# WEST RIDGE
Industrial Center

## ±4,000 SF Industrial Condominium Units For Sale or Lease

9435 Futurity Drive
Missoula, Montana


SterlingCRE
ADVISORS

Exclusively listed by:
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SterlingCRE
ADVISORS

# WEST RIDGE
## Industrial Center

SterlingCRE Advisors is pleased to present the opportunity to lease an industrial condominium in Missoula. Located just minutes from the Interstate 90 interchange, West Ridge Industrial Park offers strategic access to regional transportation routes, the North Reserve commercial district, and Missoula International Airport.

These modern industrial condominium units are designed with functional layouts, grade-level loading, ample shared parking, and flexible warehouse-to-office configurations. The project supports a wide range of light industrial, logistics, service, and trade uses. The site will be fully paved, providing improved circulation, durability, and ease of access for vehicles and equipment.

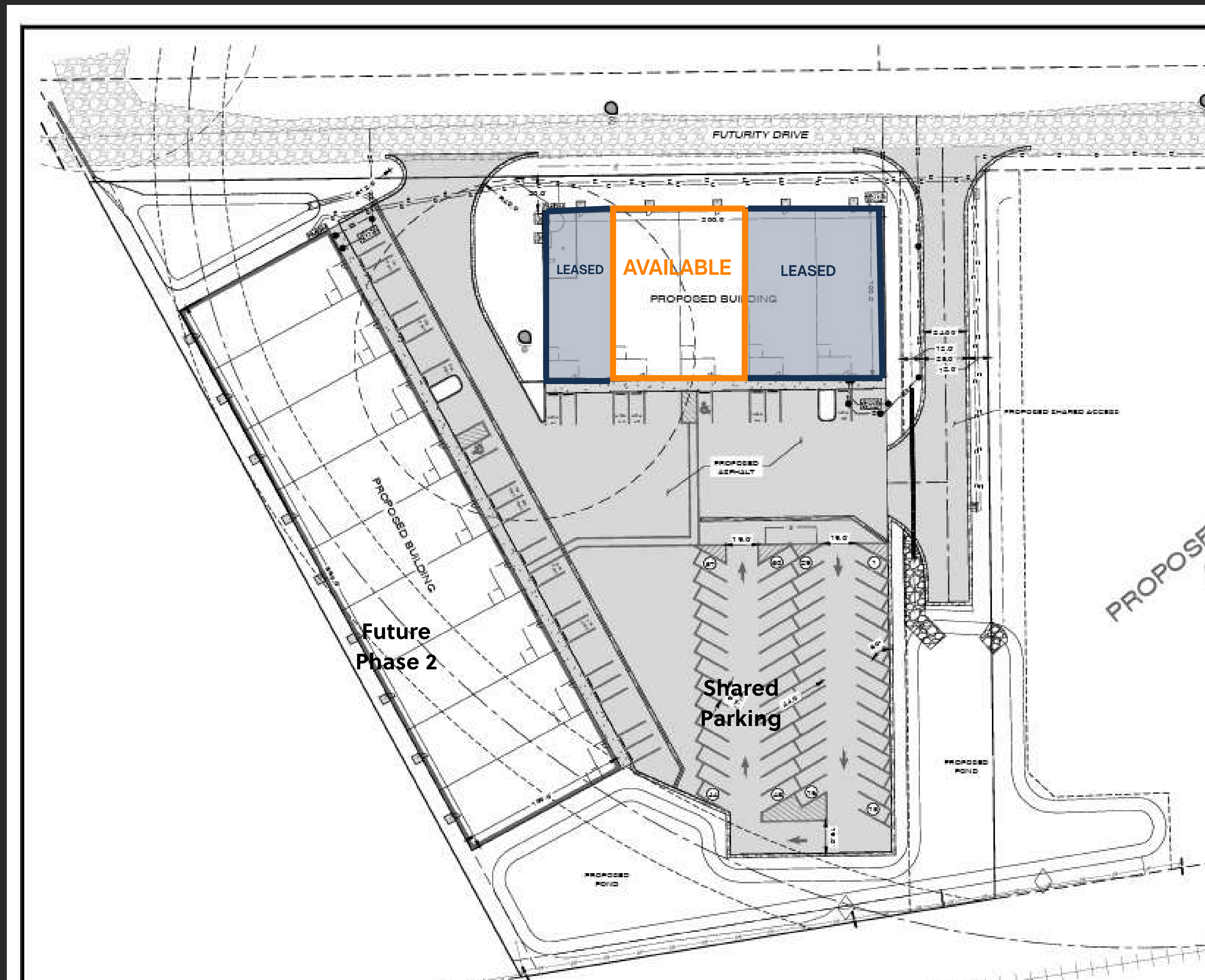
Completion scheduled for July 2026.

