



SterlingCRE
A D V I S O R S

Offering Memorandum

5625 Expressway

Missoula, Montana

±28,965 SF Industrial Warehouse with Cold Storage

Exclusively listed by:

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SterlingCRE
ADVISORS

Contents

(click to jump to section)

[Executive Summary](#)

[Property Details](#)

[Location](#)

[Market Overview](#)

[Brokerage Team](#)

[Limiting Conditions](#)



Executive Summary

SterlingCRE Advisors is pleased to present the well-equipped warehouse and cold storage facility located at 5625 Expressway in Missoula's Development Park.

With convenient proximity to Interstate-90, the subject property resides on ±1.52 acres with flexible M-2 zoning. The property features dedicated parking, multiple ingress/egress points for truck access, a full security/surveillance system, intercom system all in a highly accessible location with superior connectivity to Interstate 90.

The warehouse features dry storage, cooler and freezer storage, a clean room for packaging with sanitation area, break areas, restrooms (warehouse and office), dock high and grade level loading. The office area consists of a welcoming reception and waiting area, seventeen (17) private offices, print/work area(s), breakroom with kitchenette, restrooms and conference room.

The fully sprinkled, pre-engineered steel sided building has been meticulously maintained earning it an elite AIB Certification for over six consecutive years.

Seller will leaseback the subject property for approximately 18-24 months after closing during construction of their new facility under terms to be negotiated during escrow.

Interactive Links

[Link to Listing](#)

[3D Tour Cold Storage](#)

[Street View](#)

[360° 3D Tour Warehouse Office](#)

Address	5625 Expressway Missoula, MT 59808
Purchase Price	\$6,000,000
Property Type	Warehouse with Cold Storage
Building Size	±28,965 SF
Total Acreage	±1.52 (±66,211 SF)
Construction Type	Pre-Engineered Steel
Loading	Two (2) Dock High Doors with Levelers Two (2) Grade Level Doors
Interior Buildout	±22,066 Warehouse (76%) ±3,244 Office (11%) ±3,655 Cold Storage (13%)

5625 Expressway

PROPERTY DETAILS

Square Footage	±28,965 SF
Geocode	04-2199-01-1-02-23-0000
Legal Description	MOMONT INDUSTRIAL PARK - PHASE 2, LOT 3, S01, T13 N, R20 W, Lot 3A
Year Built/Renovated	1995
Zoning	M1-2, City of Missoula
Access	Expressway via Airway Boulevard
Services	City Water and Sewer
Taxes	\$49.48 (2023) 501(c)3 Exempt Status
Traffic Count	6,313 VPD (2022 AADT)
Distance to I-90	One-half mile north (2 minute drive)



5625 Expressway.

FACILITY SPECIFICATIONS

BUILDING

Grade Level Doors One (1) 8' Grade Level Loading Door
One (1) 10' Grade Level Loading Door
Two (2) 10' Dock High Loading Doors

Lighting LED in Warehouse

Security System Optera IMM Series with SureVision 2.0

Roof Metal

Suppression Fully Sprinkled

Power 3 phase

RECENT IMPROVEMENTS

Thermostat New system with alarm installed 2023

Water heater New (2023)

SITE

Parking Twenty-four (24) surface auto spaces

Landscaping Low maintenance hardscape

RECENT IMPROVEMENTS

Parking Lot Resealed 2023

Infrastructure Two (2) new sumps installed

COLD STORAGE

Temperature Range 36 degrees down to -10 degrees

Freezer Storage ±2,408 SF

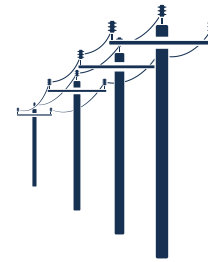
Cooler Storage ±1,247 SF

RECENT IMPROVEMENTS

Infrastructure New underfloor glycol system with boiler installed 2023



Located less than ± 0.50 mile from the Interstate 90 Interchange and North Reserve Street commercial corridor; six (6) minutes from downtown Missoula



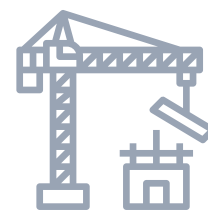
Equipped with municipal water, sewer, gas, electric, fiber to site



Permissive M1-2 Zoning



Highly visible from Interstate 90 with an average daily driver count $\pm 22,894$ (2022 AADT)



Functional buildout to accommodate a variety of users



LOCATION



Image Courtesy of Google Earth



Retailer Map

Legend



1 minute radius demo info



3 minute radius demo info



5 minute radius demo info

1 minute

5 minutes

3 minutes

Drive Time Map

Key Facts

KEY FACTS

1 mile

1,875

Population



36.5

Median Age



2.5

Average Household Size

\$108,924

Median Household Income

637

2023 Owner Occupied Housing Units (Esri)

121

2023 Renter Occupied Housing Units (Esri)

BUSINESS

1 mile



187

Total Businesses



2,665

Total Employees

HOUSING STATS

1 mile



\$473,203

Median Home Value



\$17,258

Average Spent on Mortgage & Basics



\$910

Median Contract Rent

2023 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (33.8%)

The smallest group: \$15,000 - \$24,999 (1.1%)

