

**INDUSTRIAL/COMMERCIAL LAND | BUILD TO SUIT**

Boundaries are approximate, please see plat map with listing to verify easements and boundaries.



# Grass Valley Industrial Park at I-90 & US-93

Missoula County, Montana

Exclusively listed by:  
**Matt Mellott, CCIM | SIOR**  
Matt@SterlingCREadvisors.com  
406.203-3950



GRASS VALLEY  
Industrial Park



SterlingCRE  
ADVISORS

## Contents

(click to jump to section)

[Executive Summary](#)

[Location](#)

[Demographics](#)

[Property Details](#)

[Market Overview](#)

[Brokerage Team](#)

[Limiting Conditions](#)

Boundaries are approximate, please see plat map with listing to verify easements and boundaries

# Opportunity Overview

SterlingCRE Advisors is pleased to present Grass Valley Industrial Park (GVIP), Missoula's newest industrial park located close to the Interstate 90 and US-93 Interchange (Exit 96).

Industrial lots are hard to find in Missoula, especially with municipal services and ease of access to major transit corridors. GVIP offers quick, traffic signal protected truck access to Interstate 90, US Hwy 93, and MT-474.

Each lot has paved access roads, access to city of Missoula sewer and municipal scale water (including fire flow of up to 1,500 gal/min for 4 hours) from the forthcoming Wye West Water System.

The Wye is home to numerous logistics, manufacturing and large equipment sales/service facilities. Companies such as Amazon, XPO Logistics, DSV, Montana Knife Company and TEMCO Logistics have their corporate homes in Missoula here.

Up to 8 lots are available ranging between  $\pm 1.34$  acres up to  $\pm 3.56$  acres. The lots are zoned Industrial Center Light (Missoula County zoning, ICL), which allows light manufacturing and warehousing by-right.

## Interactive Links

 [Link to Listing](#)

 [Street View](#)

\*A member of the seller entity is a licensed real estate broker in Montana

<b>Address</b>	Grass Valley Industrial Park
<b>Price Range</b>	\$375,000 - \$849,000
<b>Zoning</b>	ICL (Light Industrial)
<b>Property Type</b>	Industrial
<b>Road Frontage Lots</b>	Mocassin Lane, Enterprise Way, Racetrack Lane, and Alita Drive
<b>Traffic Counts</b>	MT-474 $\pm 13,283$ (2023 AADT) Interstate 90 $\pm 20,998$ (2023 AADT) Highway 93 $\pm 10,349$ (2023 AADT)
<b>Interstate Proximity</b>	$\pm 0.60$ miles from I-90/US-93/MT-474 interchange
<b>Access</b>	Hwy 10 via Alita Drive, Summit Drive, or Racetrack Lane
<b>Property Highlights</b>	<ul style="list-style-type: none"><li>• City of Missoula Sewer and municipal scale water (including fire flow) from forthcoming Wye West Water System</li><li>• Located within <math>\pm 0.60</math> miles from I-90 / US-93 Interchange (Exit 96)</li><li>• Flat topography ready for construction</li></ul>

# Available Lots & Pricing

Lot #	Acreage	Price	Lot #	Size	Price
1	2.70	\$625,000	11	2.31	SOLD
2	2.04	SOLD	12	2.51	\$675,000
3	3.55	\$849,000	13	2.90	SOLD
4	2.90	SOLD	14	0.95	SOLD
5	1.45	SOLD	15	1.68	SOLD
6	1.64	\$449,000	16	1.87	\$399,000
7	3.56	SOLD	17	1.34	\$375,000 UNDER CONTRACT
8	2.90	SOLD	18	4.30	SOLD
9	1.29	SOLD	19	1.81	\$499,000
10	0.95	SOLD			