Units are also available for purchase - please inquire for details.

| | |
|---|---|
| **Address** | 9435 Futurity Drive<br>Missoula, Montana 59808 |
| **Lease Rate** | $12.00/SF NNN |
| **Property Type** | Industrial Condominiums |
| **NNN Estimate** | $2.35/SF |
| **Condo Size** | ±3,700 SF Warehouse<br>±220 SF Office + Bathroom<br>±4,000 SF Total |
| **Loading** | Grade Level: 14'x14' |
| **Zoning** | ICL -Industrial Commercial Light |
| **Power** | 3-phase available |
| **Phase 1 Units** | Five Total Units<br>Two Available<br>Three Currently Under Contract or Leased |

## Opportunity Overview

# Opportunity Overview



# Interactive Links

Link to Listing

Street View

Note: If there are issues with video launch, you may need to update your PDF software or use the links above

# 9435 Futurity Drive

## $12.00/SF NNN

| | |
|---|---|
| **Unit SF** | ±3,700 SF Warehouse<br>±220 SF Office + Bathroom<br>±4,000 SF Total |
| **Geocode** | 04-2325-28-4-02-08-0000 |
| **NNN Estimate** | $2.35/SF |
| **Zoning** | ICL -Industrial Commercial Light |
| **Access** | Futurity Drive via Hwy 10 W |
| **3-Phase** | Available |
| **Parking** | Dedicated parking + additional shared parking |
| **Loading** | Grade Level: 14'x14' |
| **Clearance Height** | 24' Front; 18' Rear |
| **Floor Drain** | Single Floor Drain (12" circle drain) |
| **Fire Suppression** | Sprinklers |
| **HVAC** | Shop: Unit Heater<br>Office/Bath: Electric Cadet Heater |
| **Utilities** | Well Water & Septic System |

Property Details

Strategic I-90 Access only minutes from the Interstate 90 interchange and regional transportation routes.

Modern Functional Design with grade-level loading, flexible warehouse-to-office configurations, and efficient layouts built for performance.

Zoned Industrial Center Light (ICL) which allows most light industrial and logistics uses

Estimated Completion July 2026. Secure your unit prior to delivery in one of Western Montana's most active industrial submarkets.

Corporate neighbors are Amazon, XPO, DSV, Old Dominion Freight, Montana Knife Company, TEMCO Logistics and others

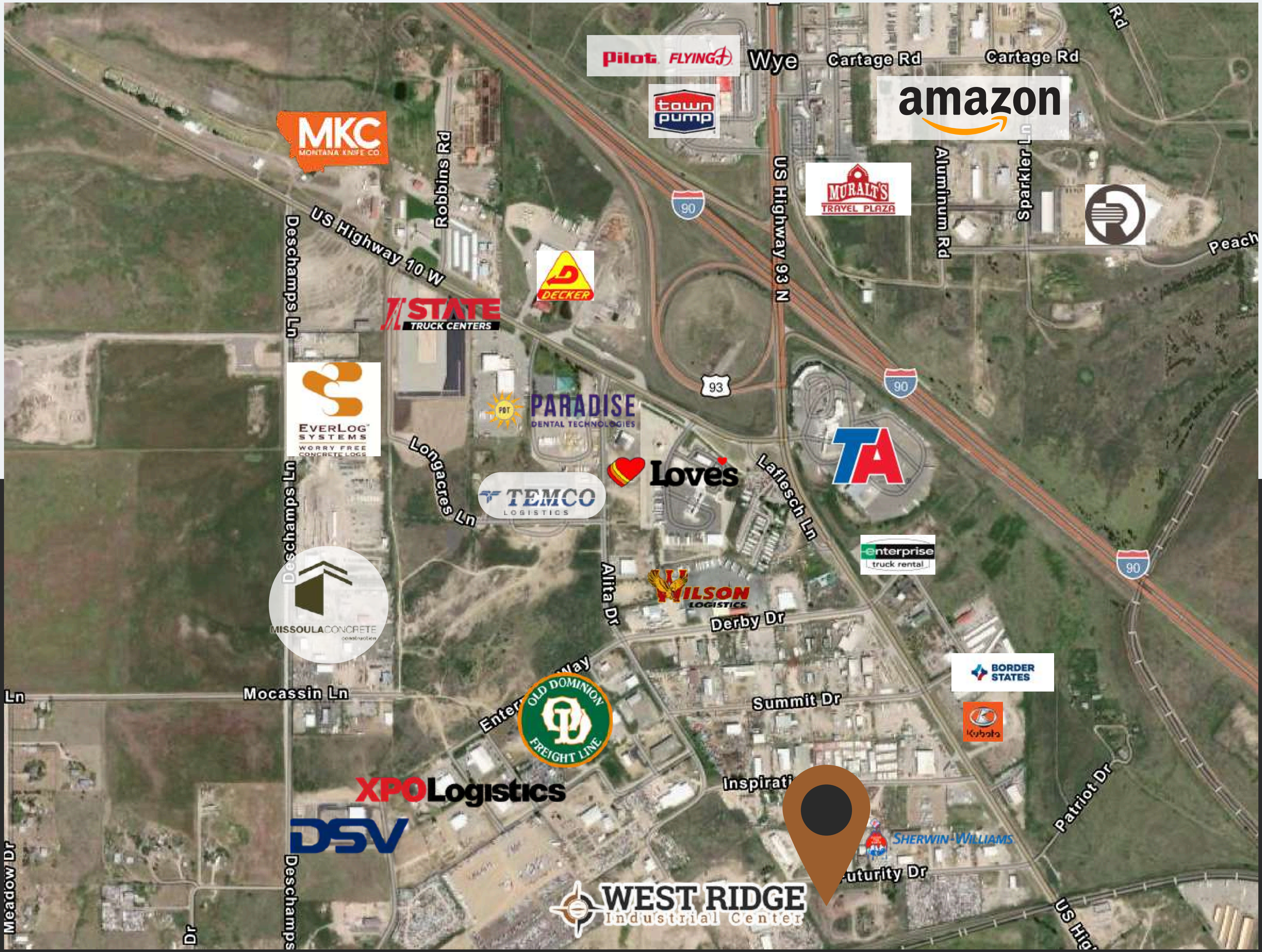
# LOCATION

# Location Overview


Highway Access Via:

