



**SterlingCRE**  
ADVISORS

## Versatile Infill Industrial Suite For Lease

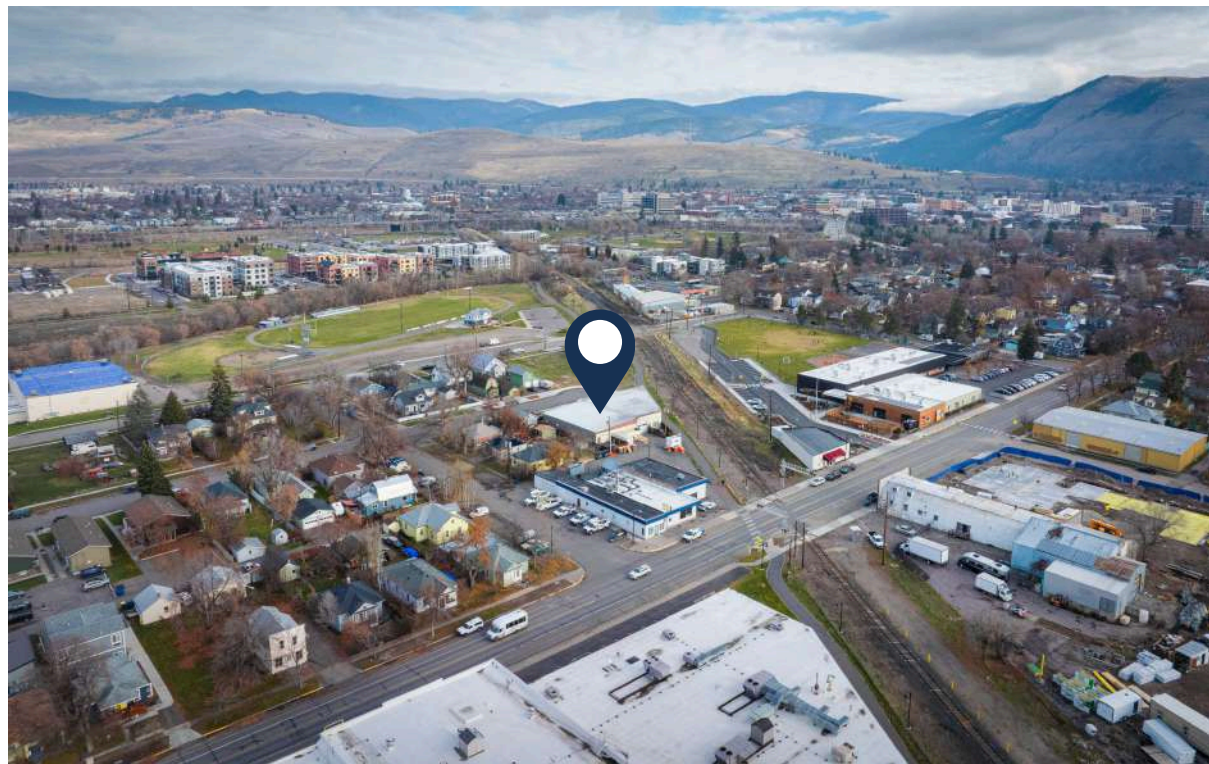
901 S 2<sup>nd</sup> Street W, Unit A  
Missoula, Montana  
±4,000 SF | Industrial Condo

Exclusively listed by:  
**Claire Matten, CCIM | SIOR**  
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 ±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.