FUTURE PHASES



**3 min drive to traffic signal protected access to I-90 & US-93 interchange**



**City of Missoula Sewer and municipal scale water (including fire flow) from forthcoming Wye West Water System**



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



**3 phase power and natural gas available**



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

# LOCATION



GRASS VALLEY  
Industrial Park



SterlingCRE  
ADVISORS

# 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



# Location Overview



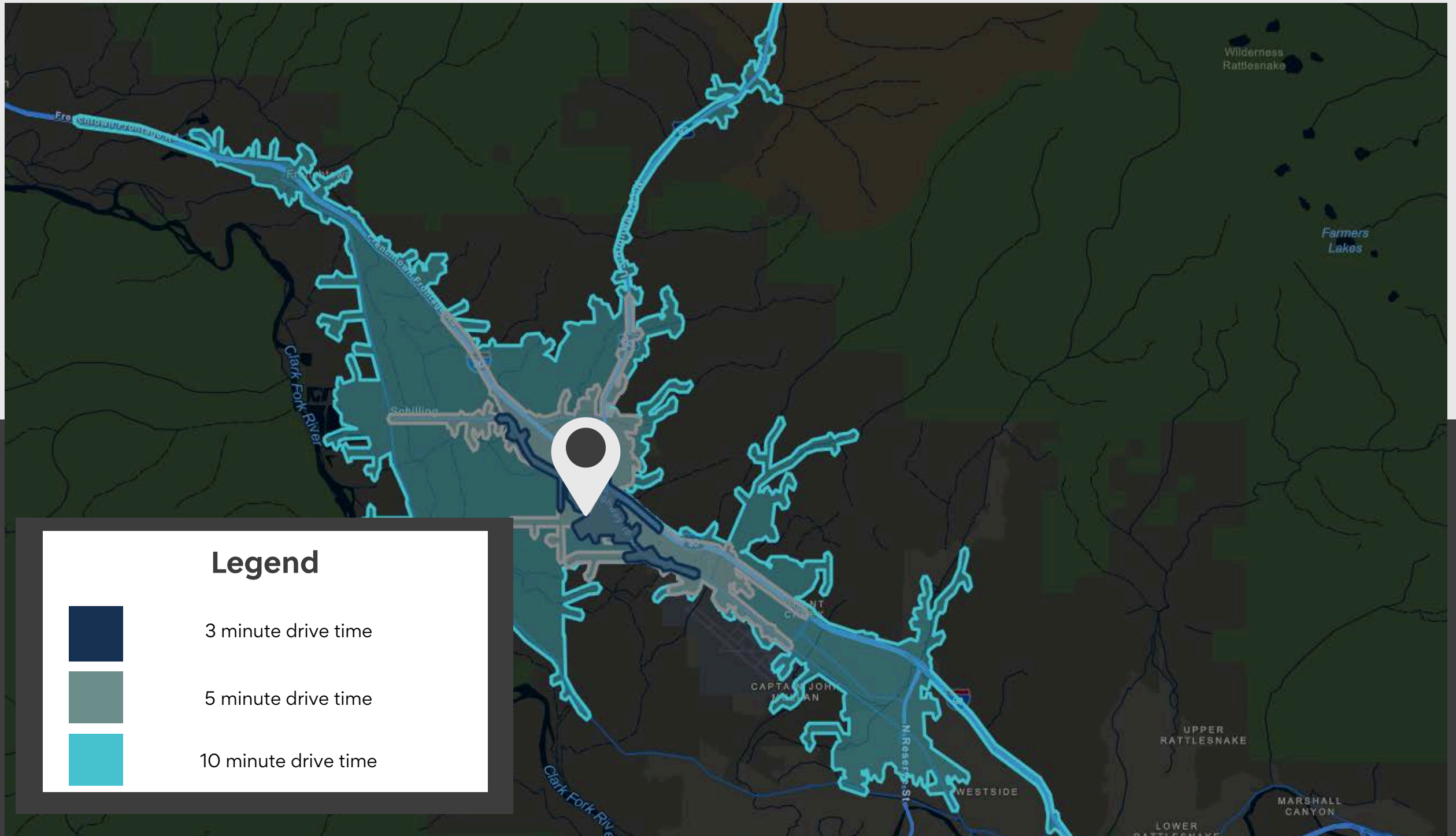
Highway Access Via:



