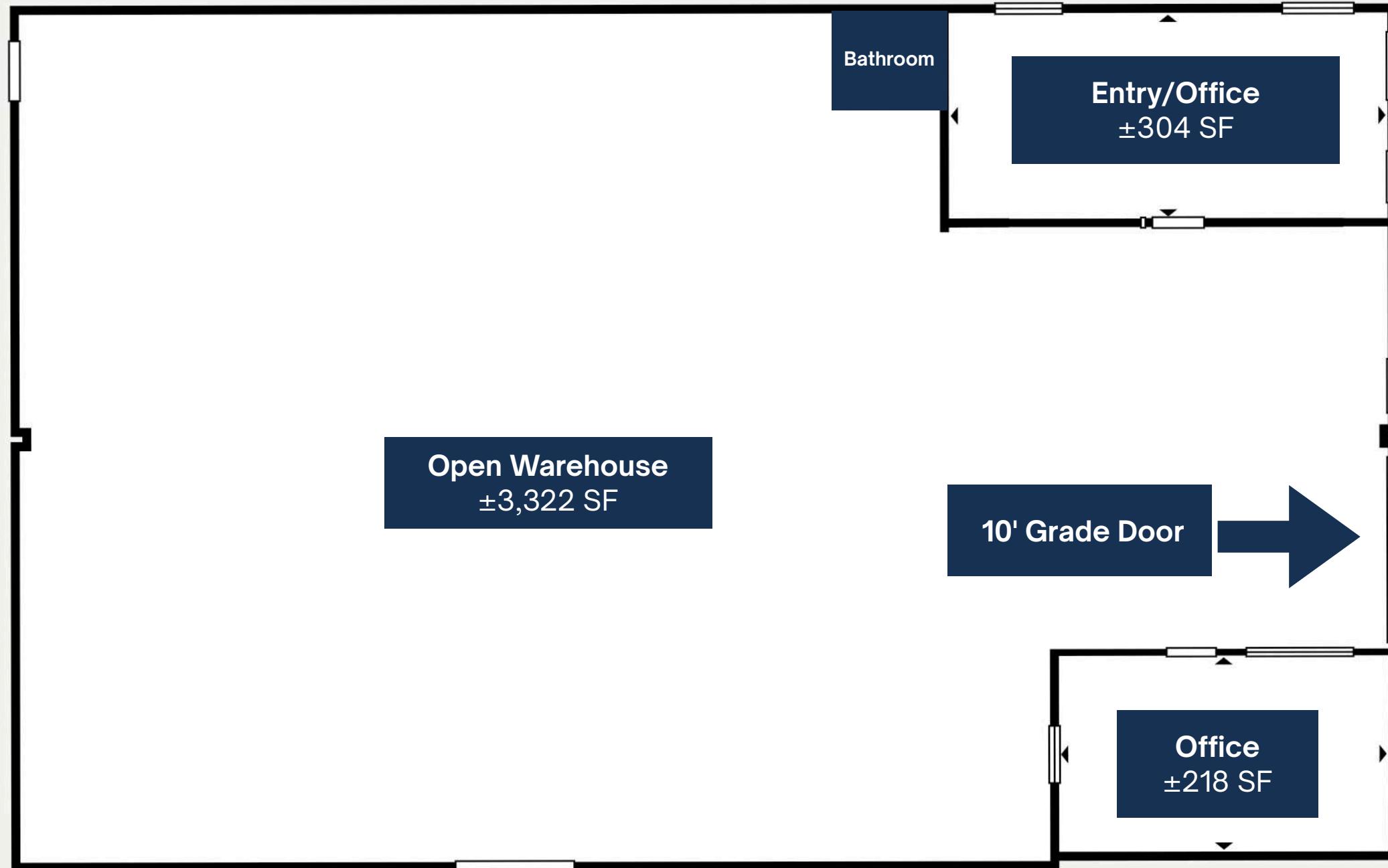
## Retailer Map

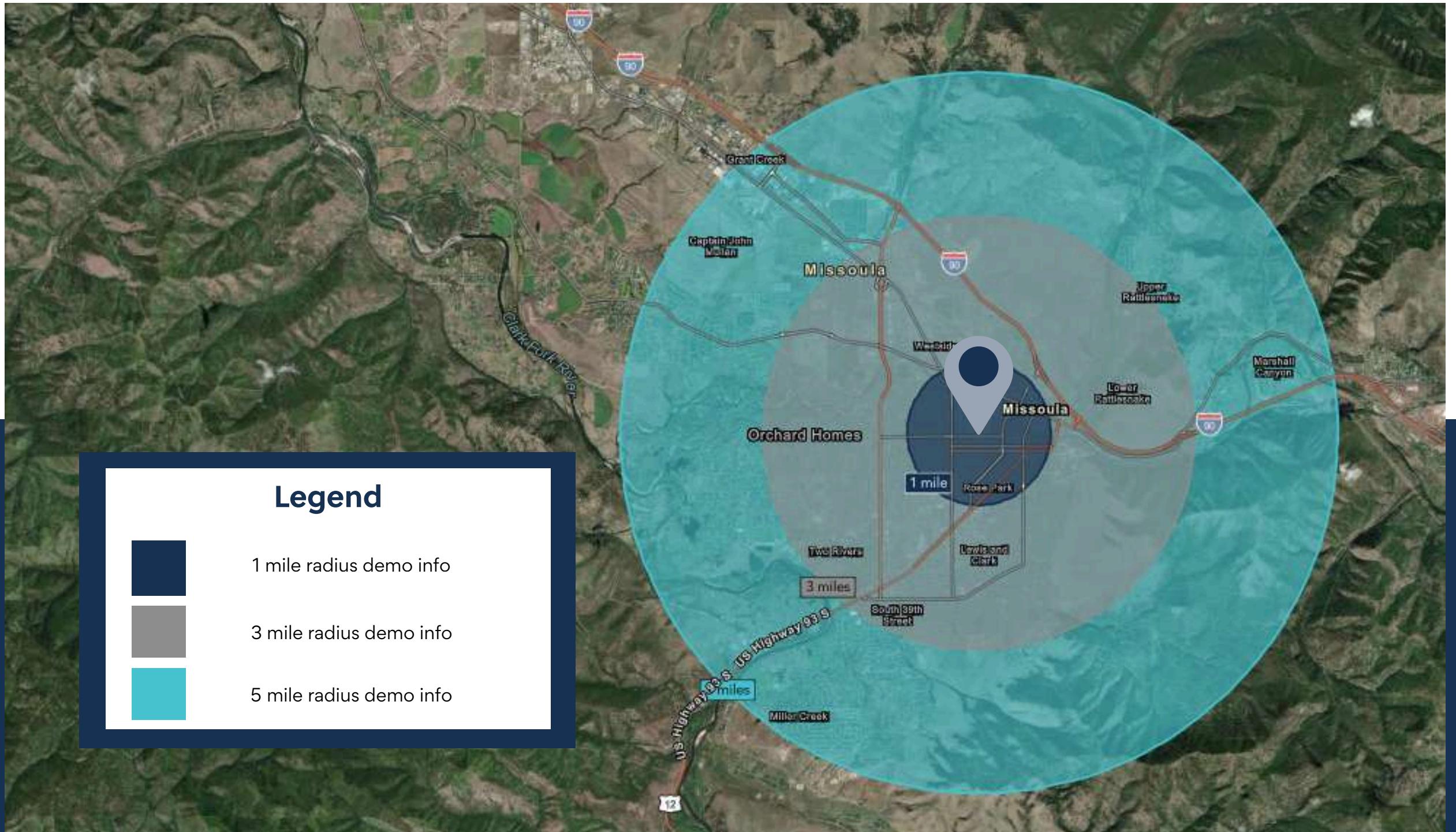


Interior Photos