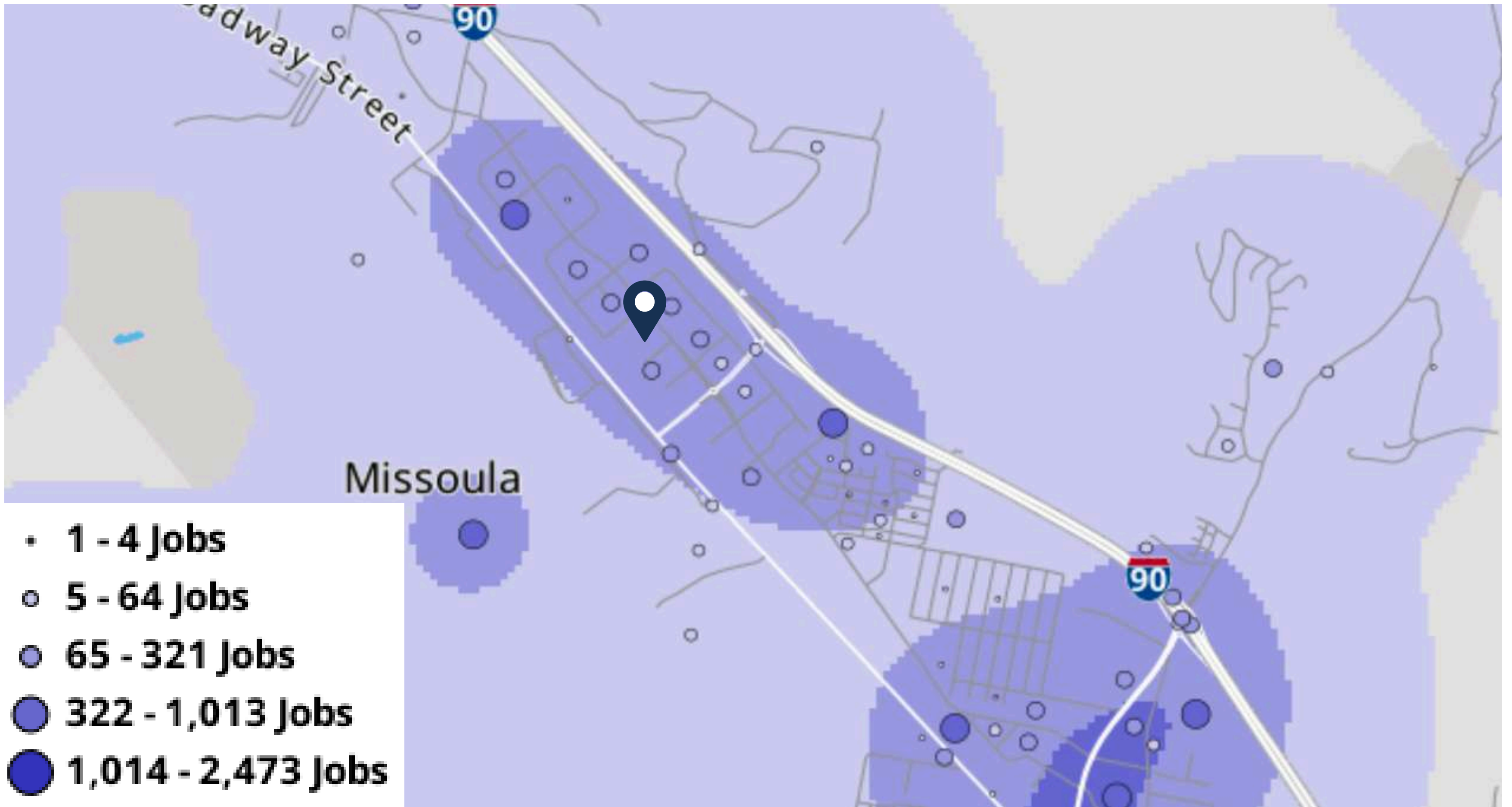
1 mile

Indicator ▲	Value	Diff
<\$15,000	8.3%	-1.3%
\$15,000 - \$24,999	1.1%	-6.2%
\$25,000 - \$34,999	2.0%	-6.7%
\$35,000 - \$49,999	15.3%	+2.8%
\$50,000 - \$74,999	6.9%	-9.7%
\$75,000 - \$99,999	6.9%	-6.1%
\$100,000 - \$149,999	33.8%	+19.1%
\$150,000 - \$199,999	9.5%	+2.1%
\$200,000+	16.4%	+6.1%

Bars show deviation from

Variables	1 mile	3 miles	5 miles
2022 Total Population	1,875	14,203	44,753
2022 Household Population	1,875	14,078	43,904
2022 Family Population	1,478	10,346	28,783
2027 Total Population	2,017	15,426	46,663

Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	\$51,362	\$46,703	\$41,656
2022 Median Household Income	\$108,924	\$71,394	\$60,212
2022 Average Household Income	\$134,524	\$103,488	\$91,285
2027 Per Capita Income	\$63,775	\$56,163	\$48,980



