



SterlingCRE
ADVISORS

For Sale or Lease: Warehouse with Office/Showroom

5650 West Harrier Drive Suites B & C

Missoula, Montana

±3,402 Square Feet | Flex Warehouse

Exclusively listed by:

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Executive Summary

SterlingCRE Advisors is pleased to present 5650 West Harrier - an exceptional opportunity to own or lease a well maintained warehouse condominium with functional flex/showroom space.

The property is situated less than ±0.25 miles from Interstate 90 access, approximately 1 mile from West Broadway, Reserve Street and Expressway - all major arterial roads to Missoula and nearby communities.

Suites B and C consists of ±1,234 square feet of polished office/retail space and ±2,168 square feet of warehouse/mezzanine. Large windows line the office/showroom area creating an inviting entry point for customer facing businesses.

Zoned limited industrial (M1-2), the subject property features two (2) grade level doors, a clear height of ±20 feet and ample surface, paved parking.

Interactive Links

 [Link to Listing](#)

 [Street View](#)

Address	5650 West Harrier Drive, Suite B & C Missoula, MT 59808
Property Type	Warehouse with Office/Showroom
Sale Price	\$725,000
Lease Rate	\$14.00/SF/YR
2024 Est. NNN	\$6.29/SF/YR
Total Square Footage	±3,402 Square Feet
Signage	Marquee
Parking	Shared paved parking
Services	City water and sewer
Clear Height	±20'
Loading	One glass grade level door (10') One metal grade level door (12')

Executive Summary

5650 West Harrier Drive, Suites B&C

\$725,000 or \$14.00SF/YR + NNN

Suite Size	±3,402 SF
Year Built	2007
Zoning	M1-2; City of Missoula
Access	Airway Blvd to Harrier Drive
Services	City Water and Sewer
Utilities	Northwestern Energy Missoula County Electric Coop City water and sewer
Parking	Ample Surface Parking
Nearby Traffic Count	±10,187VPD (2023 AADT) - Airway Blvd ±15,226VPD 2023 AADT) - West Broadway ±20,998VPD (2023 AADT) - Interstate-90
Interstate Proximity	±0.50 Miles (Interstate-90)