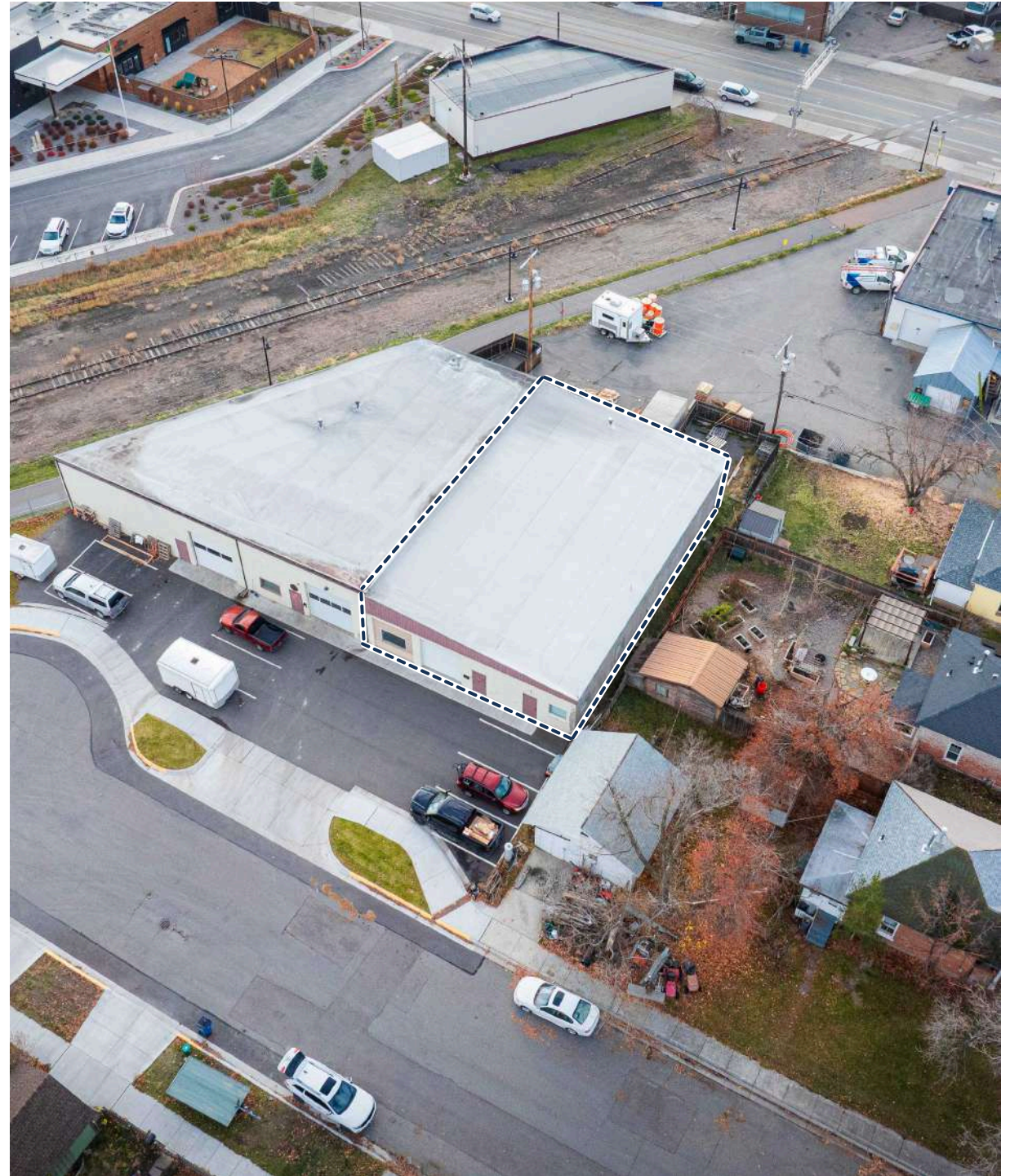
Address	901 S 2 <sup>nd</sup> Street W, Suite A Missoula, MT 59801
Property Type	Industrial
Lease Rate	\$12.00/SF, NNN
Estimated NNN	\$2.86/SF for taxes, insurance, management and reserves; tenant to contract with individually metered utilities
Total Square Feet	±4,000 Square Feet
Total Acreage	±0.342 Acres

# Interactive Links

 [Link to Listing](#)

 [Street View](#)

 [3D Tour](#)



