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## Flex Warehouse/Industrial Outdoor Storage (IOS)

5840 Expressway  
Missoula, Montana  
Up to ±19,412 | Flex Industrial

Exclusively listed by:  
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# Opportunity Overview

5840 Expressway offers the opportunity to acquire a **well-located industrial asset in the heart of Missoula's Development Park**, offering a combination of functional improvements, excess land, and immediate income. The ±19,412 SF facility includes approximately 8,050 SF of warehouse with loading, complemented by high-quality office and lab space. Situated on **±3.81 acres near Missoula International Airport** and with convenient access to I-90, the property benefits from a prime industrial location where existing buildings with usable yard space are increasingly difficult to find.

The expansive site supports a variety of uses, including **industrial outdoor storage (IOS), fleet parking, or future building expansion**, with conceptual plans already in place. Offered at a **price well below current replacement cost**, the property presents a compelling opportunity for both owner-users and investors, further supported by partial in-place income and flexible acquisition or occupancy scenarios.

- Three-phase power with up to 1 MW electrical capacity
- Dock-high and grade-level loading + ±16' clear height in warehouse
- Approximately 30 on-site parking stalls
- Existing lab and specialized workspace improvements
- Excess land suitable for industrial outdoor storage (IOS), fleet parking, or yard use
- Fenced and gated site providing secure access control

## Interactive Links

 [Link to Listing](#)

 [Street View](#)

<b>Address</b>	5840 Expressway Missoula, Montana
<b>Purchase Price</b>	\$3,750,000
<b>Property Type</b>	Flex Warehouse + IOS (Industrial Outside Storage)
<b>Building Size</b>	±19,412 SF
<b>Total Acreage</b>	±3.81 Acres (11.6% Lot Coverage)
<b>Price Per SF Building</b>	\$193.17
<b>Zoning</b>	City of Missoula I-1 Industrial

*The property offers additional flexibility through potential condominiumization of the warehouse component, allowing buyers to acquire a portion of the asset tailored to their specific operational needs. Lease opportunities may also be available for users seeking occupancy without acquisition. For more information on purchase structures or leasing scenarios, please inquire with the listing brokers.*

# 5840 Expressway

List Price: \$3,750,000

<b>Building Size</b>	±19,142 SF
<b>Total Acreage</b>	±3.81 Acres
<b>Geocode</b>	04-2325-36-3-07-01-0000
<b>Year Built/Renovated</b>	1993
<b>Zoning</b>	City of Missoula (M1-2)
<b>Access</b>	Expressway
<b>Services</b>	City water and sewer; 1 MW
<b>Taxes (2025)</b>	\$44,323.93
<b>Parking</b>	Surface Level Secured Lot
<b>Interstate Proximity</b>	±0.70 miles from Interstate 90 Interchange
<b>Loading</b>	Grade Level, Dock-High, Truckwell





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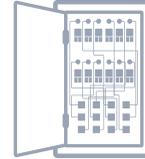
**±8,050 SF Warehouse**



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**Situated  $\pm 0.60$  miles from the Interstate 90 Interchange in Missoula's Development Park**