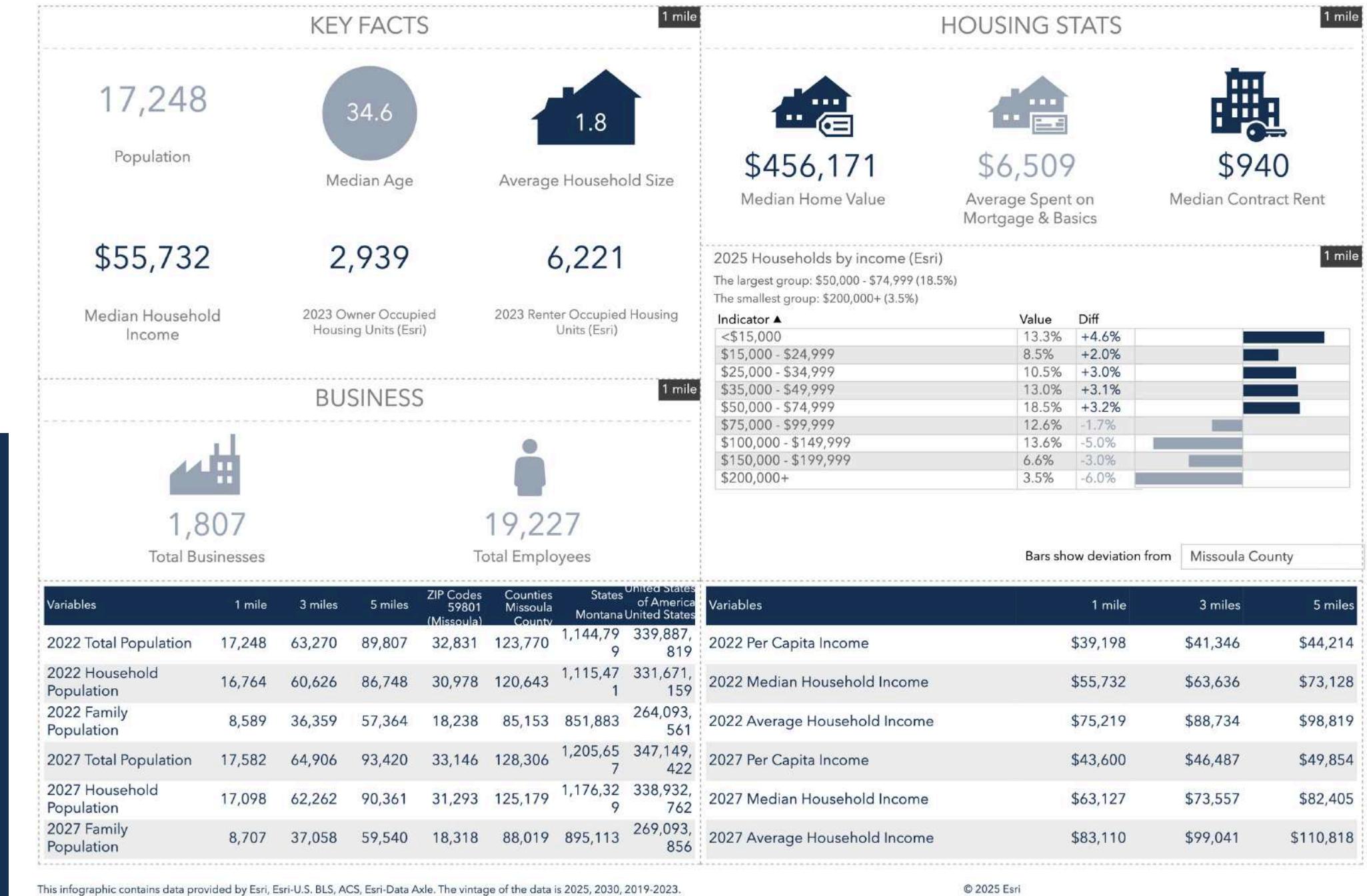
Exterior Photos





Radius Map

# Key Facts



This infographic contains data provided by Esri, Esri-U.S. BLS, ACS, Esri-Data Axle. The vintage of the data is 2025, 2030, 2019-2023.