Interactive Links

# Property Details

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



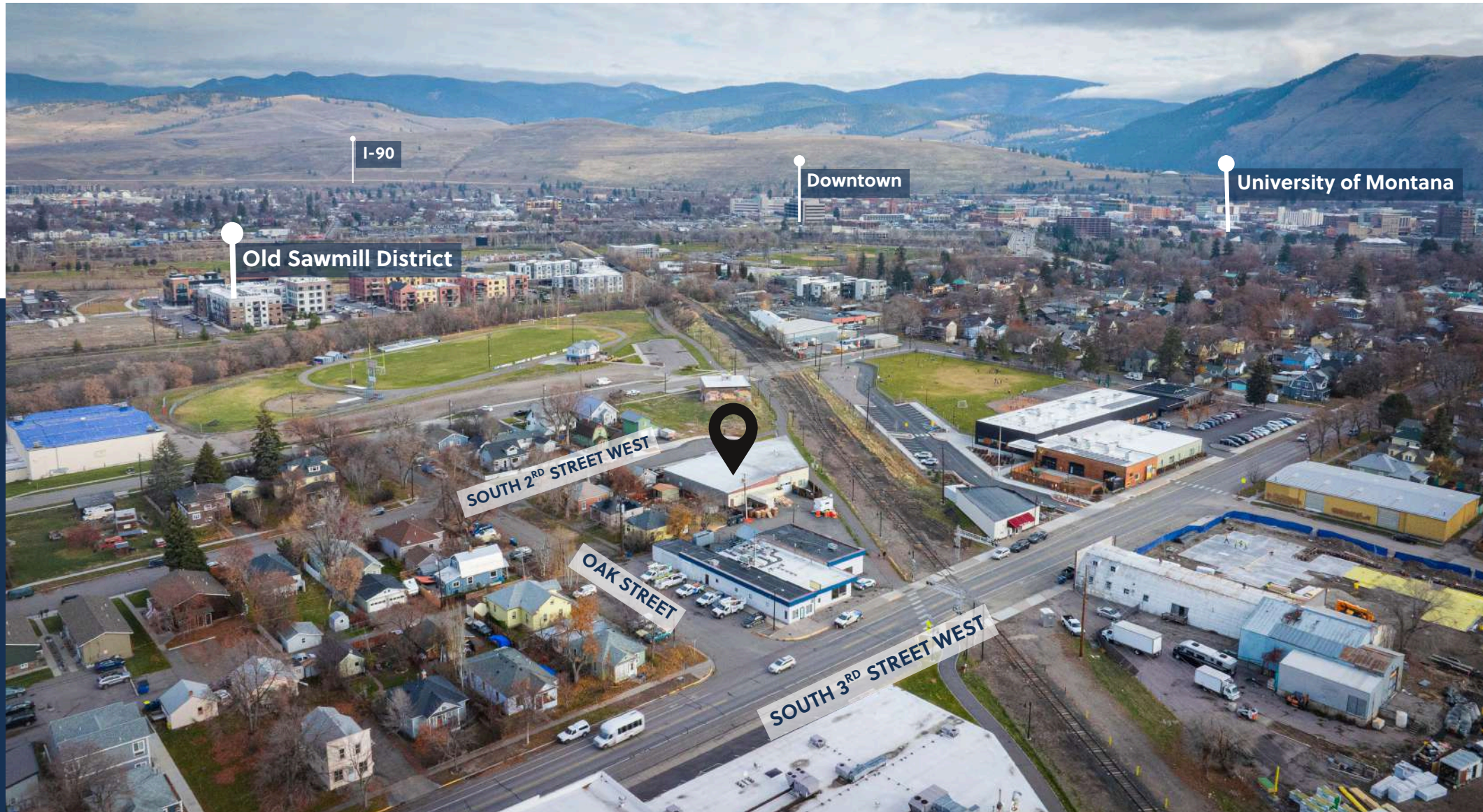
**Dedicated on-site parking with additional street parking options nearby**