# Area Businesses

| Companies including: |
|---|
| Amazon |
| Montana Knife Company |
| Paradise Dental Technologies |
| XPO Logistics |
| Old Dominion Freight |
| Love's Travel Center |
| EverLogs |
| TEMCO Logistics |
| DSV |
| Border States |
| Wilson Logistics |




Drive Time Map

# Key Facts

## KEY FACTS

15 minutes

49,497
Population

36.5
Median Age

2.1
Average Household Size

$67,249
Median Household Income

10,918
2023 Owner Occupied Housing Units (Esri)

12,416
2023 Renter Occupied Housing Units (Esri)

## BUSINESS

15 minutes

3,426
Total Businesses

41,366
Total Employees

| Variables | 5 minutes | 10 minutes | 15 minutes | ZIP Codes 59808 (Missoula) | Counties Missoula County | States Montana | United States of America United States |
|---|---|---|---|---|---|---|---|
| 2022 Total Population | 474 | 9,256 | 49,497 | 24,014 | 123,770 | 1,144,799 | 339,887,819 |
| 2022 Household Population | 474 | 9,169 | 48,373 | 23,559 | 120,643 | 1,115,471 | 331,671,159 |
| 2022 Family Population | 380 | 6,748 | 30,512 | 17,158 | 85,153 | 851,883 | 264,093,561 |
| 2027 Total Population | 492 | 9,999 | 52,526 | 26,248 | 128,306 | 1,205,657 | 347,149,422 |
| 2027 Household Population | 491 | 9,912 | 51,402 | 25,793 | 125,179 | 1,176,329 | 338,932,762 |
| 2027 Family Population | 393 | 7,250 | 32,349 | 18,749 | 88,019 | 895,113 | 269,093,856 |