# DEMOGRAPHICS



SterlingCRE  
ADVISORS



Drive Time Map

## KEY FACTS

10 minutes

9,844

Population



Median Age



Average Household Size

\$81,124

Median Household Income

2,718

2023 Owner Occupied Housing Units (Esri)

1,575

2023 Renter Occupied Housing Units (Esri)

## BUSINESS

10 minutes



897

Total Businesses



12,201

Total Employees

## HOUSING STATS

10 minutes



\$452,118

Median Home Value



\$11,351

Average Spent on Mortgage & Basics



\$1,075

Median Contract Rent

### 2024 Households by income (Esri)

10 minutes

The largest group: \$100,000 - \$149,999 (20.4%)

The smallest group: \$25,000 - \$34,999 (3.4%)

Indicator ▲	Value	Diff	
<\$15,000	5.8%	-1.4%	
\$15,000 - \$24,999	5.8%	-1.1%	
\$25,000 - \$34,999	3.4%	-3.2%	
\$35,000 - \$49,999	17.8%	+2.7%	
\$50,000 - \$74,999	10.8%	-4.7%	
\$75,000 - \$99,999	20.0%	+3.2%	
\$100,000 - \$149,999	20.4%	+4.3%	
\$150,000 - \$199,999	8.8%	+2.0%	
\$200,000+	7.1%	-1.9%	

Bars show deviation from Missoula County

Variables	3 minutes	5 minutes	10 minutes	Variables	3 minutes	5 minutes	10 minutes
2022 Total Population	91	904	9,844	2022 Per Capita Income	\$36,785	\$49,430	\$42,172
2022 Household Population	91	903	9,798	2022 Median Household Income	\$82,494	\$112,613	\$81,124
2022 Family Population	75	713	7,310	2022 Average Household Income	\$96,891	\$137,148	\$98,645
2027 Total Population	95	932	10,801	2027 Per Capita Income	\$44,409	\$57,716	\$50,429
2027 Household Population	95	931	10,755	2027 Median Household Income	\$91,757	\$127,013	\$92,417

# PROPERTY DETAILS



GRASS VALLEY  
Industrial Park



SterlingCRE  
ADVISORS

# PRELIMINARY PLAT OF GRASS VALLEY INDUSTRIAL SUBDIVISION

A SUBDIVISION OF THE COUNTY OF MISSOULA, MONTANA  
 LOCATED IN THE W 1/2 OF SECTION 28,  
 T. 14 N., R. 20 W., PRINCIPAL MERIDIAN, MONTANA



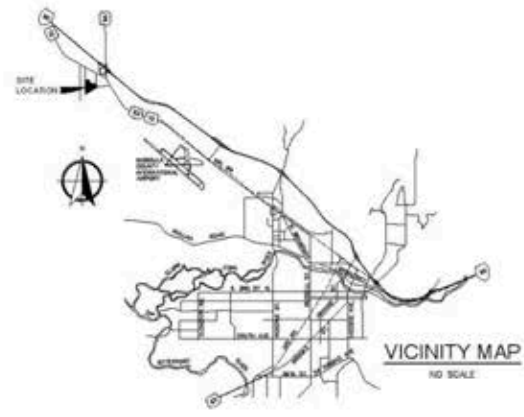
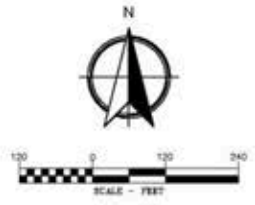
### LEGEND-PROPOSED