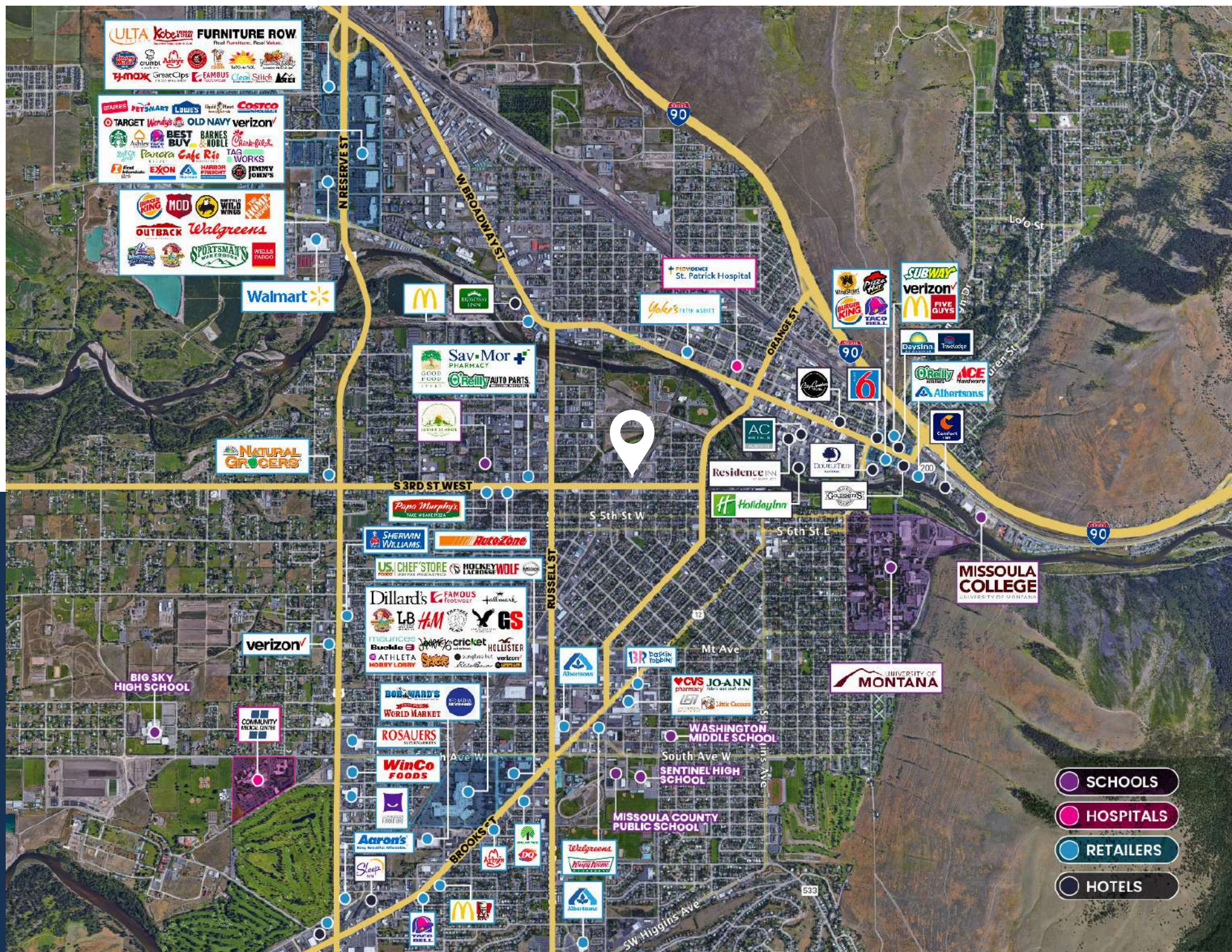
**Two (2) finished office spaces suitable for meeting with customers or supporting office-based operations and private restroom**