## HOUSING STATS

15 minutes

$484,181
Median Home Value

$8,834
Average Spent on Mortgage & Basics

$1,029
Median Contract Rent

2025 Households by income (Esri)
The largest group: $100,000 - $149,999 (16.6%)
The smallest group: $200,000+ (6.5%)

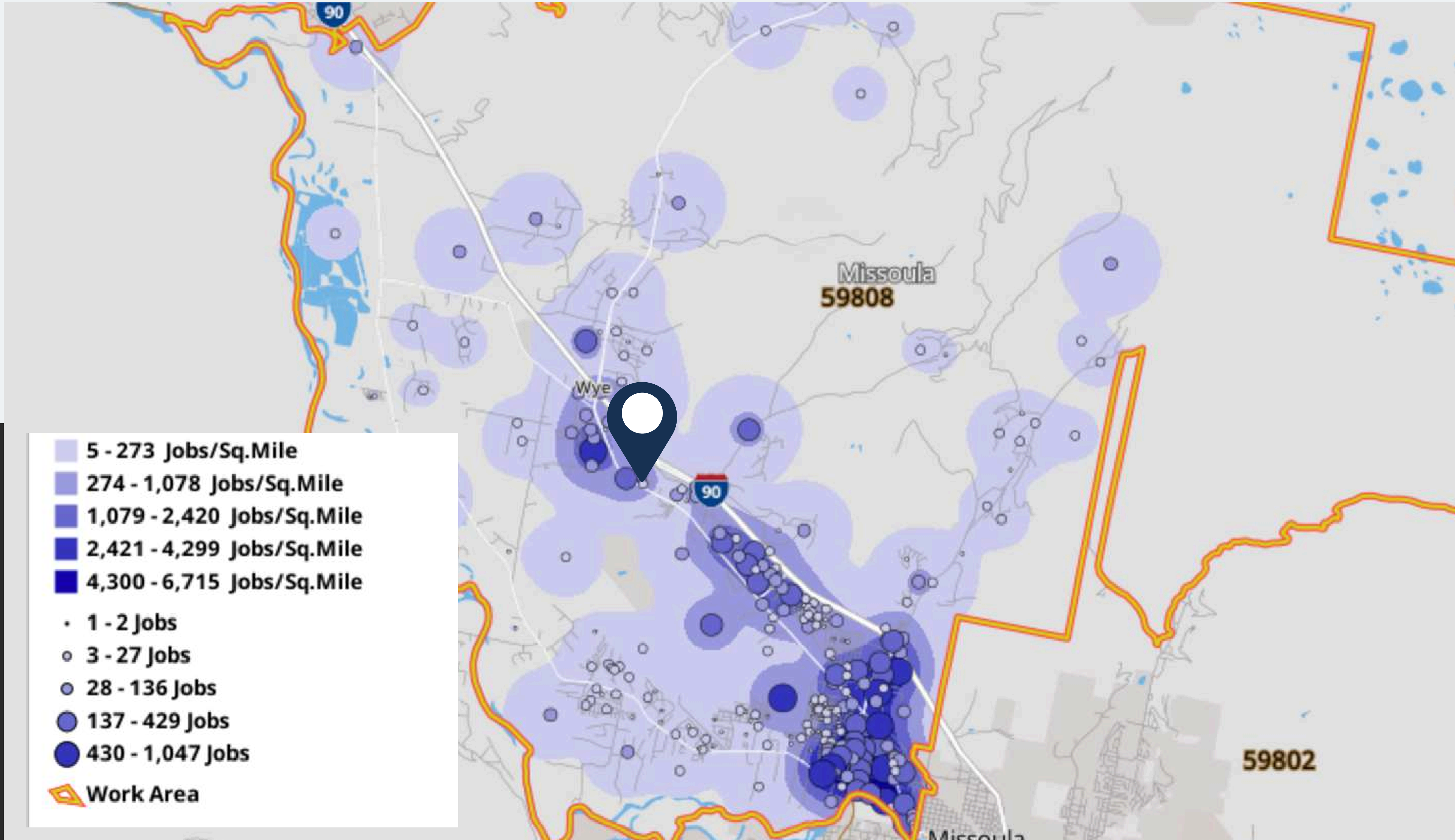
15 minutes

| Indicator ▲ | Value | Diff |
|---|---|---|
| <$15,000 | 10.4% | +1.7% |
| $15,000 - $24,999 | 7.8% | +1.3% |
| $25,000 - $34,999 | 8.8% | +1.3% |
| $35,000 - $49,999 | 11.5% | +1.6% |
| $50,000 - $74,999 | 15.5% | +0.2% |
| $75,000 - $99,999 | 14.8% | +0.5% |
| $100,000 - $149,999 | 16.6% | -2.0% |
| $150,000 - $199,999 | 7.9% | -1.7% |
| $200,000+ | 6.5% | -3.0% |

Bars show deviation from Missoula County

| Variables | 5 minutes | 10 minutes | 15 minutes |
|---|---|---|---|
| 2022 Per Capita Income | $46,495 | $44,369 | $41,803 |
| 2022 Median Household Income | $111,164 | $85,759 | $67,249 |
| 2022 Average Household Income | $126,270 | $102,112 | $89,918 |
| 2027 Per Capita Income | $53,047 | $50,379 | $47,122 |
| 2027 Median Household Income | $126,150 | $97,855 | $77,098 |
| 2027 Average Household Income | $142,756 | $115,137 | $100,825 |

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.




Area Employment Heat Map

# PROPERTY DETAILS

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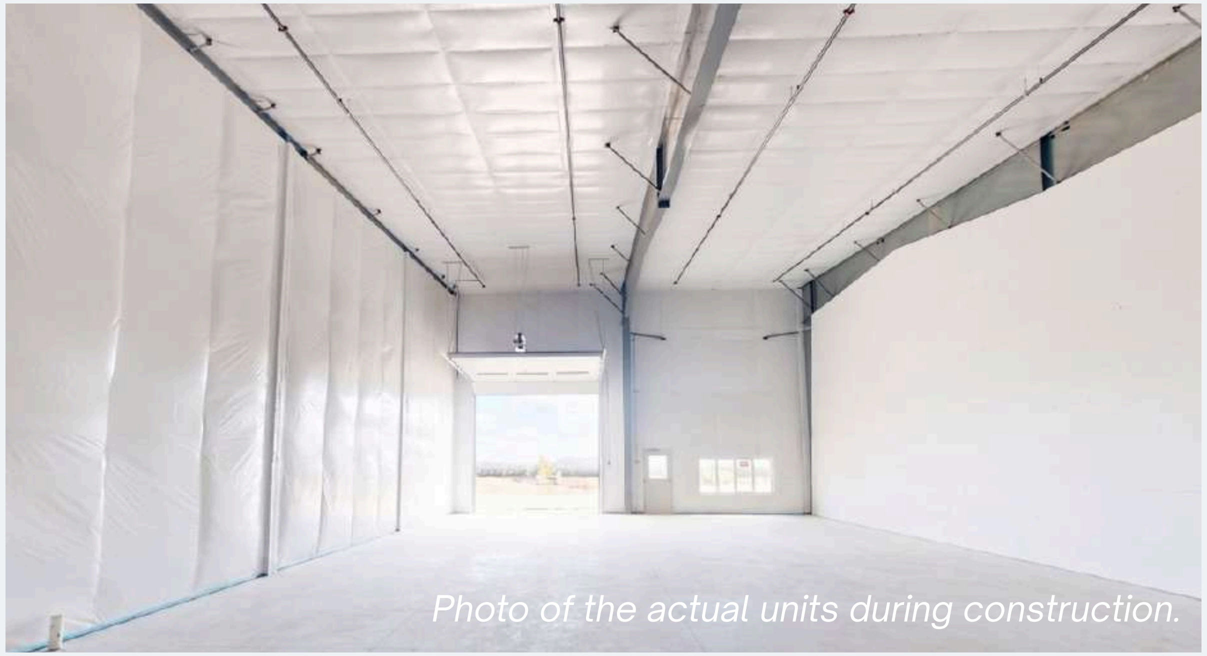


Photo of the actual units during construction.