- EDGE OF ASPHALT
- ASPHALT
- GRAVEL SURFACING
- WATER MAIN
- WATER SERVICE
- SANITARY SEWER MAIN
- SANITARY SEWER SERVICE
- STORM DRAIN
- CULVERT
- FENCE
- ROAD DITCH
- FIRE HYDRANT
- WELL
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- STORMWATER INFILTRATION FACILITY
- SEW
- UTILITY EASEMENT
- NO ACCESS STRIP (ACCESS CONTROL LINE)
- NET LOT AREA EXCLUDES ACCESSORIAL ELEMENTS
- GRASS LOT AREA EXCLUDES ACCESSORIAL ELEMENTS

### LEGEND-EXISTING

- SUBJECT PROPERTY BOUNDARY
- PUBLIC RIGHT-OF-WAYLINE
- CONTRACT PARCEL LINE
- EASEMENT LINE
- CONCRETE SIDEWALK
- ASPHALT
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- SANITARY SEWER MAIN
- BURIED COMMUNICATIONS LINE
- GAS MAIN
- FENCE
- IRRIGATION DITCH
- CULVERT
- CONTOUR (1 FOOT INTERVAL)
- WATER VALVE
- SANITARY SEWER MANHOLE
- COMMUNICATIONS PEDESTAL
- DECIDUOUS TREE
- MAIL BOX
- SEW

**AREAS**  
 LOT AREA = 42.69 ACRES  
 UTILITY TRACT = 0.49 ACRES  
 TOTAL AREA = 43.18 ACRES



### LEGAL DESCRIPTION

LOT 9A OF RACETRACK INDUSTRIAL PARK,  
 LOT 9 AND RACETRACK DEVELOPMENT PARK,  
 PHASE 1, LOTS 1 AND 2

### BASIS OF BEARINGS

MONTANA 2500 STATE PLANE COORDINATE  
 SYSTEM - NORTH AMERICAN DATUM 1983 (CORS)

### OWNER

WILSON HOLDINGS MT LLC

### SUBDIVIDER

MONTANA REAL ESTATE PROJECTS, LLC

### COMPREHENSIVE PLAN

INDUSTRIAL CENTER

### TYPE OF SUBDIVISION

INDUSTRIAL

### ZONING

ICL

### VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM 1988

### CERTIFICATE OF ENGINEER

I HEREBY CERTIFY THAT THE PRELIMINARY STREET, STORM  
 DRAINAGE, SEWER, AND WATER PLANS WERE PREPARED  
 UNDER MY SUPERVISION.

### CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THE BOUNDARY AND PRELIMINARY  
 LOT DESIGNS OF THIS PROPOSED SUBDIVISION WERE  
 PREPARED UNDER MY SUPERVISION.