Area Employment Heat Map

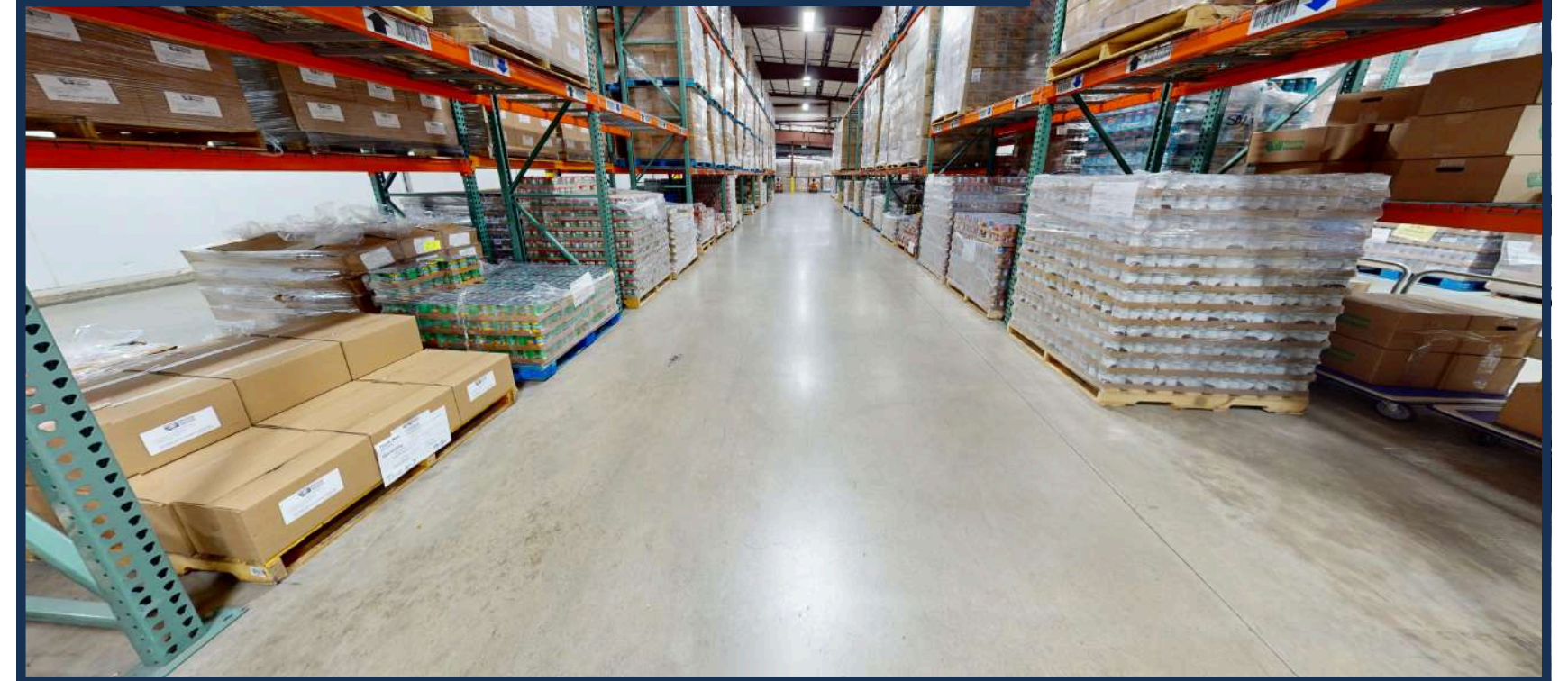
PROPERTY DETAILS



Dock-High Doors With Levelers



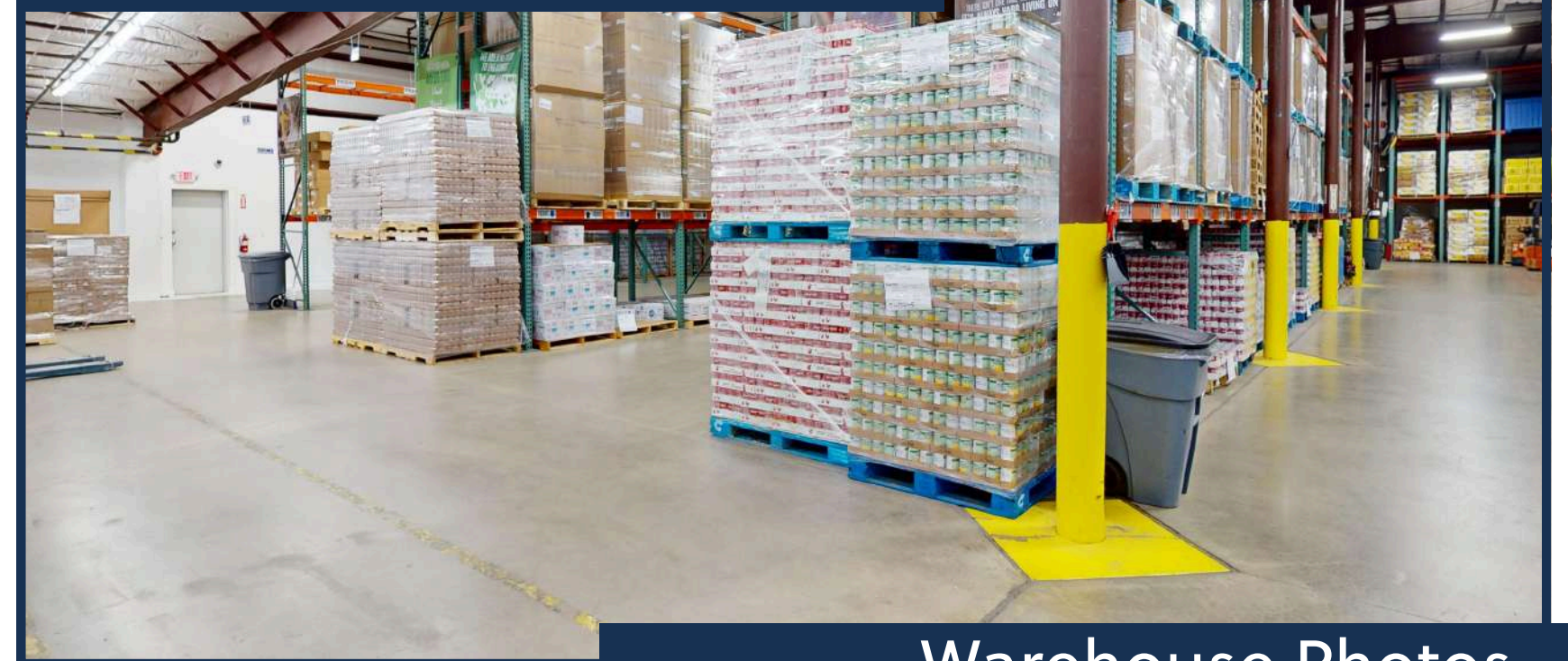
Fully Sprinklered Warehouse

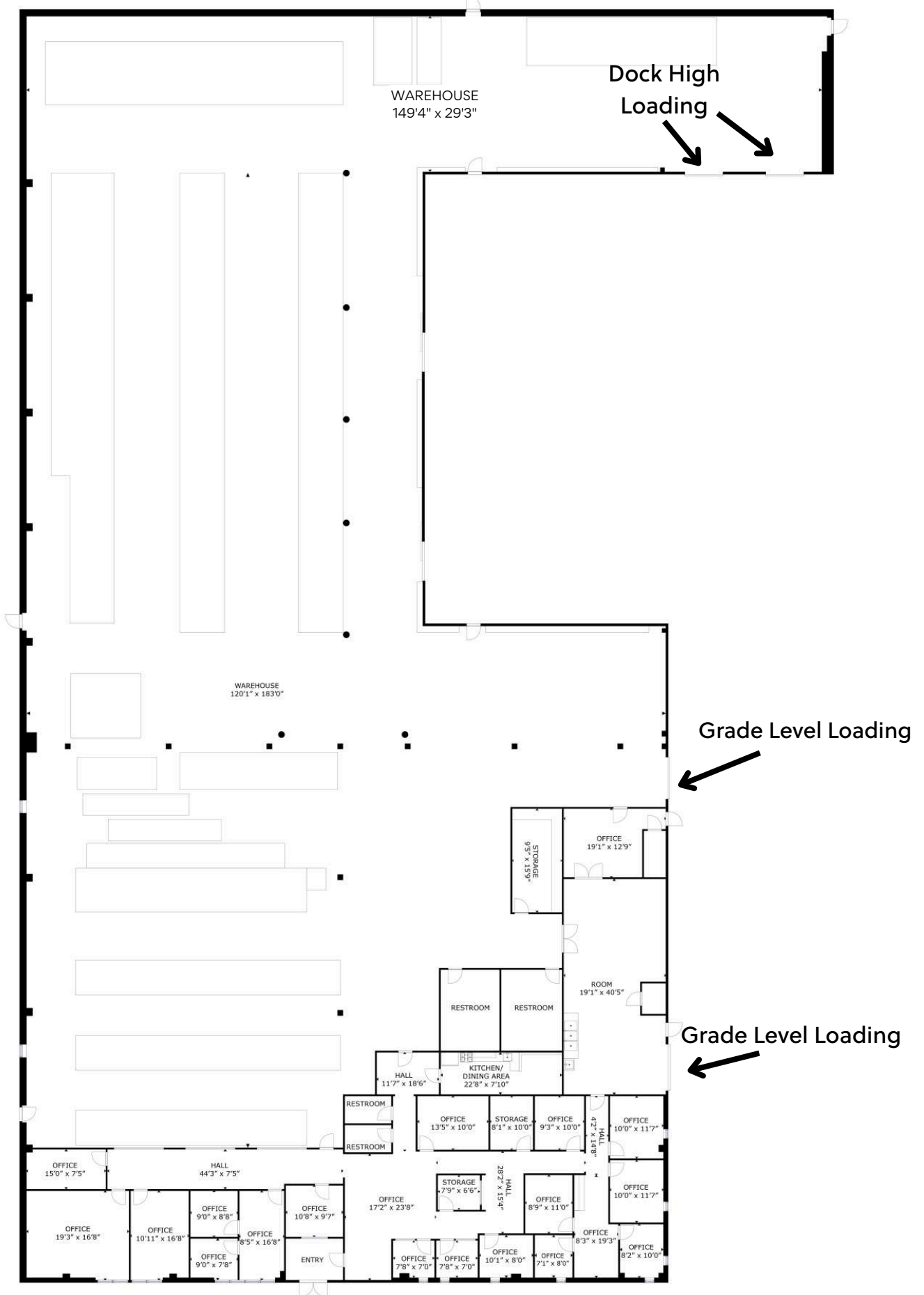


±28' Clear Height (Pitch)



LED Lighting Throughout





GROSS INTERNAL AREA
 TOTAL: 25841 sq.ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Warehouse Floorplan