**Equipped with 3-Phase power and up to 1 MW available**



**Industrial (I-1) zoning**



**Ample parking with  $\pm 30$  parking spaces within a secured yard ideal for IOS**



**16' clear height with 12'x14' grade level loading doors**

**Potential Development Plan**

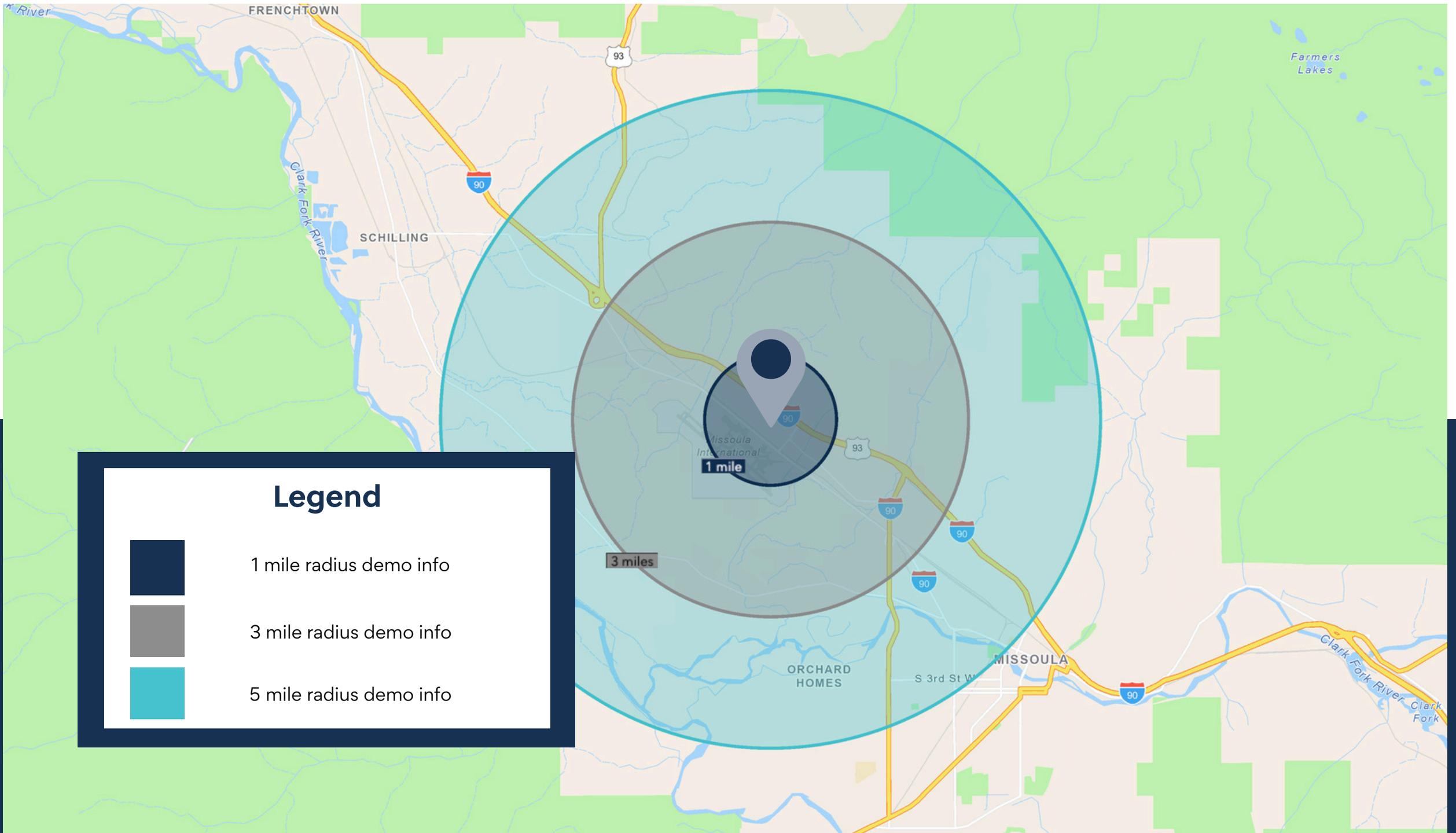
# LOCATION



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Image Courtesy of Google Earth



### Legend



1 mile radius demo info



3 mile radius demo info



5 mile radius demo info

## KEY FACTS

3 miles

14,720

Population



Median Age



Average Household Size

\$79,202

Median Household Income

3,820

2023 Owner Occupied Housing Units (Esri)

2,730

2023 Renter Occupied Housing Units (Esri)

## BUSINESS

3 miles



846

Total Businesses



12,292

Total Employees

## HOUSING STATS

3 miles



\$472,003

Median Home Value



\$11,651

Average Spent on Mortgage & Basics



\$1,122

Median Contract Rent

### 2024 Households by income (Esri)

3 miles

The largest group: \$100,000 - \$149,999 (20.6%)

The smallest group: \$25,000 - \$34,999 (4.9%)

Indicator ▲	Value	Diff	
<\$15,000	5.2%	-2.0%	
\$15,000 - \$24,999	5.6%	-1.3%	
\$25,000 - \$34,999	4.9%	-1.7%	
\$35,000 - \$49,999	20.1%	+5.0%	
\$50,000 - \$74,999	10.5%	-5.0%	
\$75,000 - \$99,999	16.4%	-0.4%	
\$100,000 - \$149,999	20.6%	+4.5%	
\$150,000 - \$199,999	7.2%	+0.4%	
\$200,000+	9.3%	+0.3%	