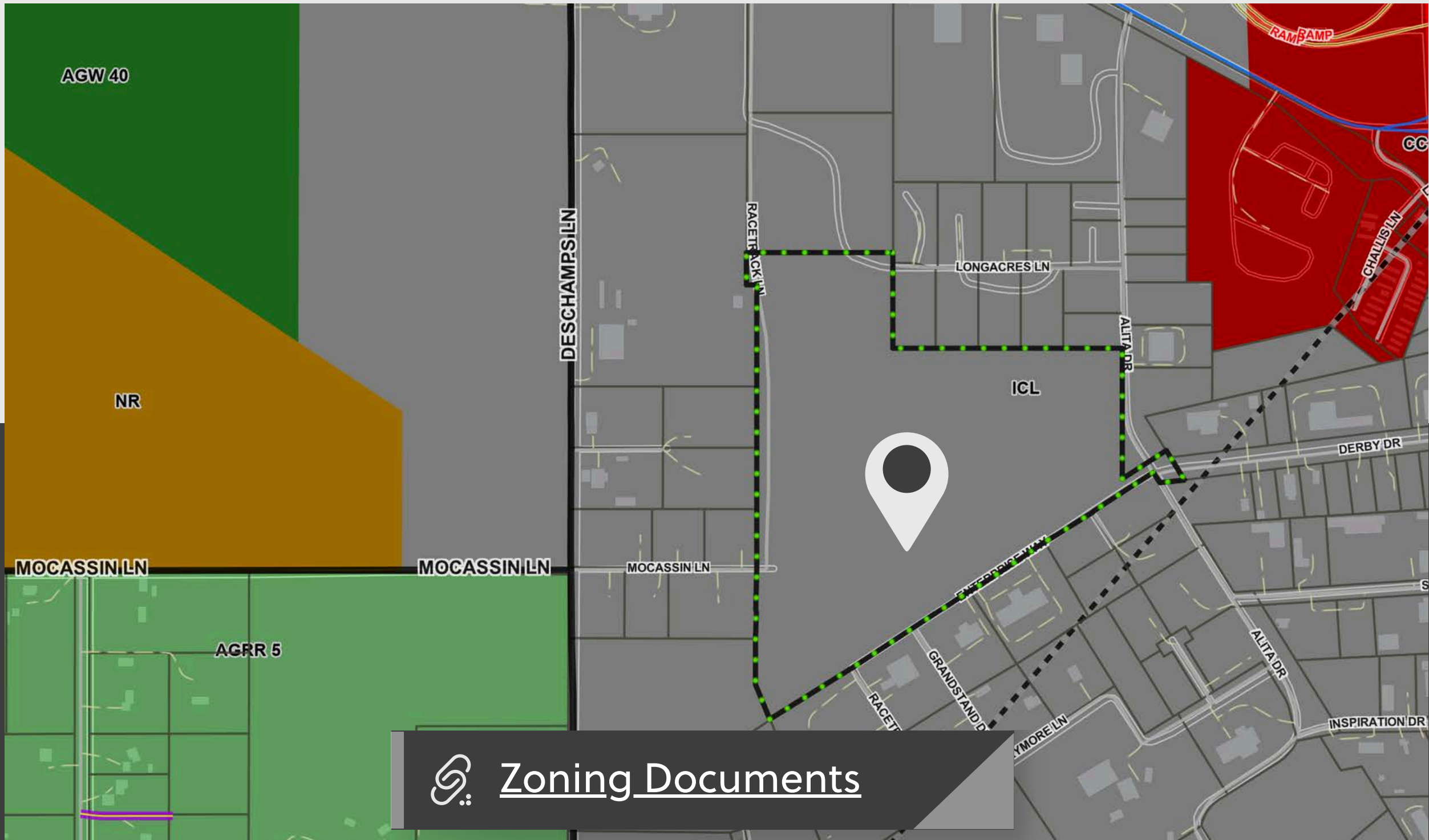
SHEET 1 OF 3  
 DATE: OCTOBER 2023  
 DRAFT: CEG  
 PROJECT NO.: 22-10-17.2  
 FILE NO.: 221017\_PREL PLAT.DWG  
 LAYOUT TAB: SH1

1/4	SEC.	T.	R.
38	14N	20W	

**PRELIMINARY**  
 PLOTTED: 10/31/23  
 SAVED: 10/30/23



Approved Preliminary Plat



[Zoning Documents](#)