±3,655 SF Cold Storage/Freezer Space

- Larkin Condenser Units (2 replaced Q1 2024)
- New Underfloor Glycol System Complete with Boiler (2023)
- 125kW Generator System

Two (2) 10' Dock-High Doors
with Levelers



Dock High Loading Photos



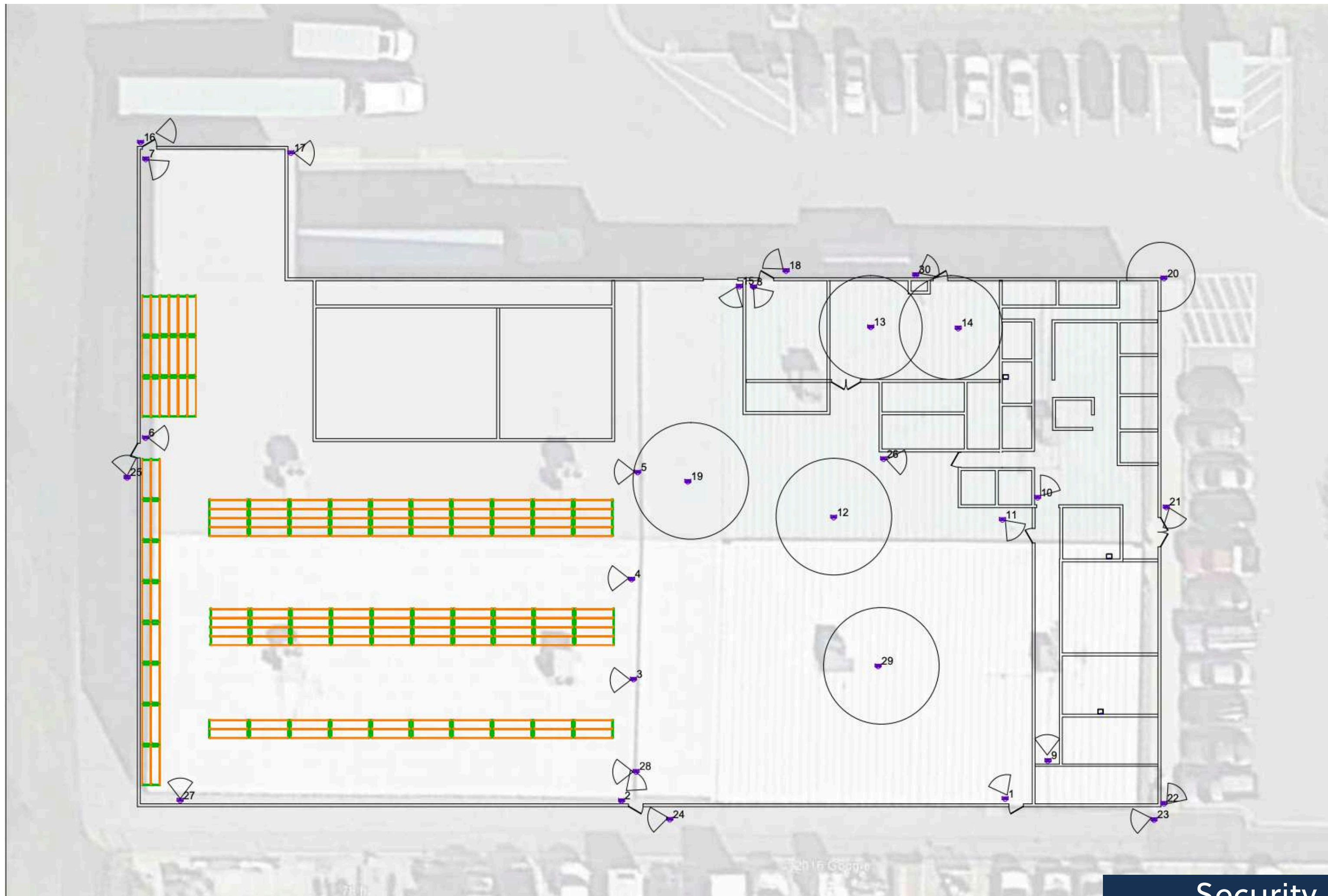
CAMERA TYPE:

INDOOR DOME WITH BRACKET
1, 2, 6, 7, 8, 9, 10, 11, 15, AND 26.

