

INDUSTRIAL SUITE FOR LEASE

# JACK LONG INDUSTRIAL PARK SUITE 2

*9950 Longacres Ln Suite 2, Missoula, MT 59808*

MACALL MCGILLIS

406.546.9296  
macall@realmt.com

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218 E Front St, Suite 102, Missoula, MT 59802 • 406.543.7325 • [realmt.com](http://realmt.com)



PROPERTY DESCRIPTION

Jack Long Industrial Park offers a premier 6,000 SF industrial lease opportunity. This property provides excellent tenant visibility with signage opportunities on the building and is strategically located just minutes from Missoula International Airport, with convenient access to I-90. Designed to accommodate 18-wheelers, the property supports efficient logistics for industrial, distribution and manufacturing commercial operations. Suite 2 is configured with electric doors (14x16) and man doors for flexible access. The space is customizable, offering options for tenant improvements, depending on user needs. Its proximity to essential services and key trade hubs further enhances its appeal for businesses looking to establish or expand in the Missoula market. Additional amenities include ample parking and storage, professional landscaping , and available yard space to support various operational requirements.

Lease Rate:	\$12.00 SF/yr
Estimated NNN:	\$2.42 SF/yr
Number of Units:	5
Available SF:	6,000 SF
Building Size:	30,000 SF
Zoning:	Industrial Center, Light