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Demographics

# Missoula Industrial Market Data | Q3 2025

## LEASING ACTIVITY | INDUSTRIAL

	T12 Ending 9.30.2024	T12 Ending 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 9.30.2024	T12 Ending 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



# Missoula Air Service

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

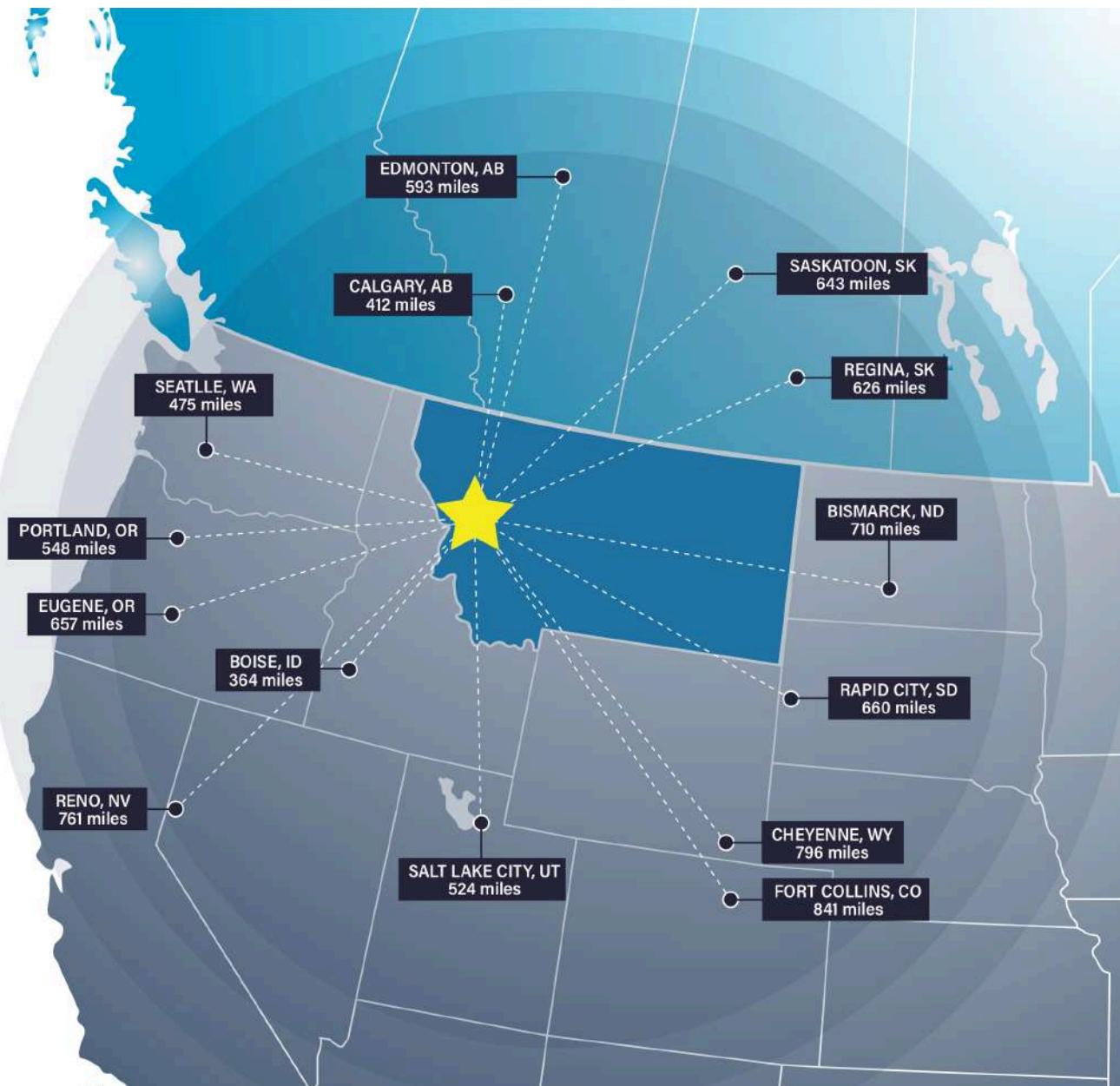


# Missoula Access

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

# Brokerage Team



**SterlingCRE**  
ADVISORS

**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.



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