# Centrally Located Office Space for Lease

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



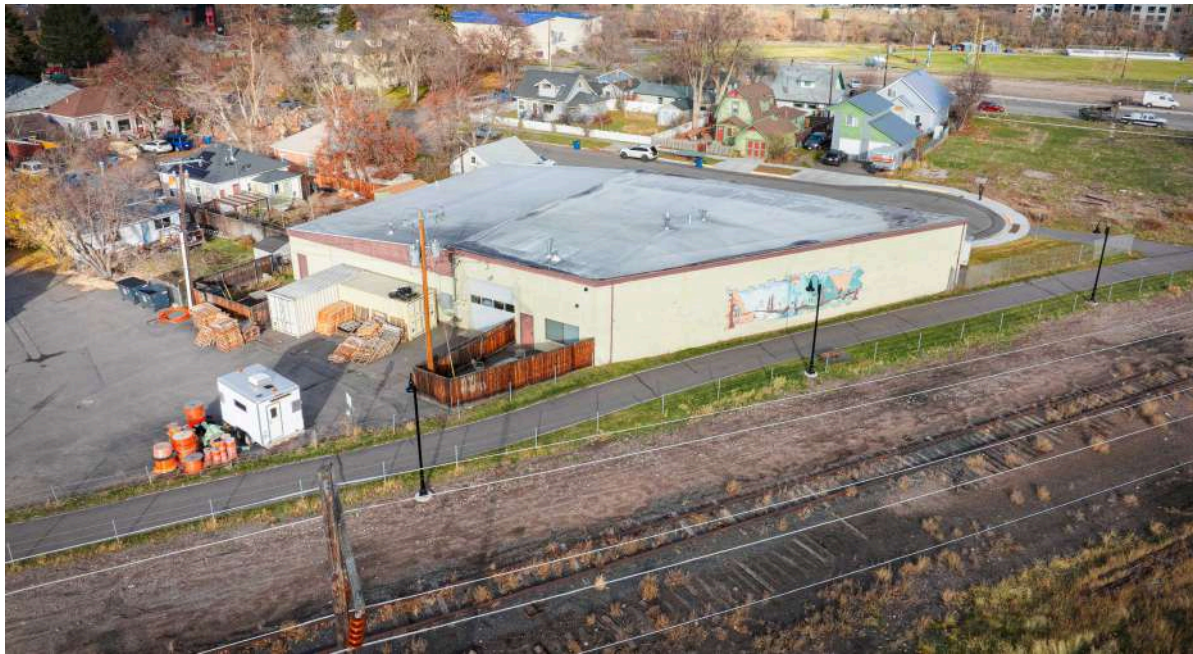
Location Overview



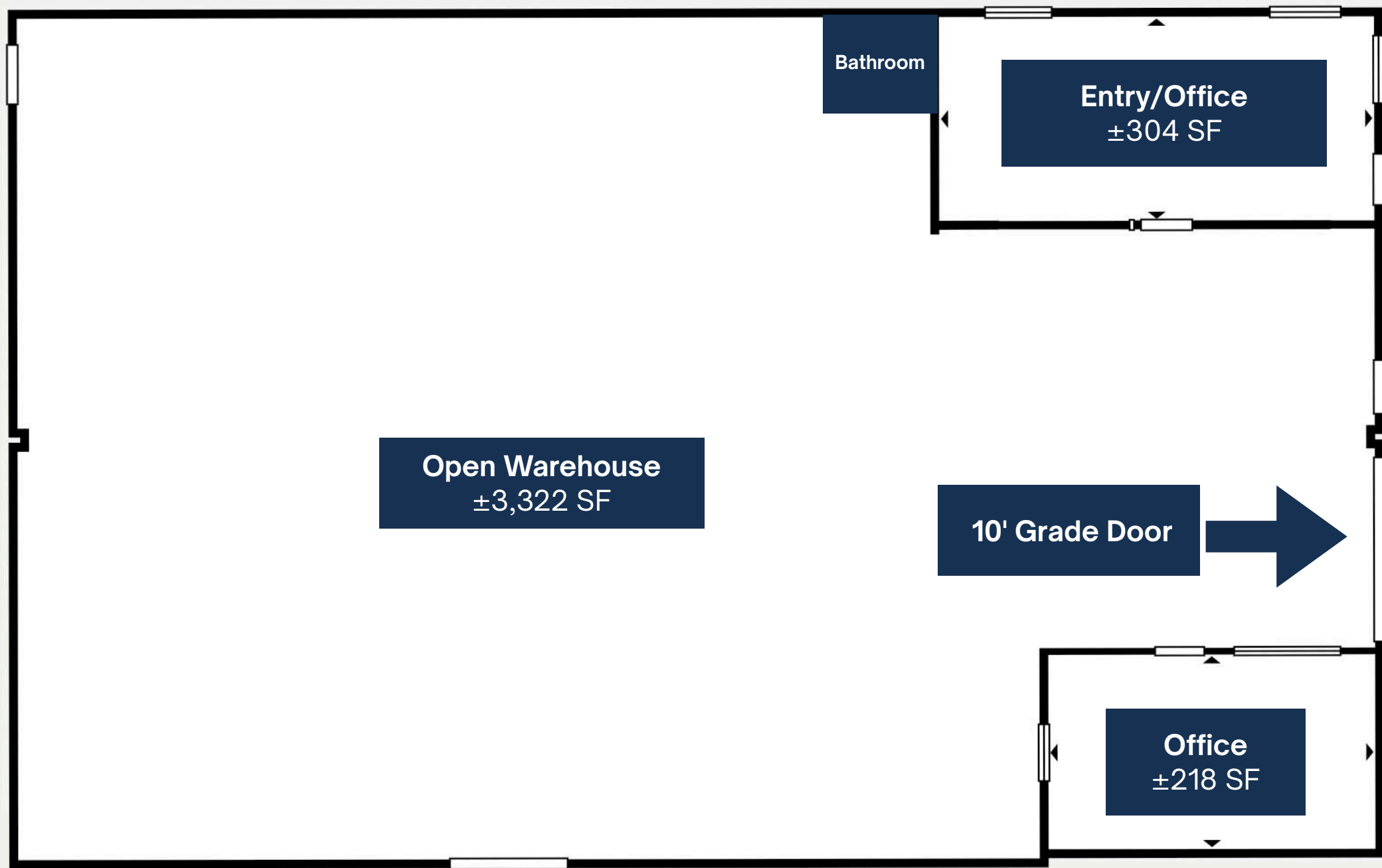
Retailer Map



Interior Photos

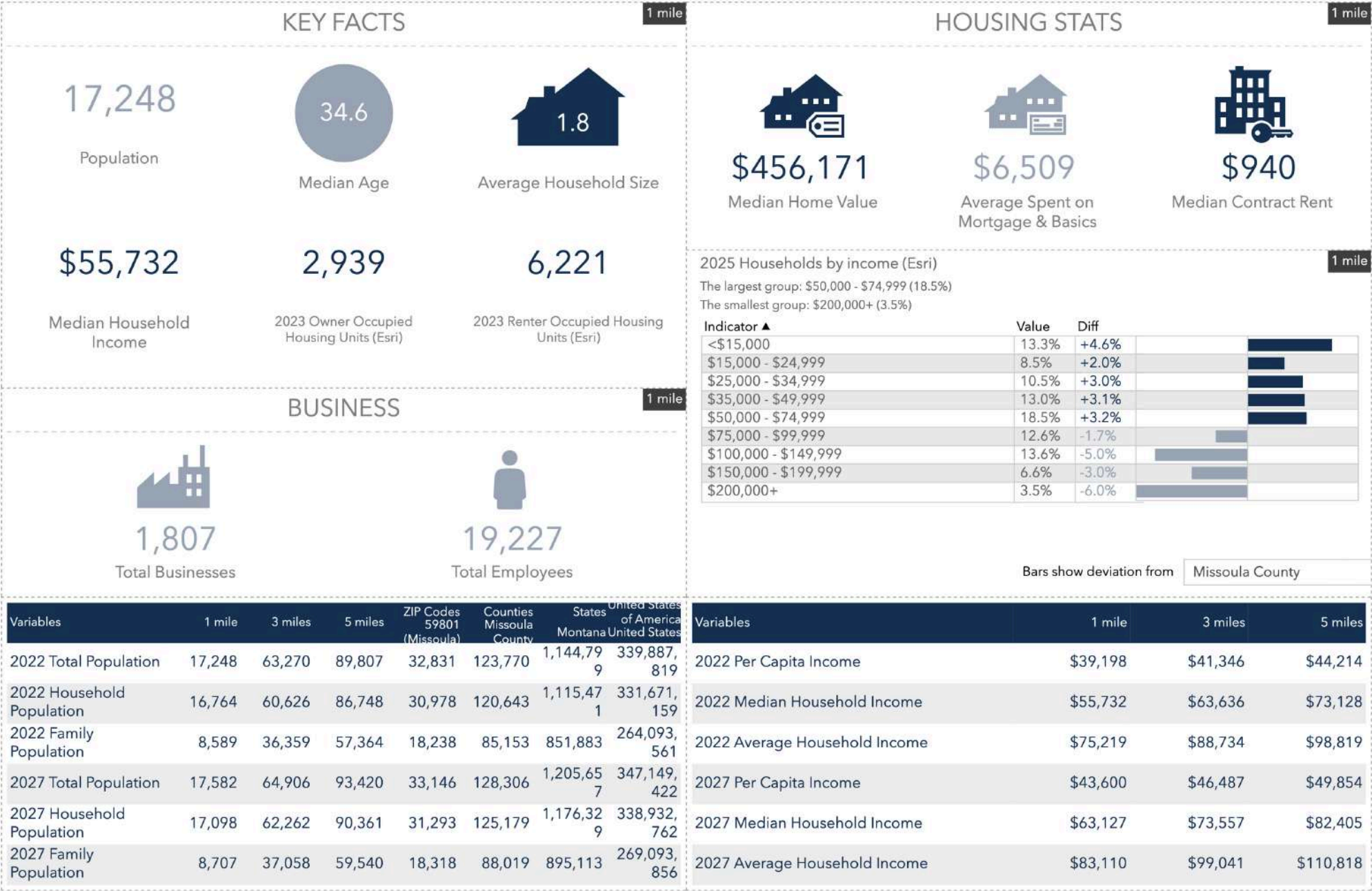


Exterior Photos





# Key Facts



HOUSING STATS

\$456,171

Median Home Value

\$6,509

Average Spent on Mortgage & Basics

\$940

Median Contract Rent

2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (18.5%)

The smallest group: \$200,000+ (3.5%)

Indicator ▲	Value	Diff
<\$15,000	13.3%	+4.6%
\$15,000 - \$24,999	8.5%	+2.0%
\$25,000 - \$34,999	10.5%	+3.0%
\$35,000 - \$49,999	13.0%	+3.1%