Close proximity to Interstate-90 and all major thoroughfares in Missoula



Clear height of $\pm 20'$ in warehouse with a 12' grade level door



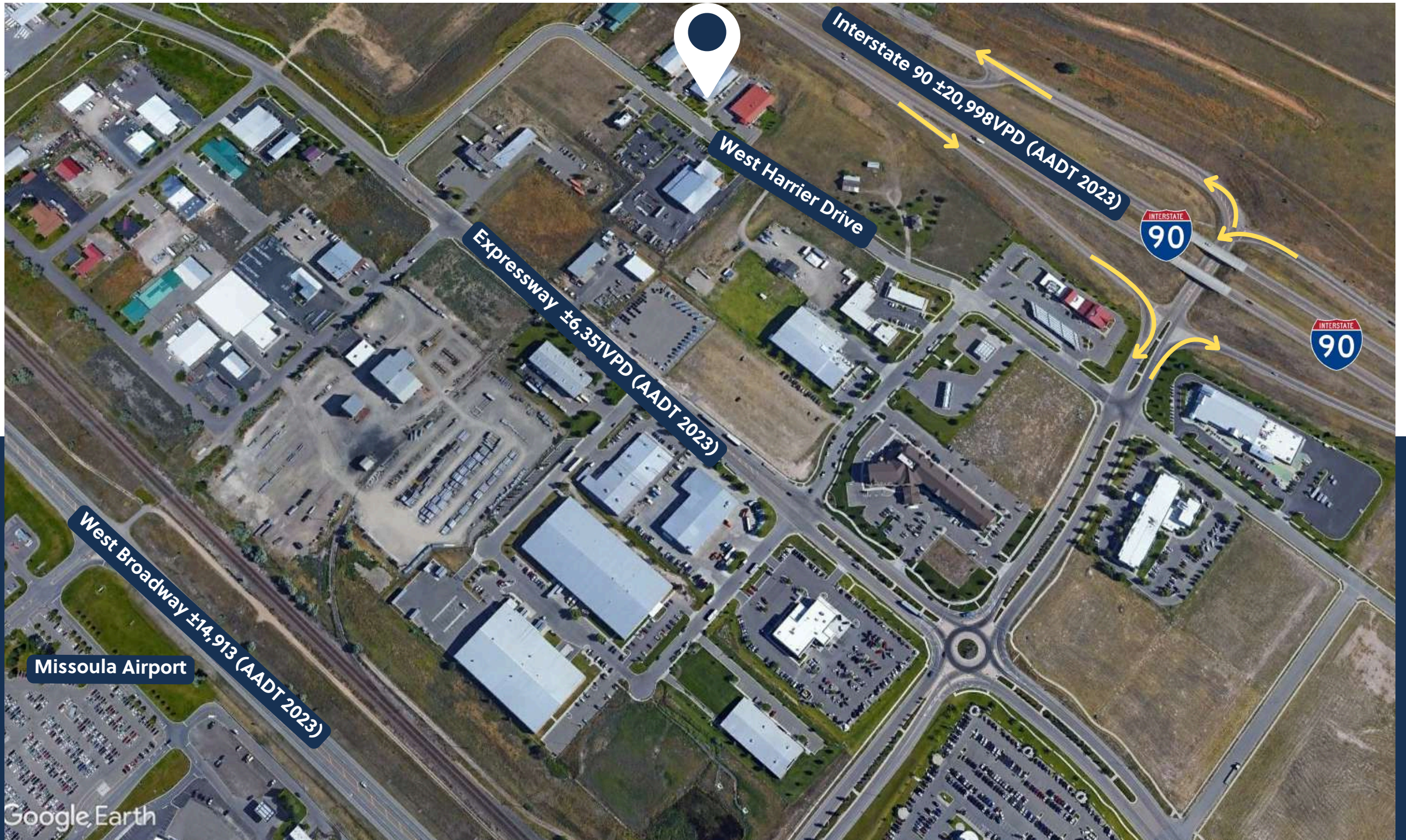
Located in the Missoula Development Park