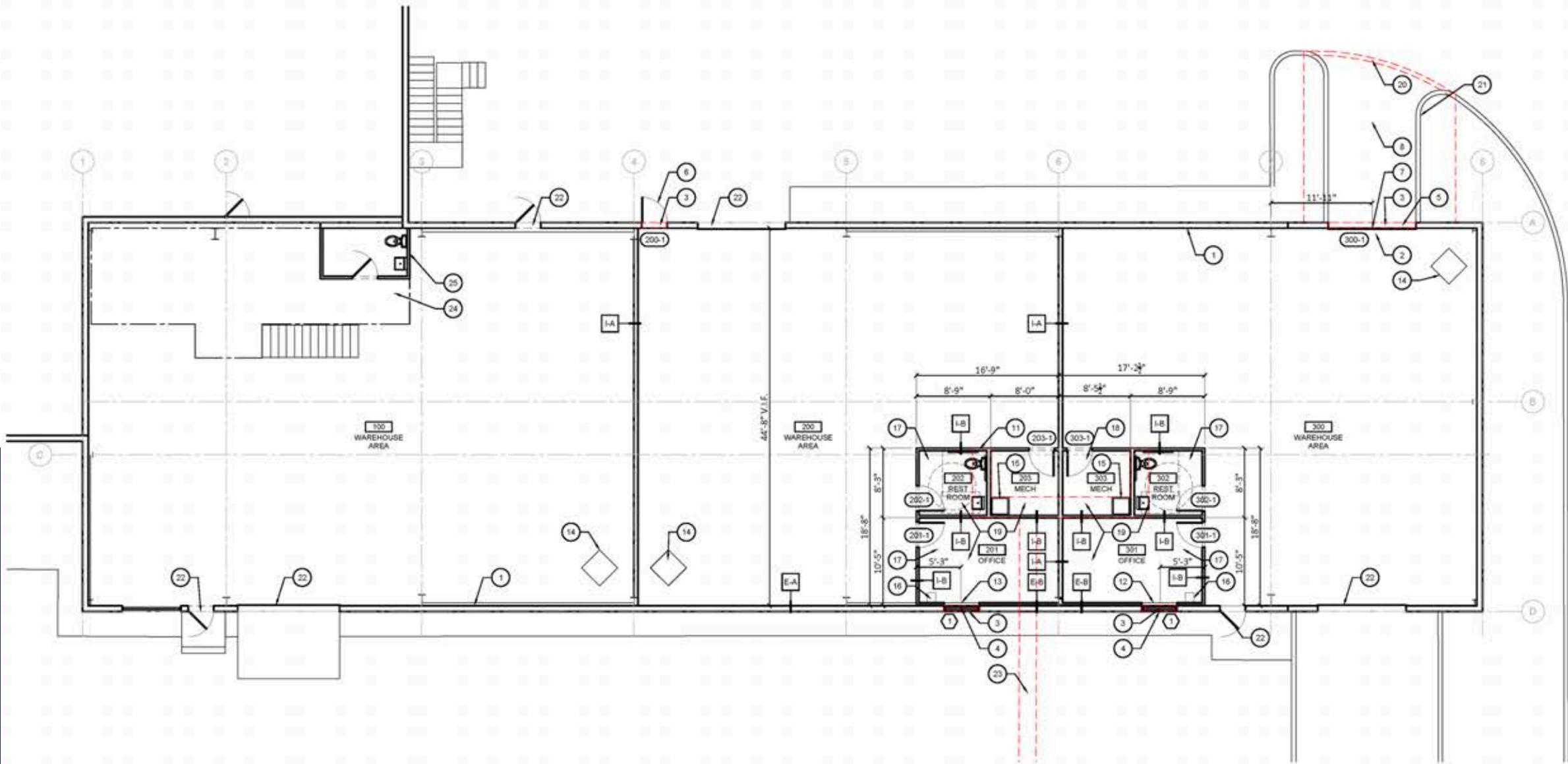
Bars show deviation from

Variables	1 mile	3 miles	5 miles	Variables	1 mile	3 miles	5 miles
2022 Total Population	1,460	14,720	40,589	2022 Per Capita Income	\$48,387	\$45,528	\$41,799
2022 Household Population	1,460	14,637	39,835	2022 Median Household Income	\$100,394	\$79,202	\$69,121
2022 Family Population	1,198	10,710	26,673	2022 Average Household Income	\$123,620	\$102,488	\$91,674