# MARKET OVERVIEW



SterlingCRE  
ADVISORS

# Missoula Air Service

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

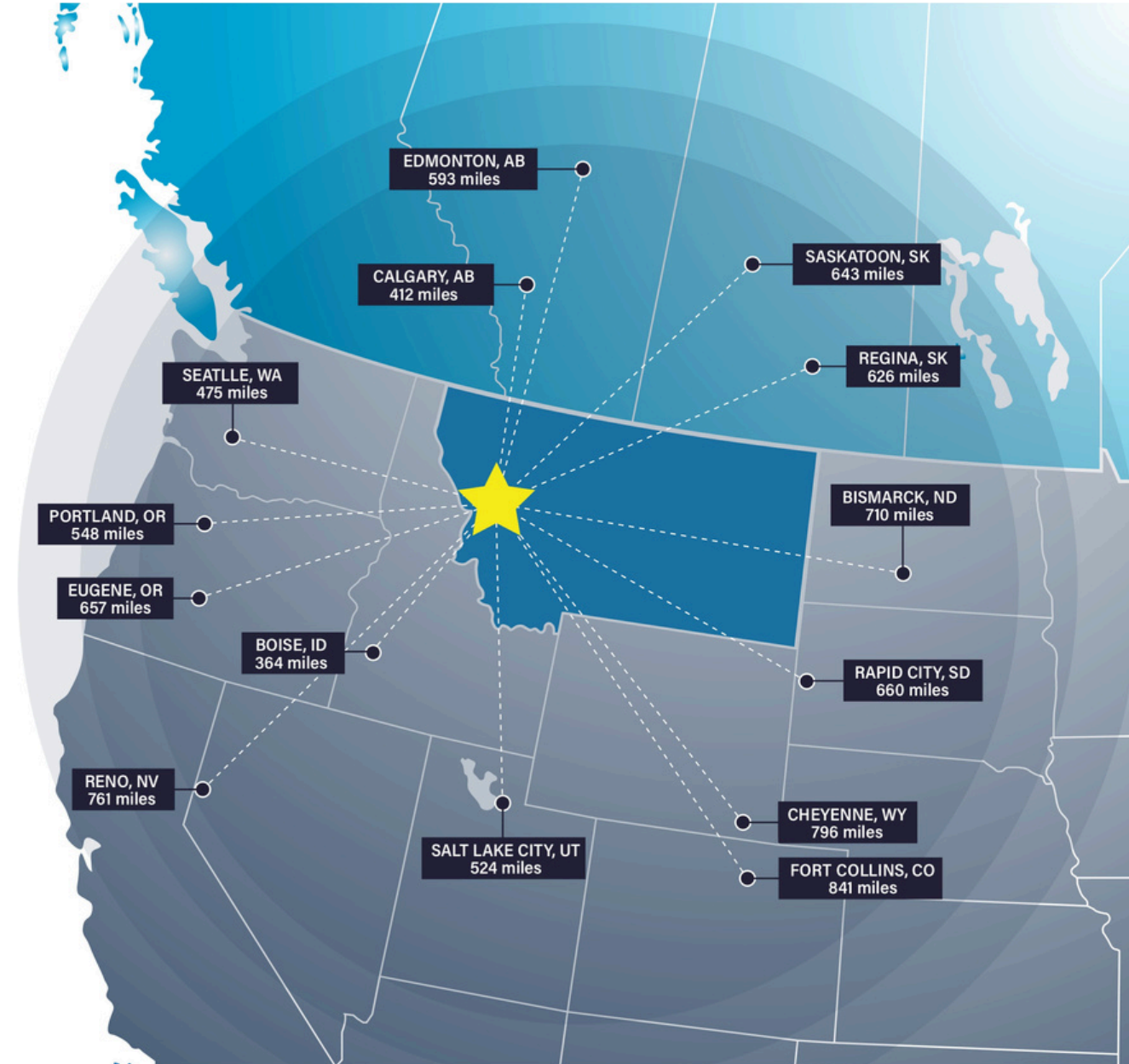


# Missoula Access

**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)



About Missoula

# 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



**MATT MELLOTT, CCIM | SIOR**  
Commercial Real Estate Advisor

Matt delivers results for his clients through superior market knowledge, data analysis and effective negotiating. His areas of expertise include office and industrial leasing and sales, land sales and development consulting.



**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.



**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.



**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.

# Disclaimer

CONFIDENTIALITY & DISCLAIMER All materials and information received or derived from SterlingCRE Advisors its directors, officers, agents, advisors, affiliates, and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, the financial performance of the property, the projected financial performance of the property for any party's intended use or any and all other matters. Neither SterlingCRE Advisors its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. SterlingCRE Advisors will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. SterlingCRE Advisors makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. SterlingCRE Advisors does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by SterlingCRE Advisors in compliance with all applicable fair housing and equal opportunity laws.