Shared Surface Parking



Flex space made up of office/retail, private restrooms, and warehouse space

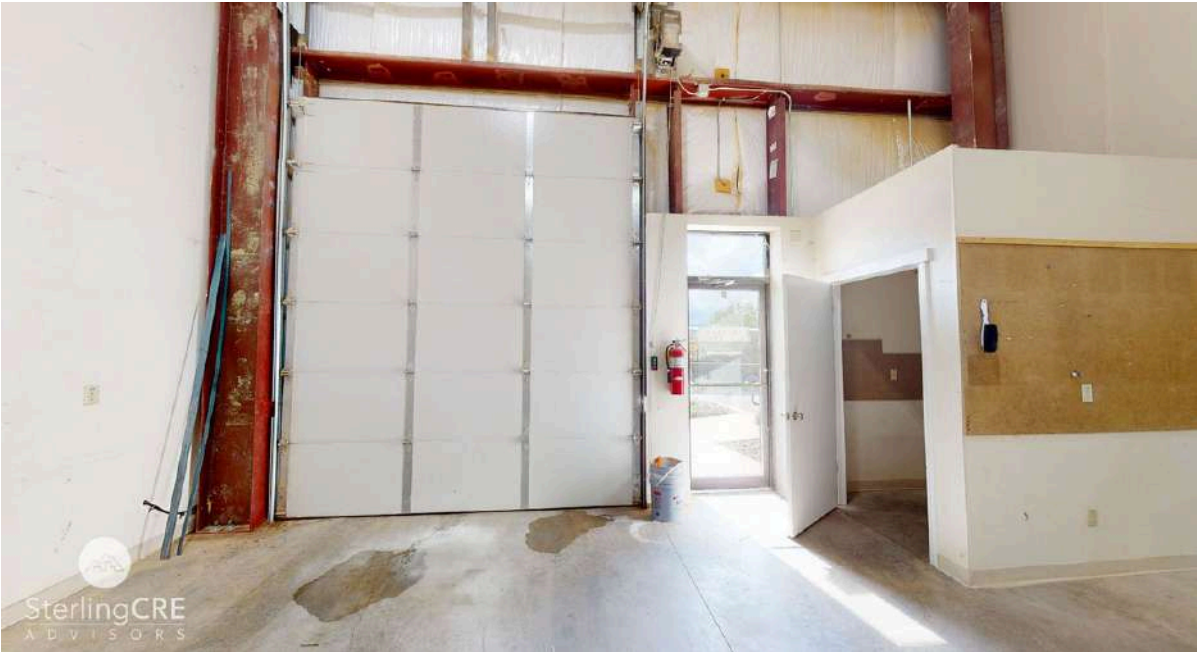