2027 Total Population	1,846	17,458	43,804	2027 Per Capita Income	\$58,502	\$55,135	\$49,954
2027 Household Population	1,846	17,375	43,050	2027 Median Household Income	\$107,804	\$93,517	\$81,349
2027 Family Population	1,513	12,700	28,842	2027 Average Household Income	\$145,766	\$123,359	\$108,872

# PROPERTY DETAILS

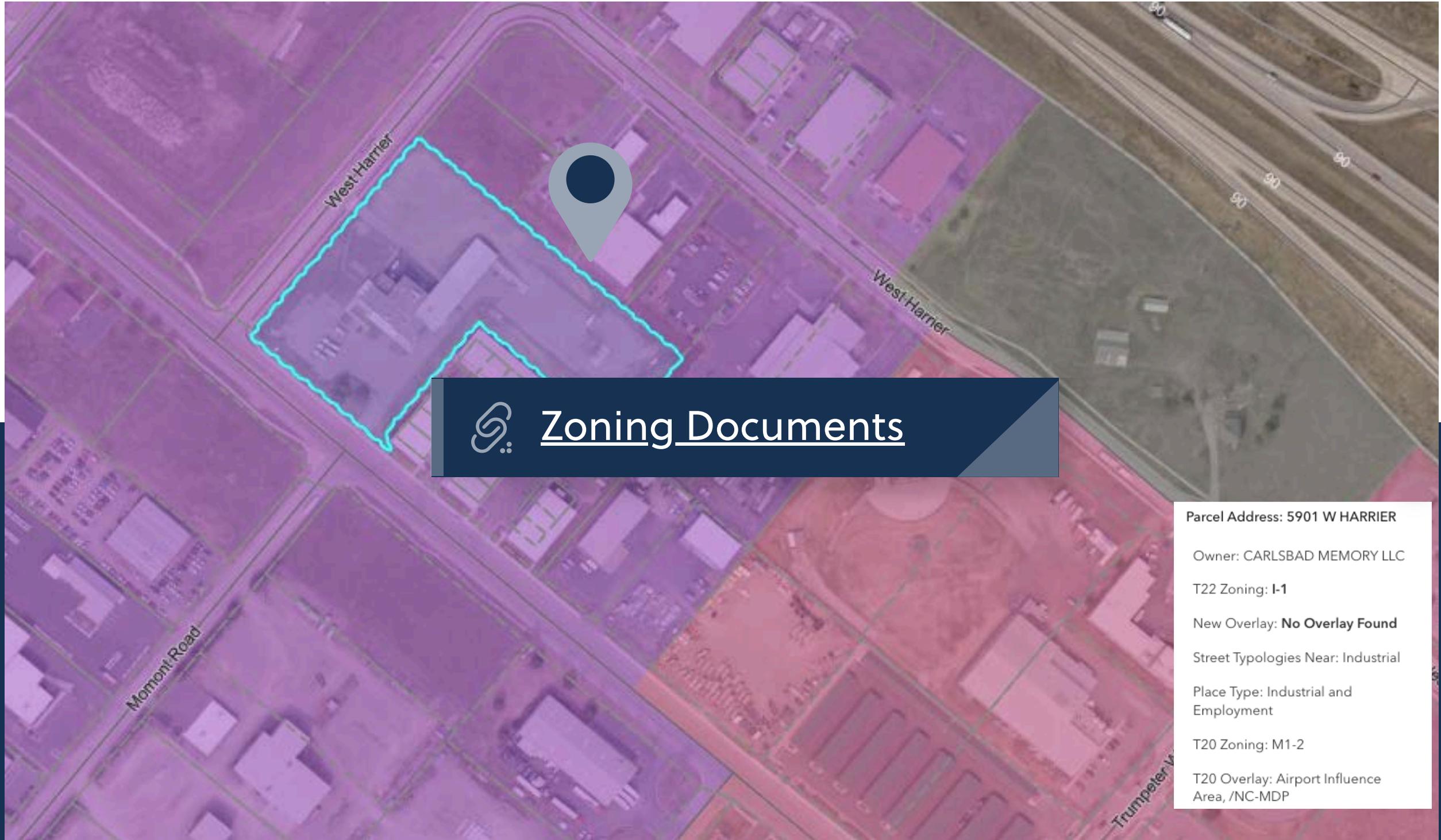


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1 MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"