\$50,000 - \$74,999	18.5%	+3.2%
\$75,000 - \$99,999	12.6%	-1.7%
\$100,000 - \$149,999	13.6%	-5.0%
\$150,000 - \$199,999	6.6%	-3.0%
\$200,000+	3.5%	-6.0%

Bars show deviation from

Missoula County

Variables	1 mile	3 miles	5 miles	ZIP Codes 59801 (Missoula)	Counties Missoula County	States Montana	United States
2022 Total Population	17,248	63,270	89,807	32,831	123,770	1,144,799	339,887,819
2022 Household Population	16,764	60,626	86,748	30,978	120,643	1,115,471	331,671,159
2022 Family Population	8,589	36,359	57,364	18,238	85,153	851,883	264,093,561
2027 Total Population	17,582	64,906	93,420	33,146	128,306	1,205,657	347,149,422
2027 Household Population	17,098	62,262	90,361	31,293	125,179	1,176,329	338,932,762
2027 Family Population	8,707	37,058	59,540	18,318	88,019	895,113	269,093,856

Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	\$39,198	\$41,346	\$44,214
2022 Median Household Income	\$55,732	\$63,636	\$73,128
2022 Average Household Income	\$75,219	\$88,734	\$98,819
2027 Per Capita Income	\$43,600	\$46,487	\$49,854
2027 Median Household Income	\$63,127	\$73,557	\$82,405
2027 Average Household Income	\$83,110	\$99,041	\$110,818

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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# 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