Missoula Airport

Location Overview



Retailer Map

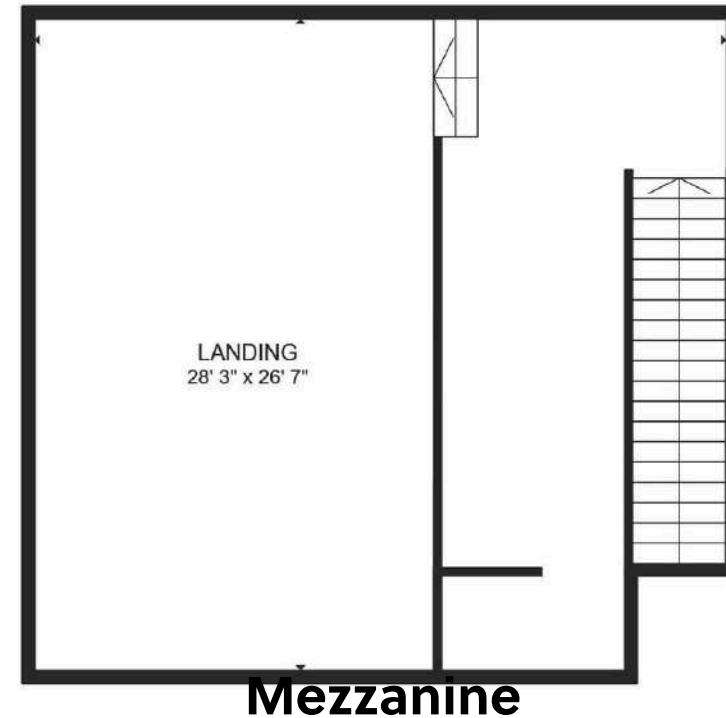
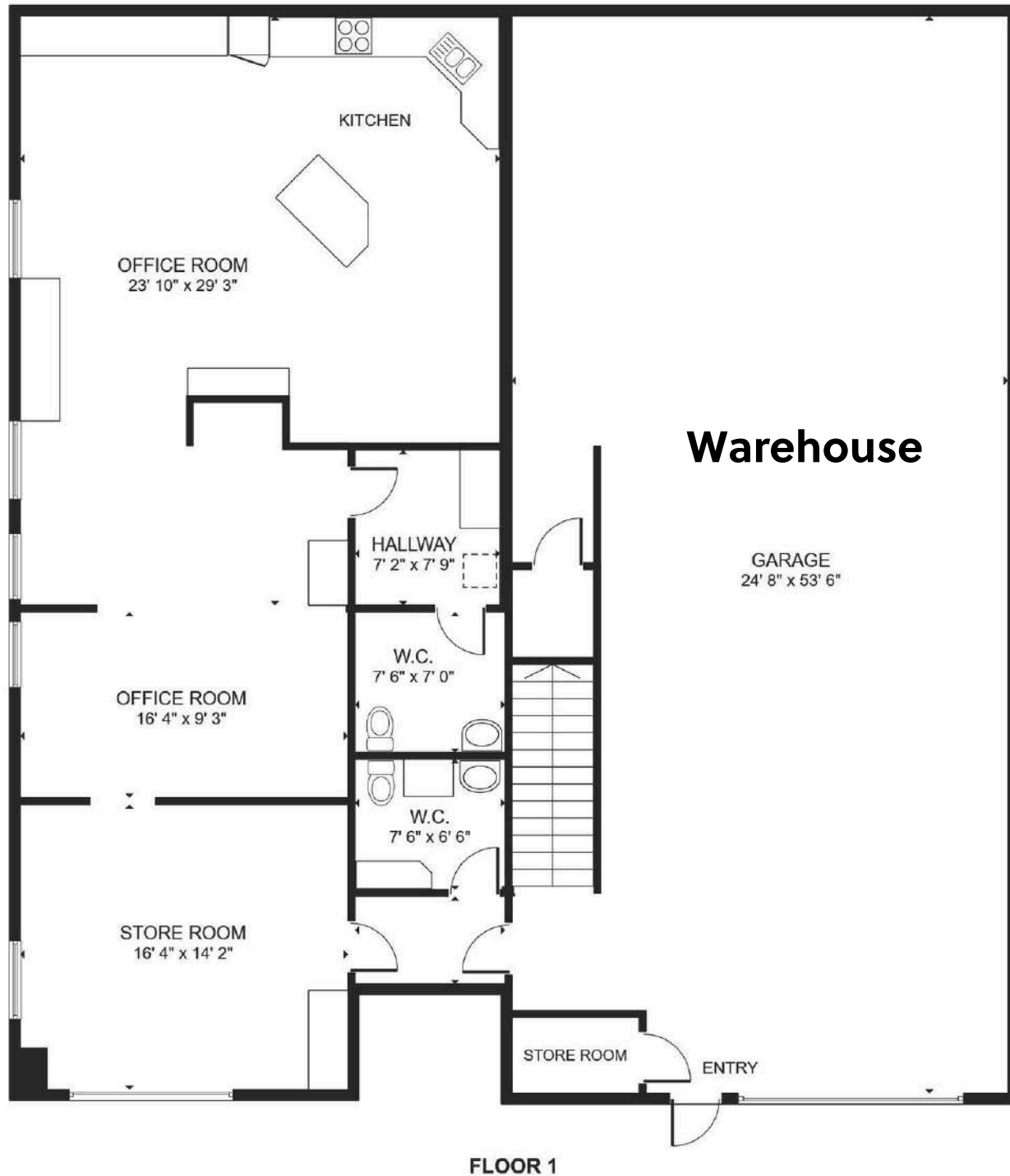