# Zoning Documents

Parcel Address: 5901 W HARRIER  
 Owner: CARLSBAD MEMORY LLC  
 T22 Zoning: I-1  
 New Overlay: **No Overlay Found**  
 Street Typologies Near: Industrial  
 Place Type: Industrial and Employment  
 T20 Zoning: M1-2  
 T20 Overlay: Airport Influence Area, /NC-MDP

An aerial photograph of an industrial park with several large buildings and parking lots. A semi-transparent dark blue banner with the text 'EXPANSION PLAN' is overlaid across the center. The background shows rolling green hills and a road.

# EXPANSION PLAN



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# Expansion Design

The conceptual master plan for 5840 Expressway in Missoula, Montana, demonstrates the site's substantial capacity for full-scale campus development. Strategically positioned near key transportation corridors and commercial amenities. This master plan emphasizes phased development, allowing initial buildings to operate independently while future structures are added, capitalizing on a well-suited site for a dynamic, mixed-use business park or innovation campus.

The design envisions a cohesive and modern campus environment with distinct zones for research, light industrial, professional office, and flex space. The current conceptual plan includes:

- An anchor facility designed to be a flexible, incubator style hub for the surrounding buildings.
- Multi-story structures ideally suited for office, biotech, or R&D use. Its prominent corner placement offers visibility and accessibility.
- Several single-story buildings line the north and eastern portions of the property, potentially serving as flex-use facilities. These are suitable for light manufacturing, warehousing, or high-bay lab environments.
- Open landscaped areas and road access points have been designed to accommodate future vertical or horizontal expansion, such as:
  - Additional labs or office space
  - Warehouse or distribution nodes
  - Employee amenities (e.g., daycare, fitness center, café)

Additional Infrastructure and Circulation features include:

- **Ample Parking:** Strategically distributed parking lots provide ample capacity for current and future workforce demands.
- **Vehicular Access:** The layout supports strong vehicular flow, including delivery and service vehicle routing separate from employee and visitor traffic.
- **Pedestrian Pathways & Green Space:** Integrated walkways and landscaped buffers encourage a walkable campus and outdoor gathering options.



# Future Development Opportunity

Purchase of the entire property (Option 1) includes excess land that allows for additional development. Preliminary site planning has been completed for a proposed business park concept, offering a clear path for future expansion if desired. For more information, including the site plan and development details, please contact the listing broker.

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Future Development Opportunity



**PROPERTY INFORMATION**

**BUILDING A - NEW CONSTRUCTION**

- PROMINENT CORNER & HIGH VISIBILITY
- 80'-0" x 80'-0" FOOTPRINT
- 3 LEVELS TOTAL
- WAREHOUSE ON MAIN FLOOR WITH LOADING DOCK
- 2 LEVELS OF LAB / OFFICE
- PRECAST CONCRETE CONSTRUCTION
- 19,200 SF TOTAL

**BUILDING B - NEW CONSTRUCTION**

- 80'-0" x 94'-0" FOOTPRINT
- SINGLE LEVEL WAREHOUSE WITH DOCK-HIGH LOADING
- INTERIOR SPACE 20' CLEAR TO STRUCTURE
- PRECAST CONCRETE CONSTRUCTION
- 7,090 SF TOTAL

**BUILDING C - NEW CONSTRUCTION**

- 121'-0" x 114'-0" FOOTPRINT
- 2 UNITS AVAILABLE
- SINGLE LEVEL WAREHOUSE WITH GRADE LEVEL LOADING
- INTERIOR SPACE 20' CLEAR TO STRUCTURE
- PRECAST CONCRETE CONSTRUCTION
- 13,830 SF TOTAL