BULLET STYLE
3, 4, 5, 16, 17, 18, 21, 22, 23, 24, 25, 27, 28, AND 30.

360 DEGREE CEILING 12, 13, 14, 19, AND 29.

270 DEGREE OUTDOOR WITH CORNER BRACKET 20.



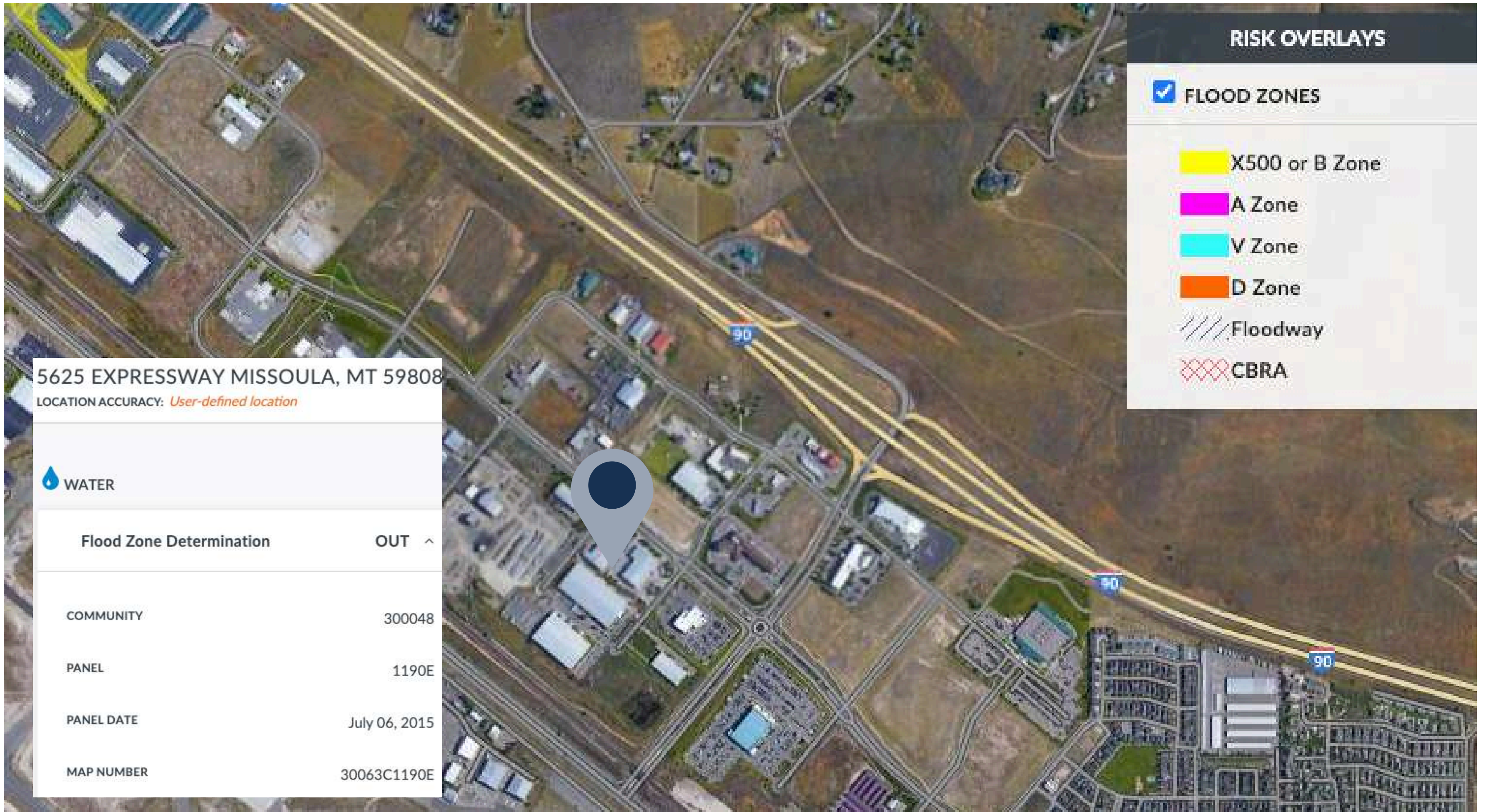
No.	Revision/Issue	Date
1		

MONTANA SECURITY & COMMUNICATIONS, INC.
2455 DIXON AVE SUITE B
MISSOULA, MT 59801
406-251-3192

MONTANA FOOD BANK NETWORK
CAMERA SYSTEM
5625 EXPRESSWAY
MISSOULA, MT 59808

Plat Map

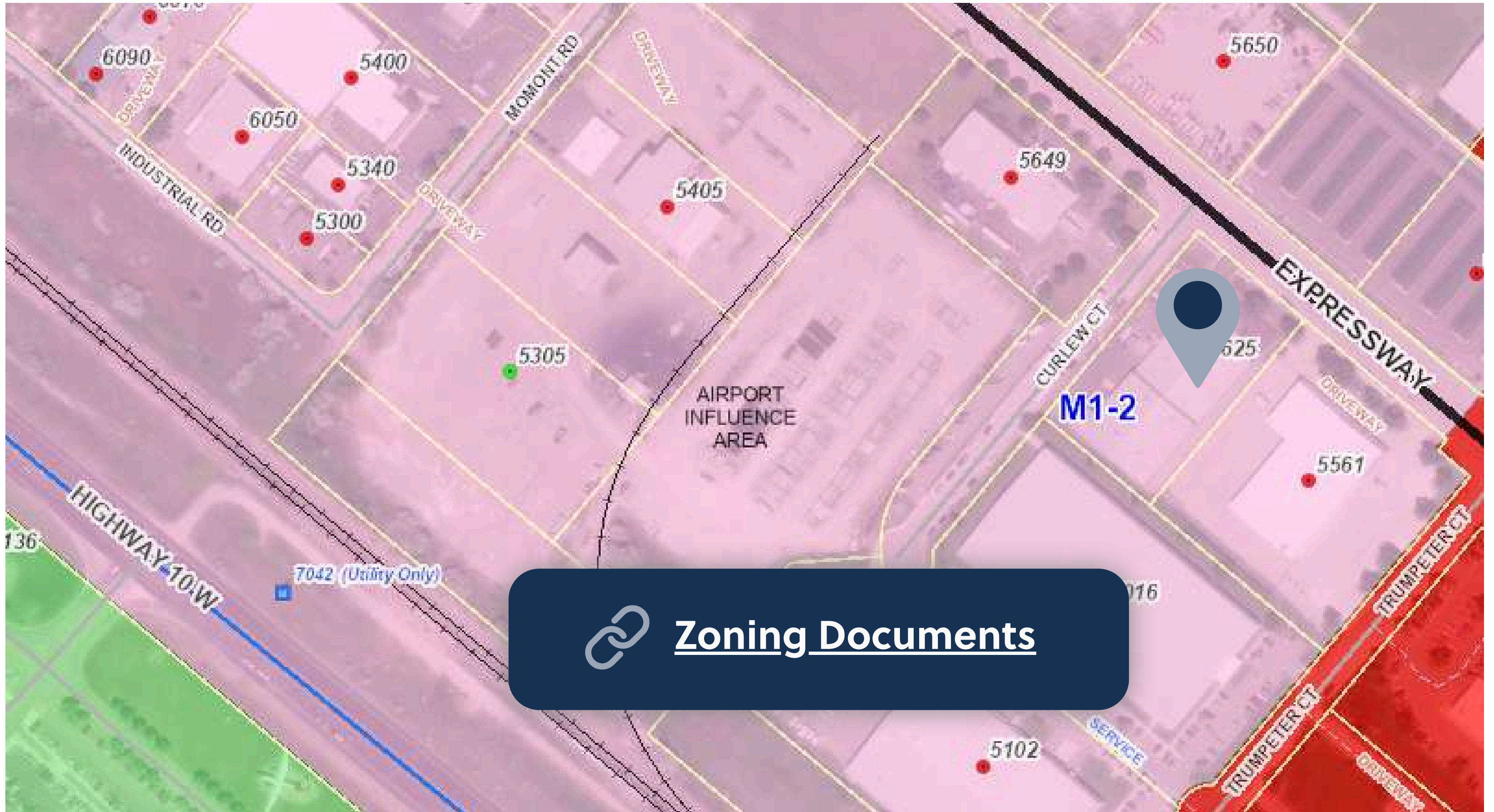




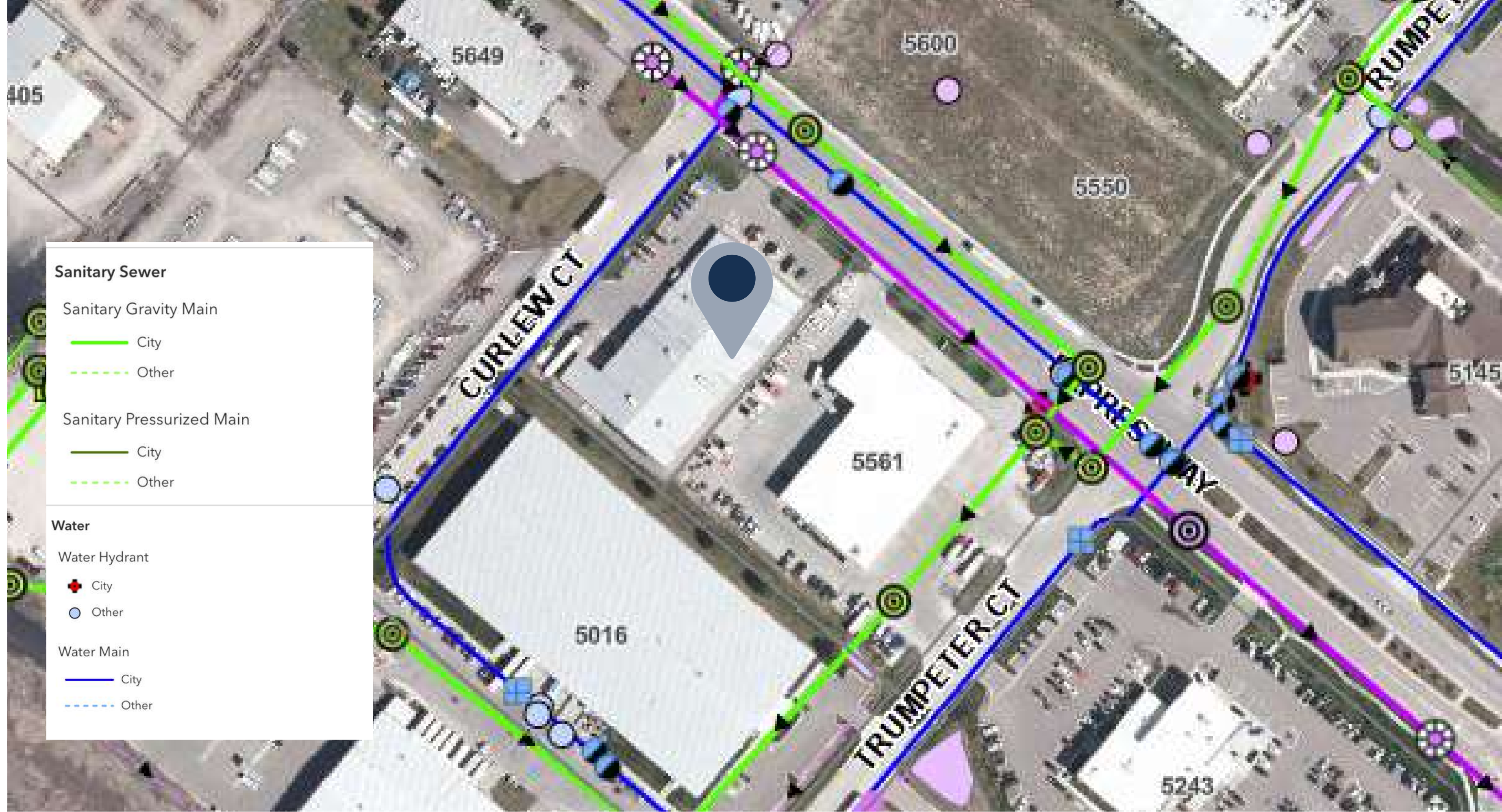
Not in Flood Plain



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
45	Grassvalley silty clay loam, 0 to 4 percent slopes	1.7	100.0%
Totals for Area of Interest		1.7	100.0%



 [Zoning Documents](#)



A large, modern industrial building with blue and white corrugated metal siding. The building has several large windows and doors, some of which are illuminated from within. In front of the building is a paved parking lot with several empty spaces. The scene