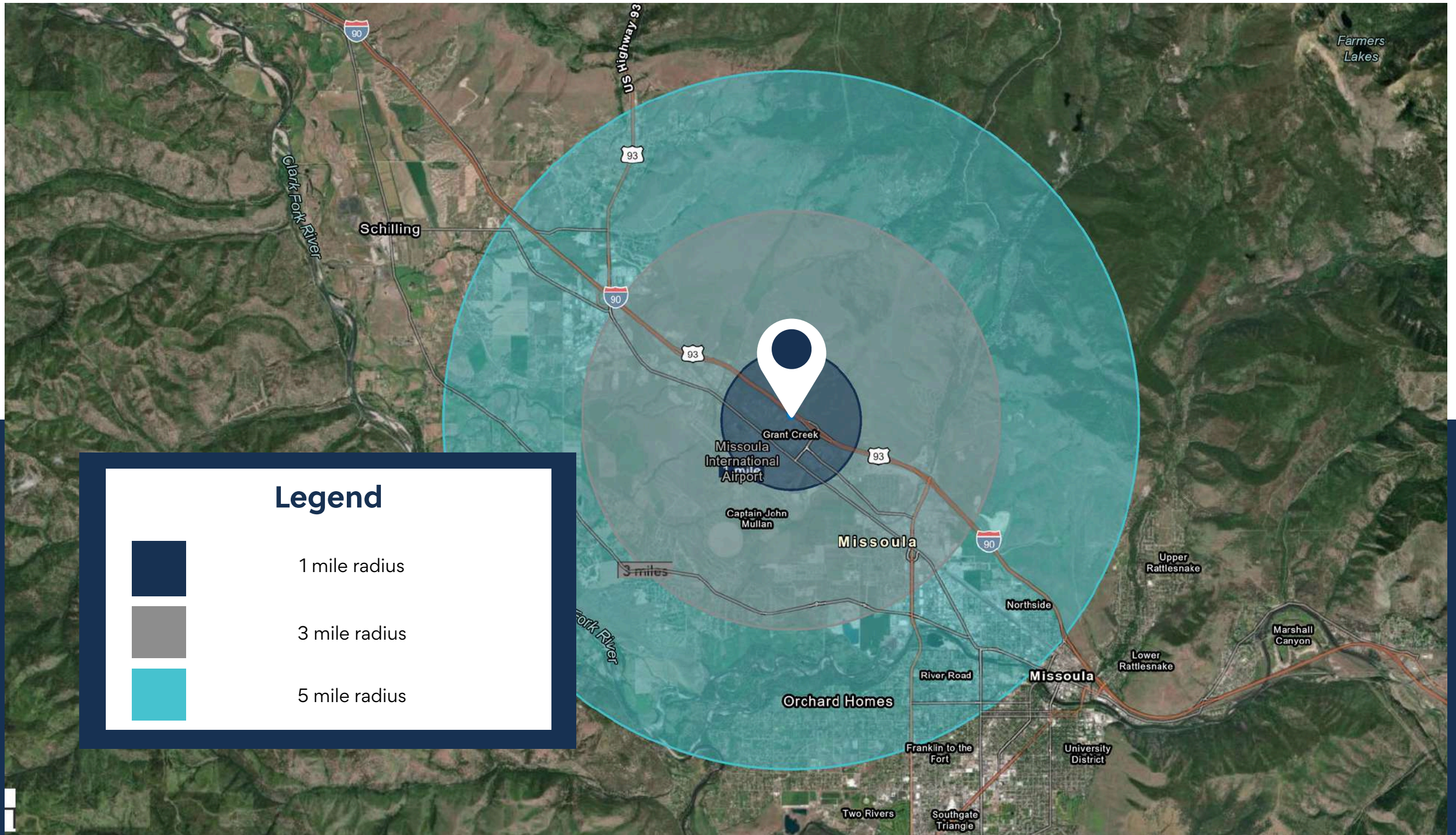
SterlingCRE
ADVISORS



****Space is now vacant, new photos forthcoming**

Photos





Legend



1 mile radius



3 mile radius



5 mile radius

KEY FACTS

1 mile

1,460

Population

36.5

Median Age

2.4

Average Household Size

\$100,394

Median Household Income

458

2023 Owner Occupied Housing Units (Esri)

142

2023 Renter Occupied Housing Units (Esri)

BUSINESS

1 mile



182

Total Businesses



2,619

Total Employees

HOUSING STATS

1 mile



\$618,056

Median Home Value



\$14,152

Average Spent on Mortgage & Basics



\$1,040

Median Contract Rent

2024 Households by income (Esri)

1 mile

The largest group: \$100,000 - \$149,999 (29.0%)

The smallest group: \$15,000 - \$24,999 (1.7%)

Indicator ▲	Value	Diff	
<\$15,000	5.0%	-2.2%	
\$15,000 - \$24,999	1.7%	-5.2%	
\$25,000 - \$34,999	2.0%	-4.6%	
\$35,000 - \$49,999	21.0%	+5.9%	
\$50,000 - \$74,999	7.8%	-7.7%	
\$75,000 - \$99,999	12.2%	-4.6%	
\$100,000 - \$149,999	29.0%	+12.9%	
\$150,000 - \$199,999	7.2%	+0.4%	
\$200,000+	14.3%	+5.3%	