**BUILDING D - EXISTING BUILDING**

- CMU AND METAL WALL CONSTRUCTION
- 16,000 SF TOTAL
- DOCK-HIGH LOADING

**EXISTING E BUILDINGS**

- ADJACENT INDUSTRIAL MULTITENANT PROPERTY

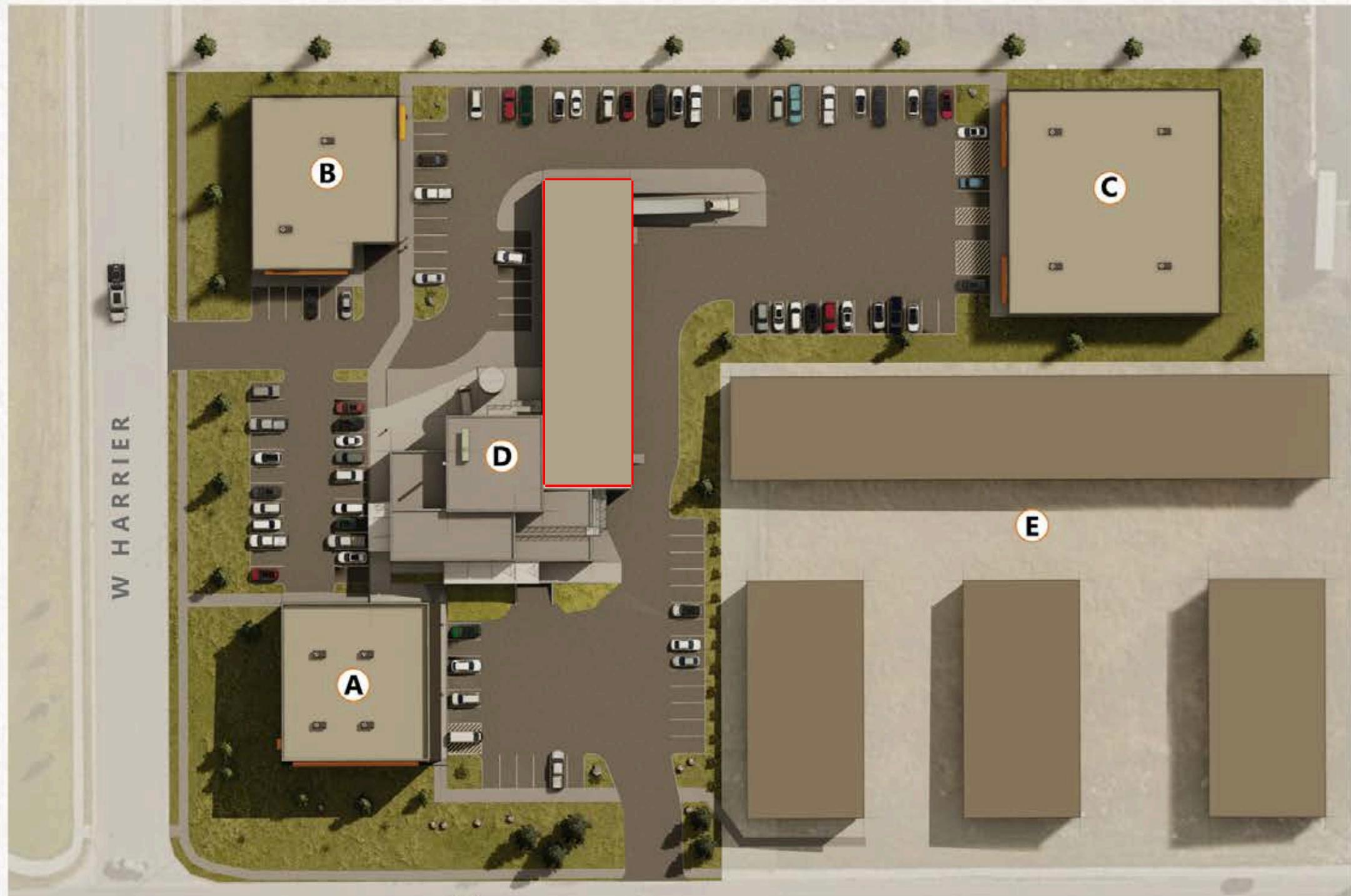
**OVERALL SITE INFO:**

- 114 PARKING SPACES
- 53' TRUCK ACCESS
- CLOSE PROXIMITY TO I-90

RIAL



Planned Expansion Potential



Planned Expansion Site Plan

# MARKET OVERVIEW



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# Missoula Air Service