is set during sunset, with a warm orange and yellow glow in the sky. The word "LEASEBACK" is overlaid in large white letters on a dark blue background across the center of the image.

LEASEBACK

Tenant Profile

Montana Food Bank Network

Montana Food Bank Network (MFBN) is moving forward on the construction of their new ±57,000 square foot facility down the street in Missoula's Development Park. During construction, MFBN will lease back the subject property for a term of 18-24 months. A new buyer can enjoy rental revenue starting at the close of escrow from a prominent Montana non-profit organization.

The terms below are preliminary in nature and subject to further negotiation during a Buyer's due diligence period:

Tenant	Montana Food Bank Network
Leaseback Term	18-24 months
Proposed Rental Rate	\$14.00/RSF
Lease Structure	Triple Net (NNN)
In-Place Cap Rate	6.56% (3% vacancy/credit loss applied)



Montana Food Bank Network New Facility



(source: Loci Architects)



MARKET OVERVIEW

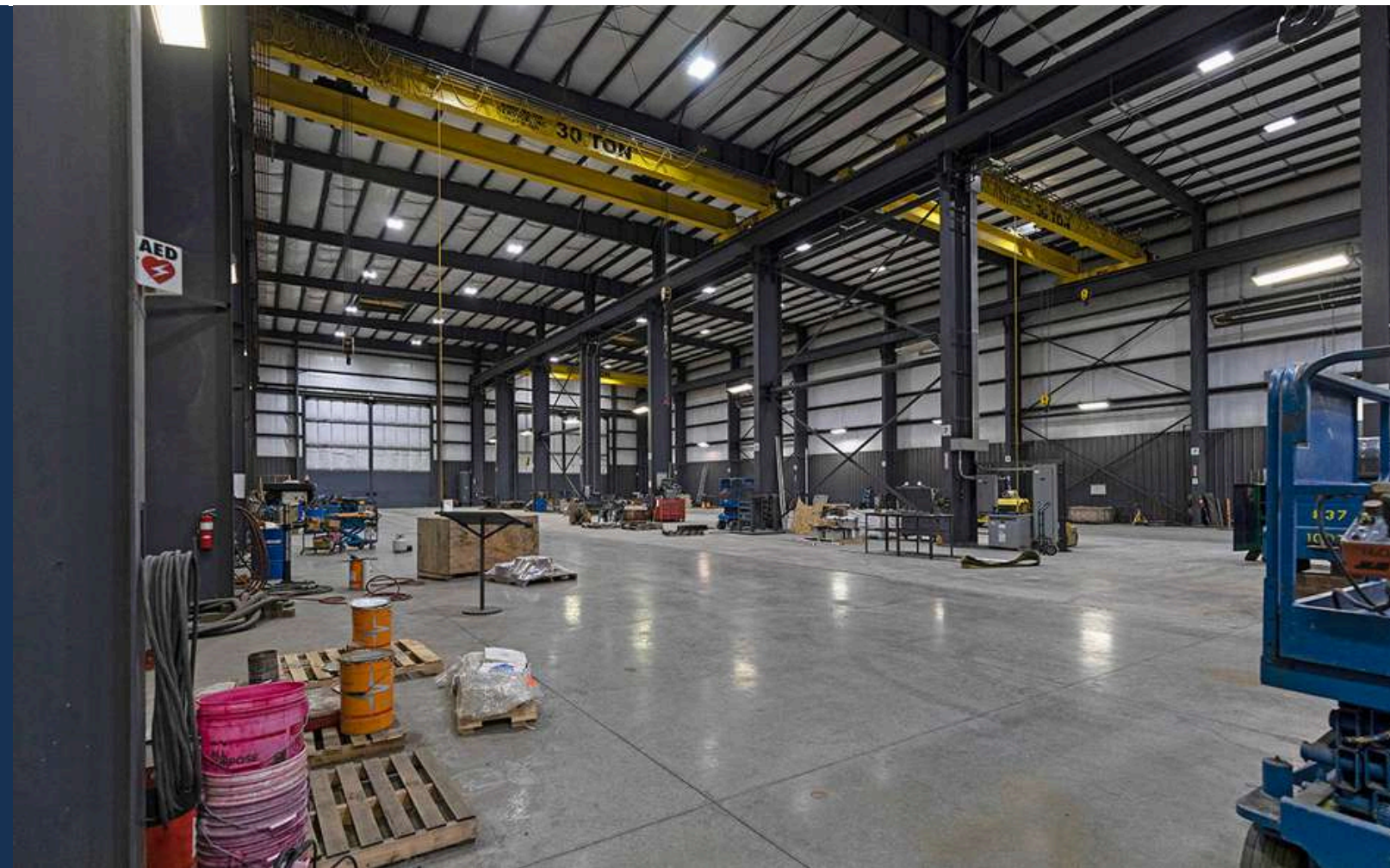
Industrial Market Update | Missoula

	2023	2022	Percent Change from 2022
Vacancy Rate (Avg Annual)	2.87%	3.79%	-0.92%
Average Lease Rate*	\$12.28	\$11.93	+2.93%
Sales Transactions	21	22	-4.55%
Average Sales Price**	\$141.84	\$138.75	+2.23%

*Price Per Square Foot, NNN Equivalent | **Price Per Square Foot

There is a substantial shortage of big boxes in the Missoula market. Users of industrial space looking to relocate or expand will likely have a tough time in 2024. If a new build is the path of choice, there is good news to report as attractive industrial land options are on the way for Missoula County. That said, construction costs remain high making a new build unattainable for many users. This, in turn, has pushed values of existing buildings upwards as elevated pricing in many cases still allows an occupier to secure a location for less than the cost of a new build.