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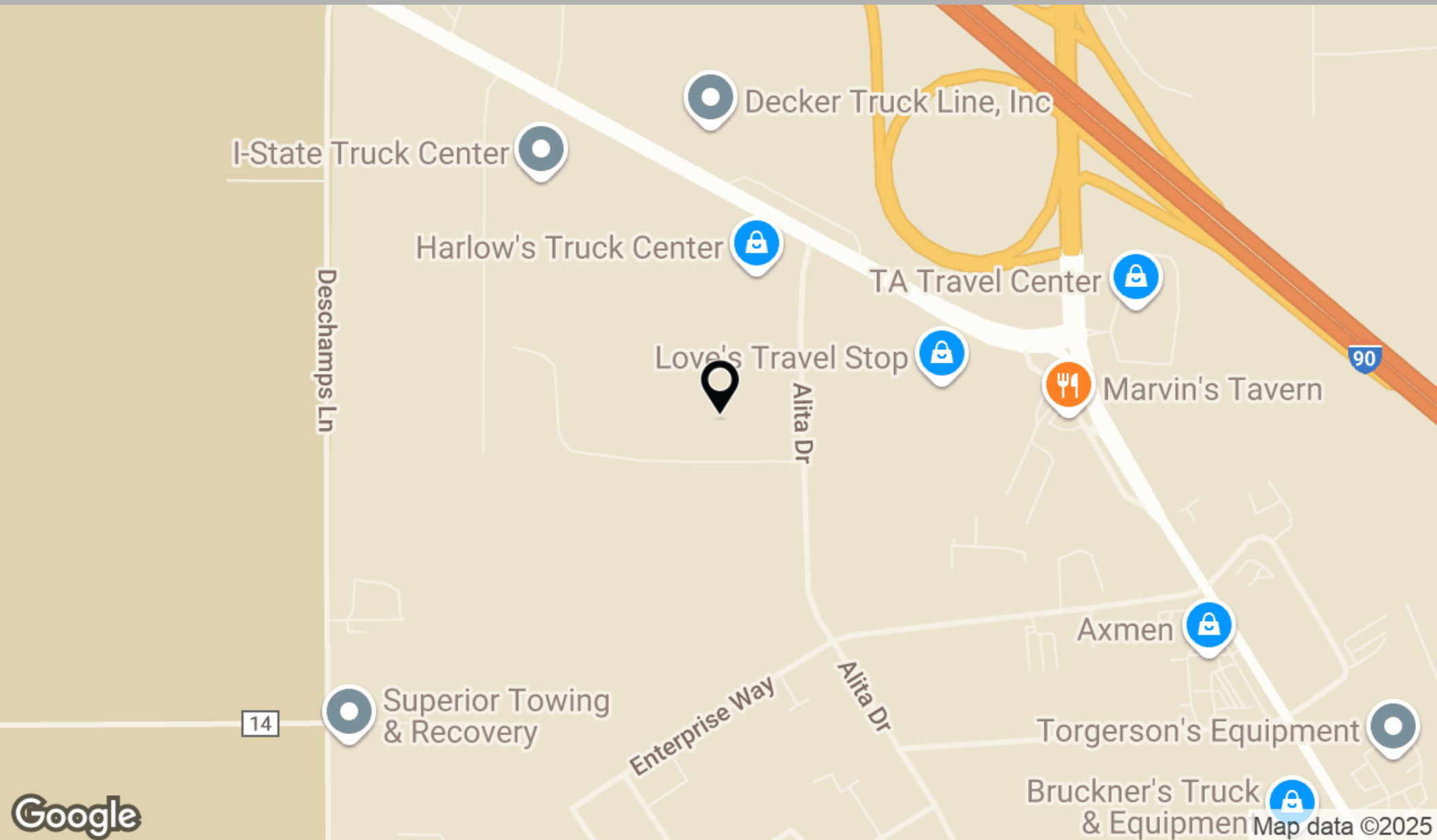
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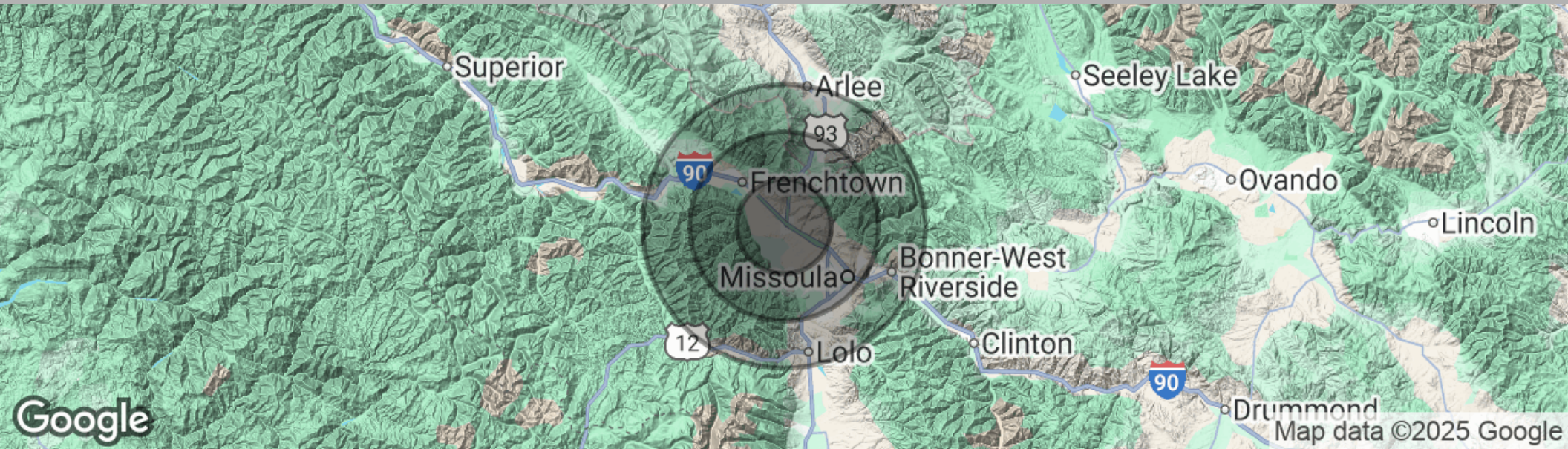
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	11,236	74,303	113,760
Average Age	40	40	40
Average Age (Male)	39	40	40
Average Age (Female)	40	41	41
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	4,350	32,973	49,114
# of Persons per HH	2.6	2.3	2.3
Average HH Income	\$131,265	\$104,160	\$109,135
Average House Value	\$499,524	\$463,806	\$496,082

Demographics data derived from AlphaMap

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