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

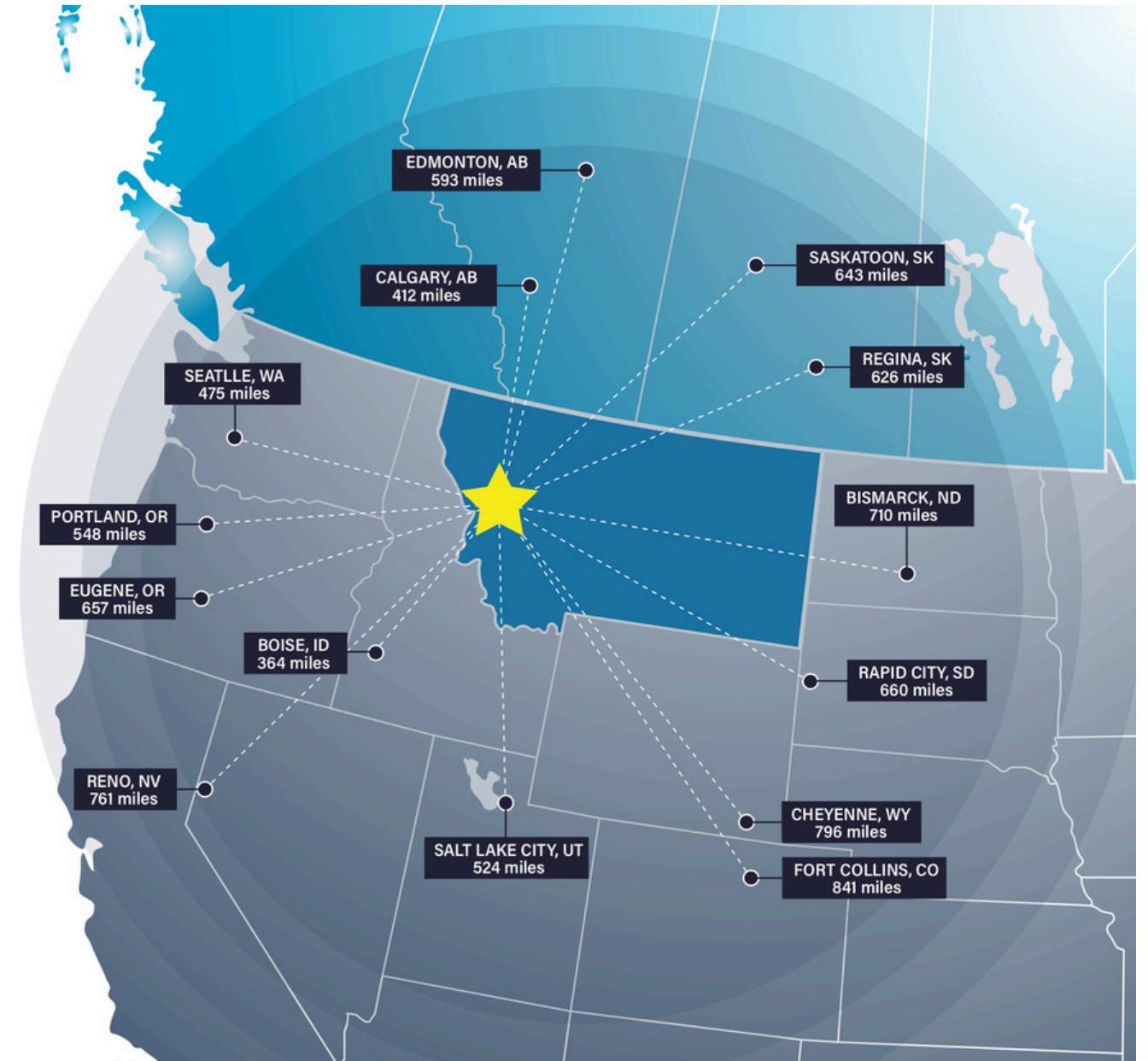


# Missoula Access

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+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)





# 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.



**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.



**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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