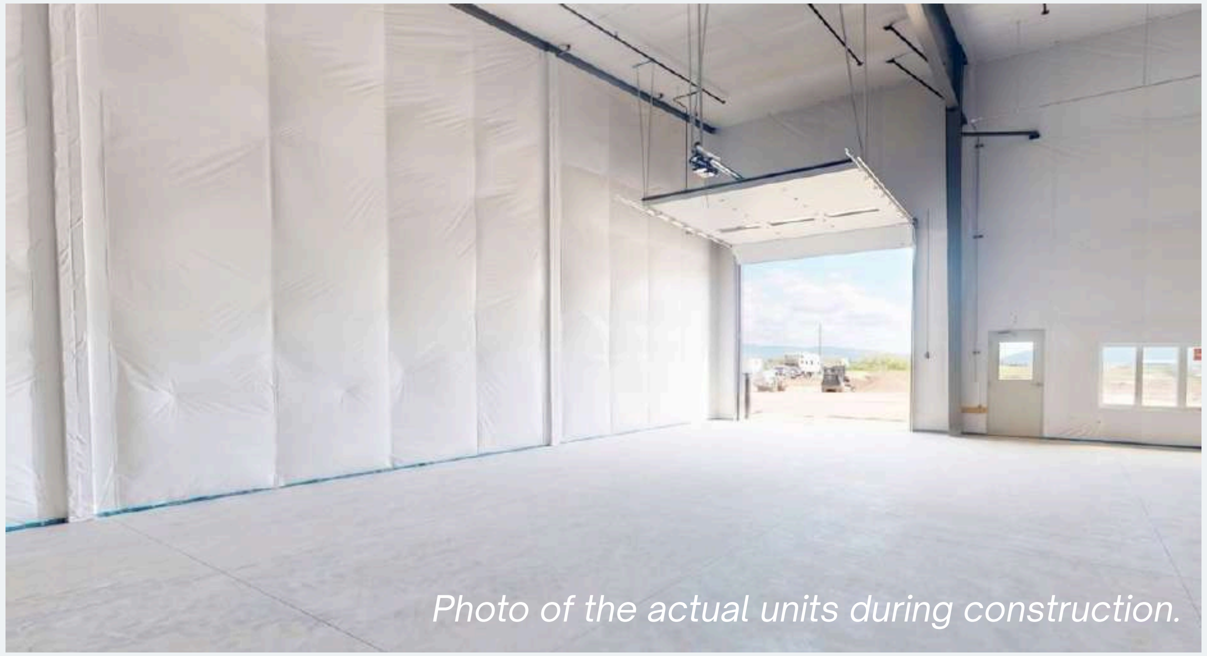


Photo of the actual units during construction.