# Missoula Air Service

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

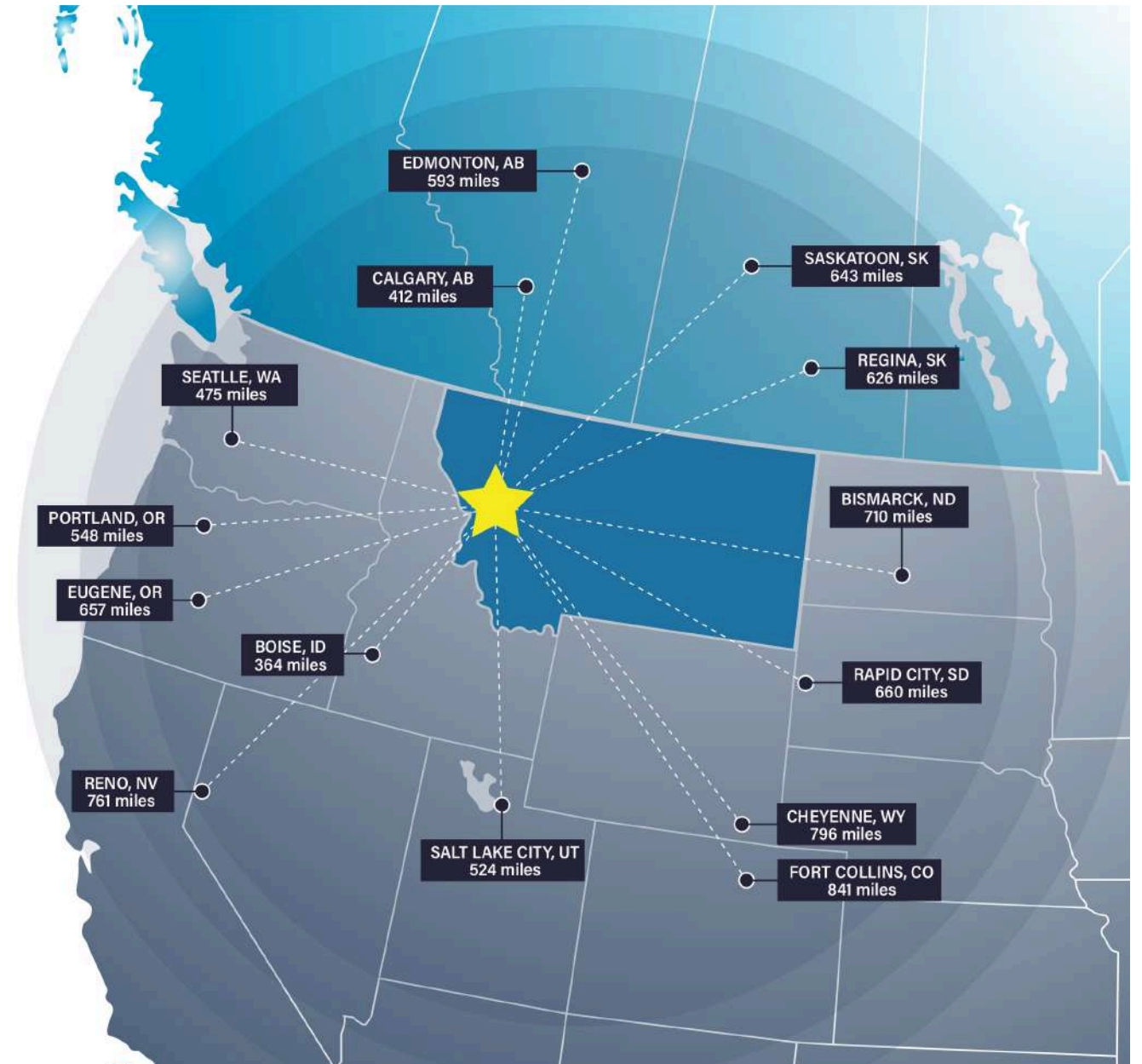


# Missoula Access

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+r employees

## Community Medical Center

1000+ employees

## Missoula County

500+ employees

## City of Missoula

500+ employees

## Allegiance Benefits

500+ employees

# Noteworthy

Submittable



workiva



Pathlabs



Cognizant

PatientOne



Source: Montana Department of Labor & Industry | [lmi.mt.gov](http://lmi.mt.gov) & Zippia | [zippia.com](http://zippia.com)





# Brokerage 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.

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