If you own an industrial property that has been vacant for quite a while, it may be time to consider a renovation or the wrecking ball. Spaces with inadequate loading, excess office and low clear heights are becoming more obsolete and can be costly to overhaul.



Opportunities

- Build to suit for larger users
- Industrial condominiums (certain markets)
- Sale/leaseback
- Subleases

Missoula Air Service

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

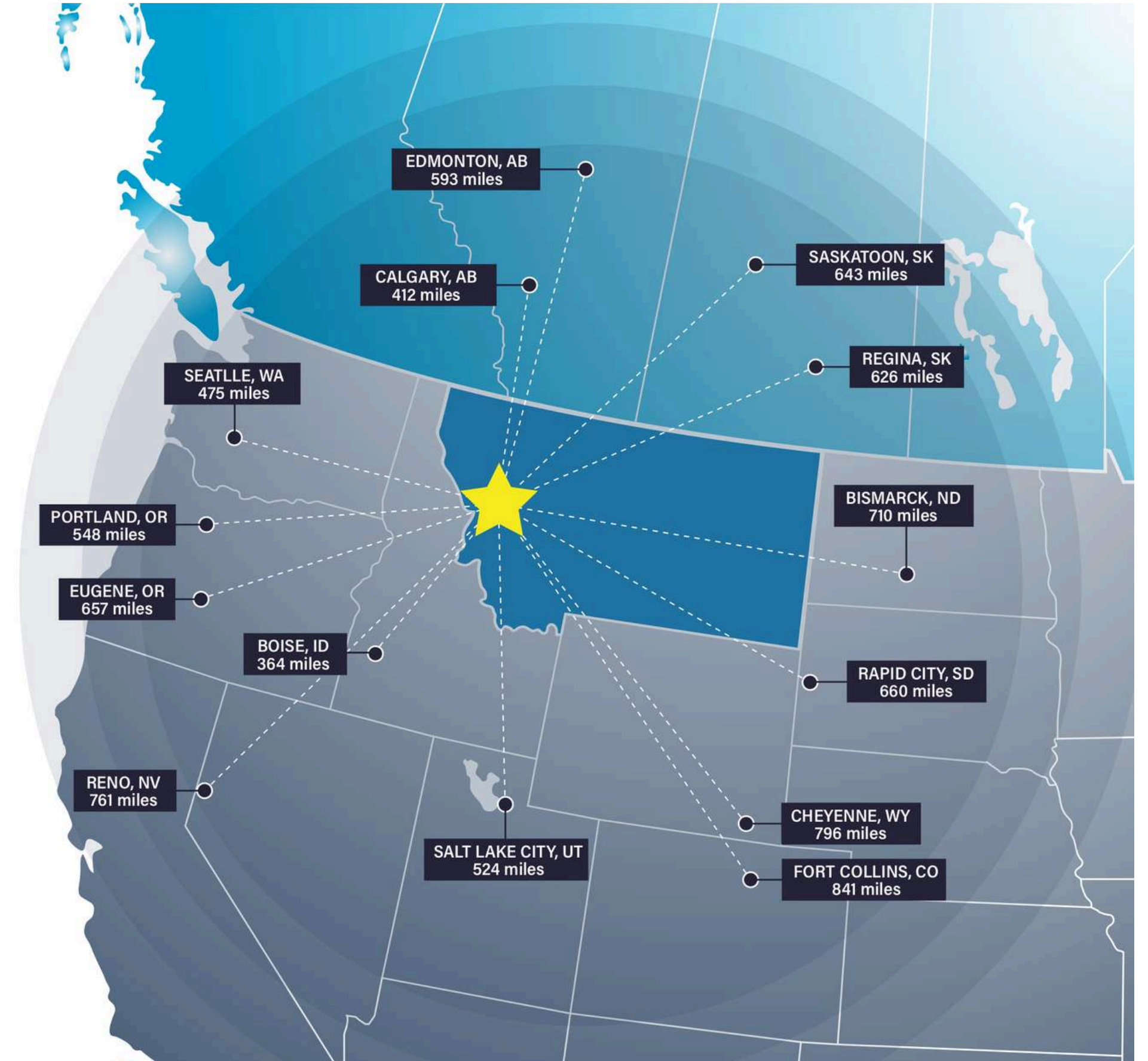


Missoula Access

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



PatientOne

Cognizant



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



About Missoula

#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

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

Brokerage and Marketing 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.



JESSICA BALDWIN
Brand Marketing & PR Director

Jessica enhances property visibility through strategic marketing in print, digital, and PR. Drawing on her background in brand building and online lead generation, she effectively positions properties to attract the right audience, maximizing their market presence and investment potential.



CARLY CHENOWETH
Transaction Coordinator

Carly brings an affinity for details, organizational skills and a passion for real estate to the team. After spending several years in the busy world of residential real estate, she knows how to get the most complex deals to closing. Her goal is to make the process effortless for buyers and sellers.



MAGGIE COLLISTER
Marketing & Project Analyst

With a background in real estate development and graphic design, Maggie creates punchy and compelling marketing pieces for listings. Her understanding of real estate and economic trends and data create strong selling points for properties in Montana's growing markets.



SARA TOWNSLEY
Research Director

Sara manages the extensive library of real estate data that provides the Sterling team accurate and up to date information on transactions and sales. Her attention to detail and organization allows for efficient valuations and pricing guidance. Sara is also the first to know about new developments and businesses in the community.

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