## Photos

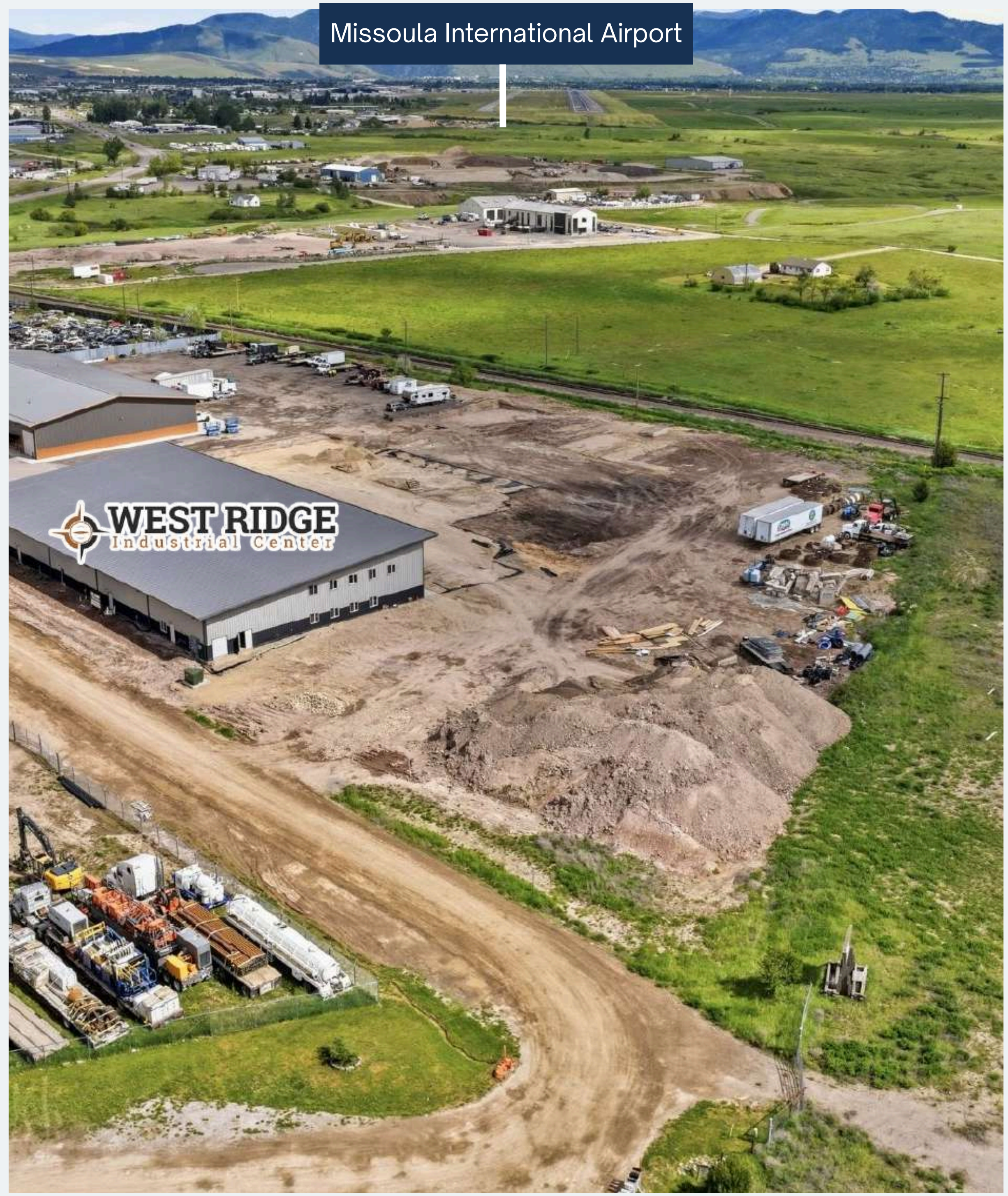

*Representative photo of a similar unit*


*Representative photo of a similar unit*

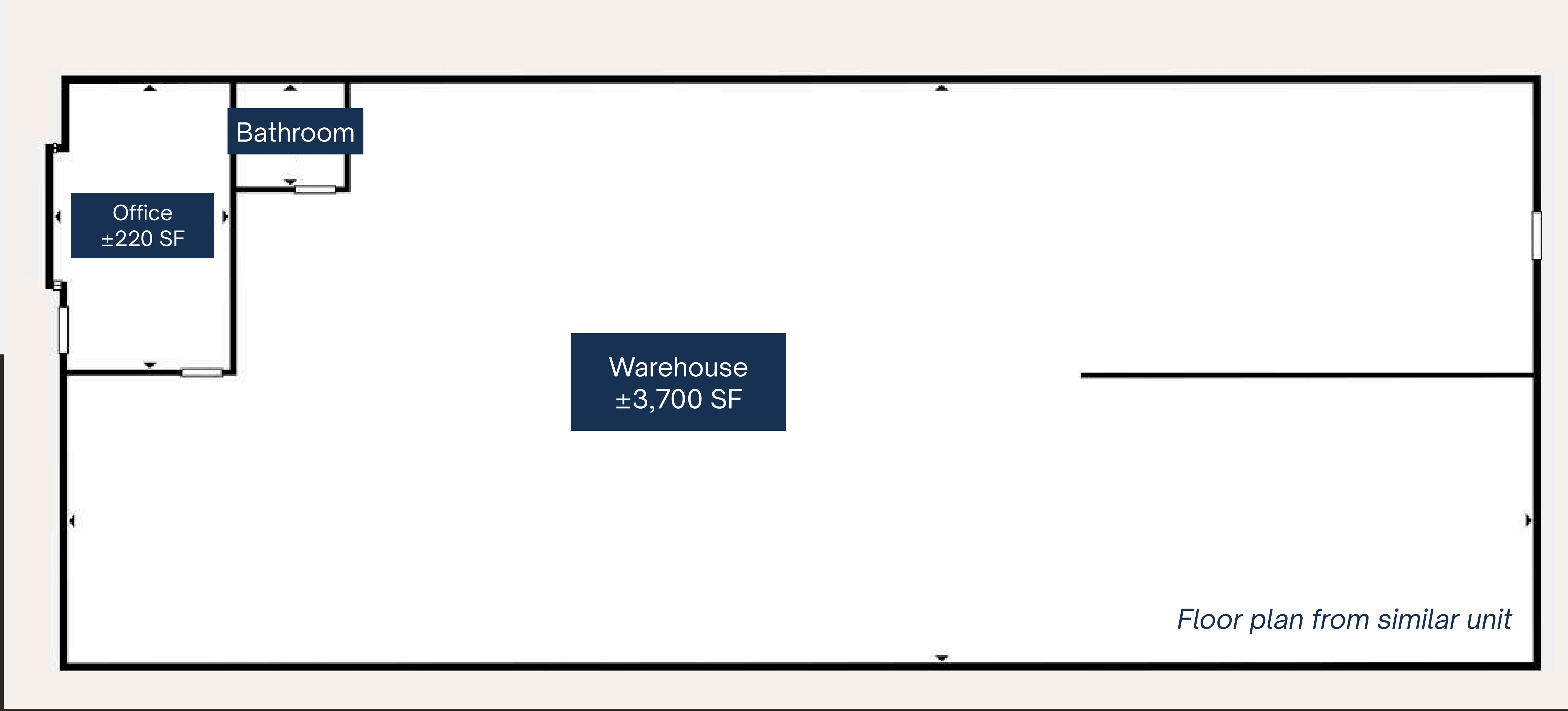

*Representative photo of a similar unit*

# Photos

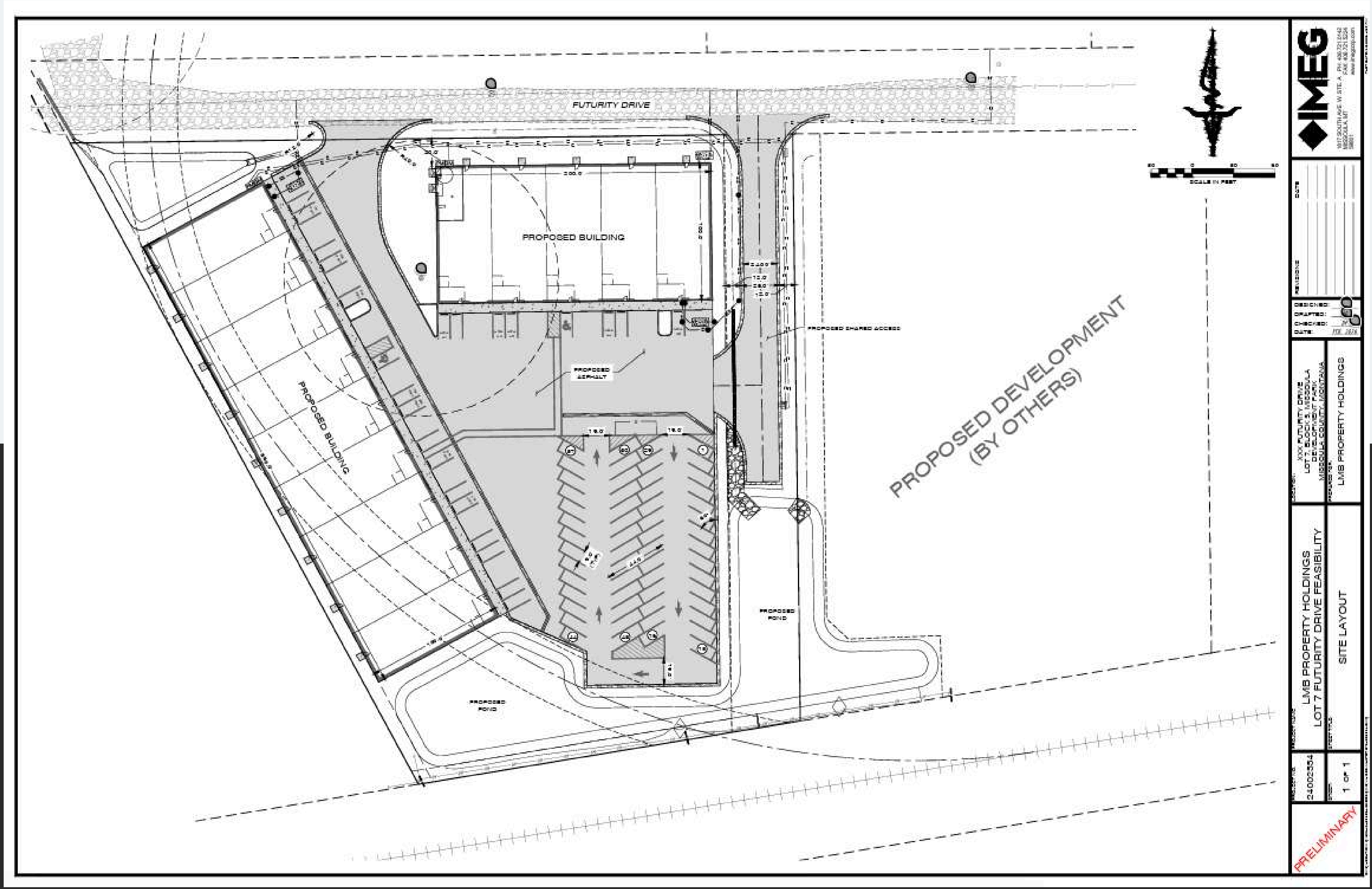

INTERSTATE
90
Hwy 10 W
INTERSTATE
90
WEST RIDGE
Industrial Center


Missoula International Airport
WEST RIDGE
Industrial Center

Photos


Bathroom
Office
±220 SF
Warehouse
±3,700 SF
Floor plan from similar unit

Floor Plans


FUTURITY DRIVE
PROPOSED BUILDING
PROPOSED BUILDING
PROPOSED ASPHALT
PROPOSED SHARED ACCESS
PROPOSED DEVELOPMENT (BY OTHERS)
PROPOSED POND
PROPOSED POND
SCALE IN FEET
IMEG
LMB PROPERTY HOLDINGS
LMB PROPERTY HOLDINGS LOT 7 FUTURITY DRIVE FEASIBILITY
SITE LAYOUT
24002354
1 OF 1
PRELIMINARY

Site Layout

**Flood Zone Determination Report**

Flood Zone Determination: **OUT**

| | | | |
|---|---|---|---|
| COMMUNITY | 300048 | PANEL | 1160E |
| PANEL DATE | July 06, 2015 | MAP NUMBER | 30063C1160E |


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 | 7.2 | 100.0% |
| **Totals for Area of Interest** | | **7.2** | **100.0%** |


[Zoning Documents]

Zoning

# MARKET OVERVIEW

# Missoula Industrial Market Data | Q1 2026

## LEASING ACTIVITY | INDUSTRIAL

| | T12 Ending 3.31.2025 | T12 Ending 3.31.2026 | Change |
|---|---|---|---|
| County Average Lease Rate | $11.24 | $12.82 | 14.06% |
| NNN Average | $2.90 | $4.21 | 45.17% |
| County Vacancy | 6.42% | 18.14% | 11.72% |