Bars show deviation from

Variables	1 mile	3 miles	5 miles	Variables	1 mile	3 miles	5 miles
2022 Total Population	1,460	14,423	39,687	2022 Per Capita Income	\$48,387	\$45,495	\$41,697
2022 Household Population	1,460	14,387	38,946	2022 Median Household Income	\$100,394	\$79,770	\$69,028
2022 Family Population	1,198	10,553	26,062	2022 Average Household Income	\$123,620	\$102,765	\$91,419
2027 Total Population	1,846	17,187	42,898	2027 Per Capita Income	\$58,502	\$55,147	\$49,859
2027 Household Population	1,846	17,151	42,157	2027 Median Household Income	\$107,804	\$94,137	\$81,322
2027 Family Population	1,513	12,565	28,233	2027 Average Household Income	\$145,766	\$123,740	\$108,643

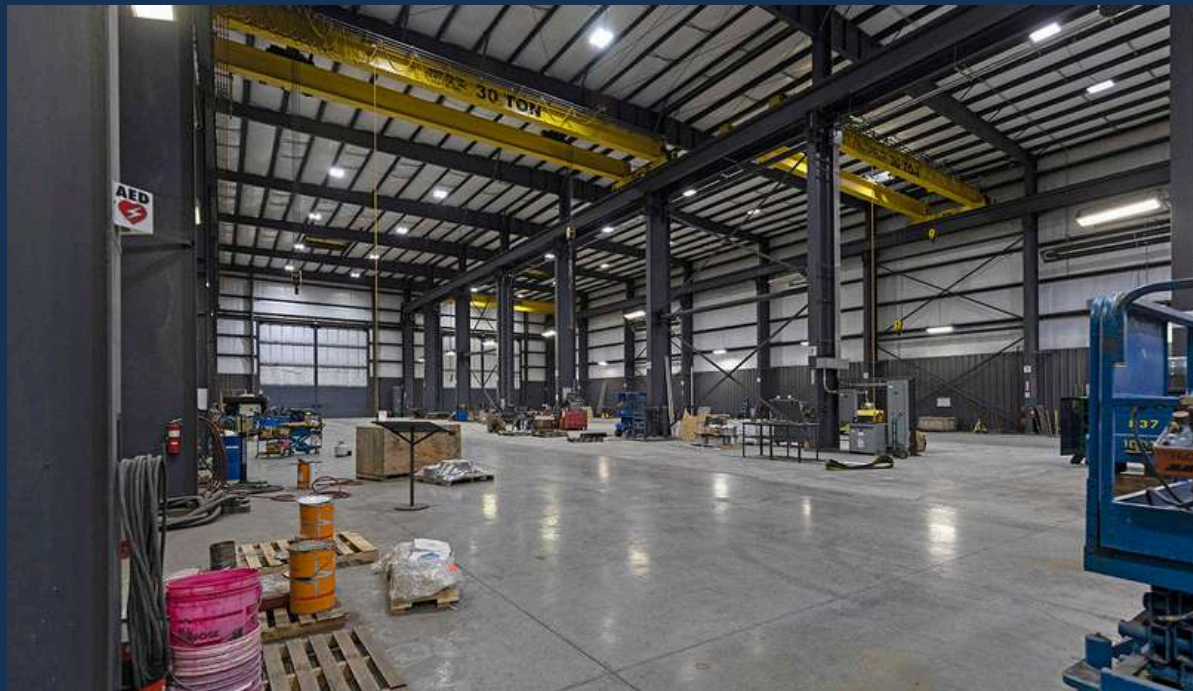
Industrial Market Update | Missoula

	Q2 2024*	2023**	Percent Change from 2023
Vacancy Rate	3.64%	2.87%	-0.77%
Average Lease Rate*	\$11.07	\$12.28	-9.8%
Sales Transactions	7	21	NA
Average Sales Price**	\$138.68	\$141.84	-2.2%

*Q2-2023 thru Q2 2024, **Annual Average for 2023

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.