## SALES ACTIVITY | INDUSTRIAL

| | T12 Ending 3.31.2025 | T12 Ending 3.31.2026 | Change |
|---|---|---|---|
| County Average Sale Price PSF* | $145.52 | $163.69 | 12.49% |
| Condominium Average Sale Price PSF** | $202.82 | $178.67 | -11.91% |
| Freestanding Average Sale Price SF** | $187.79 | $164.61 | -12.34% |

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

## INDUSTRIAL DEVELOPMENT PIPELINE

| | |
|---|---|
| Construction | ±37,894 SF |
| Permitting | TBD |
| Planning | ±55,000 SF |
| Completed YTD 2025 | ±34,267 SF |

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# Missoula Air Service

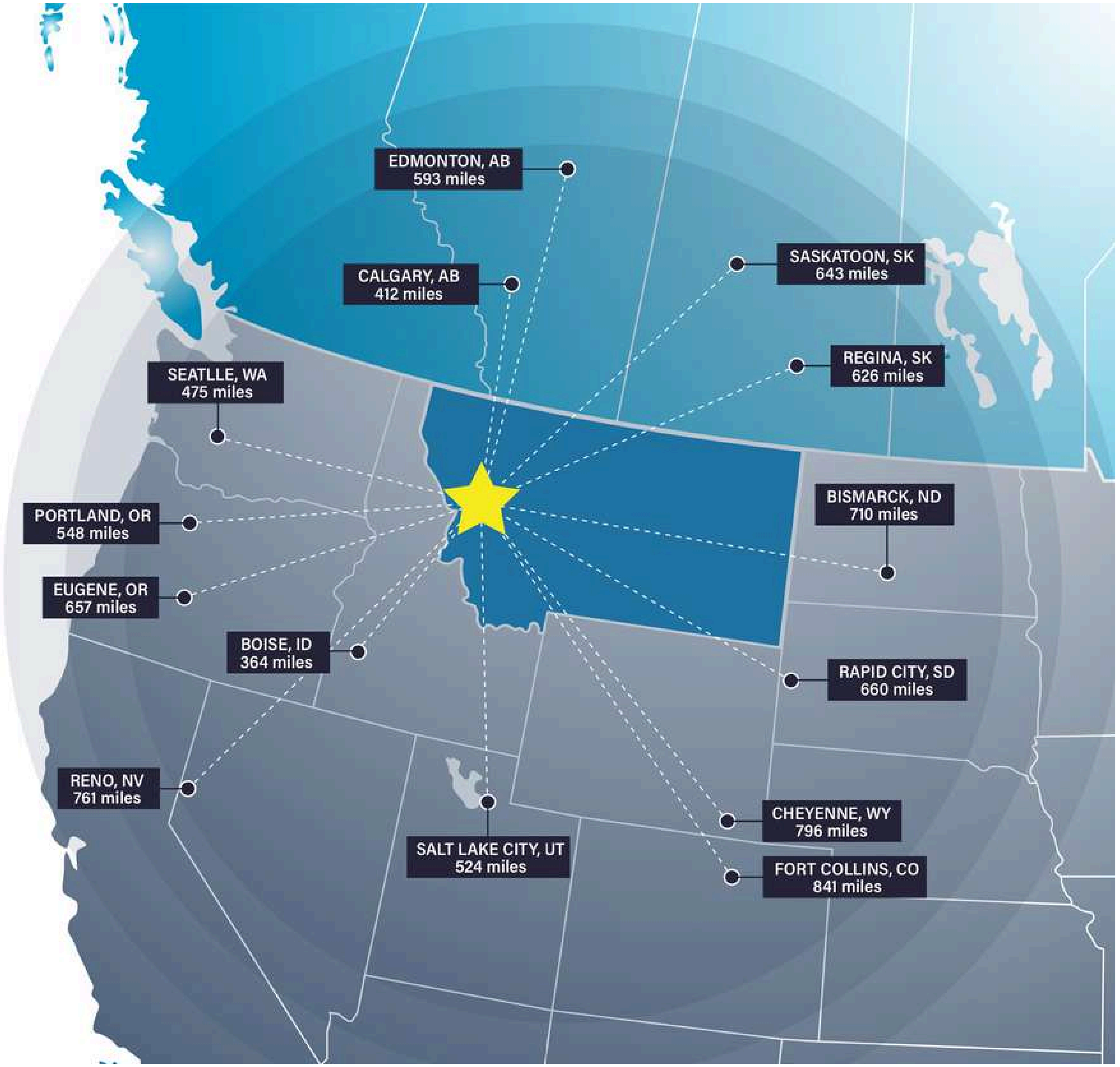
Missoula International Airport offers **direct flights** to major cities on the west coast and midwest.

# 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.



# 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
- ON X
- Workiva
- ALCOM
- Pathlabs
- PatientOne
- Cognizant
- atg advanced technology group
- SUN MOUNTAIN

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

# 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

# PEOPLE

**12.5% Population Growth - 2012-2022**
Missoula ranks among highest net migration cities is 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

SterlingCRE ADVISORS

# 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.

**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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