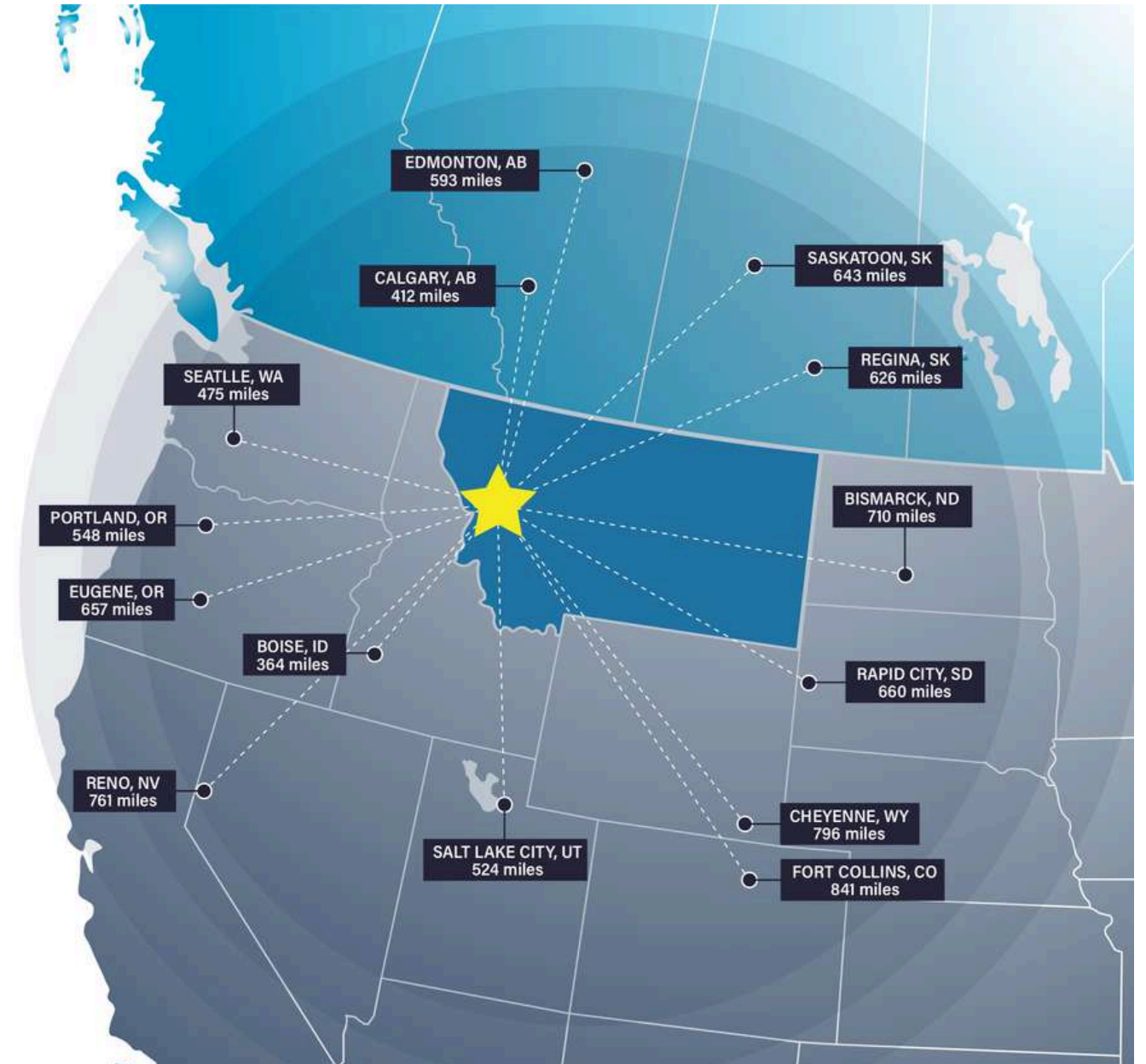


Missoula Access

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.



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 & Zippia | zippia.com



ACCOLADES

#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

PEOPLE

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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