



SterlingCRE
ADVISORS

Industrial Flex Warehouse

1914 North Avenue West
Missoula, Montana
±5,120 SF | Flex Warehouse

Exclusively listed by:

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Opportunity Overview

SterlingCRE Advisors is pleased to present this exceptionally rare leasing opportunity for warehouse flex space in midtown Missoula. This ±5,120 SF end-cap unit is perfect for your retail, warehousing, and showroom needs.

Conveniently located less than ±1/2 mile from South Russell Street and less than 5 minutes from South Avenue West, your business will benefit from its easily accessible midtown location.

The site has permissive commercial zoning (City of Missoula, C2-4), access to all utilities and in-fill grade-level loading.

This site would be ideal for an industrial warehousing and/or retail business.

Interactive Links

 [Link to Listing](#)

 [Street View](#)

 [3D Tour](#)

Video

Address	1914 North Avenue West
Price Per Square Foot	\$12/SF + NNN
NNN Estimate	±\$3.00/SF
Property Type	Flex Warehouse
Unit Size	±5,120 SF
Total Building Size	±11,180 SF

1914 North Avenue West

UNIT 1908 | \$12/SF + NNN

Unit SF	±5,120 SF
Geocode	04-2200-05-2-02-07-0000
Year Built	1970
Zoning	C2-4, Community Commercial
Access	North Avenue West via Johnson Street or South Russell Street
Services	City water and sewer; electrical and gas
Parking	Dedicated Parking
Traffic Count	±4,838 (AADT 2023)



Boundary lines are approximate



Boundary lines are approximate



Access via Johnson Street with $\pm 8,950$ (AADT 2023) and high-traffic South Russell Street $\pm 16,760$ (AADT 2023)



Equipped with city water, sewer, and electricity to the site



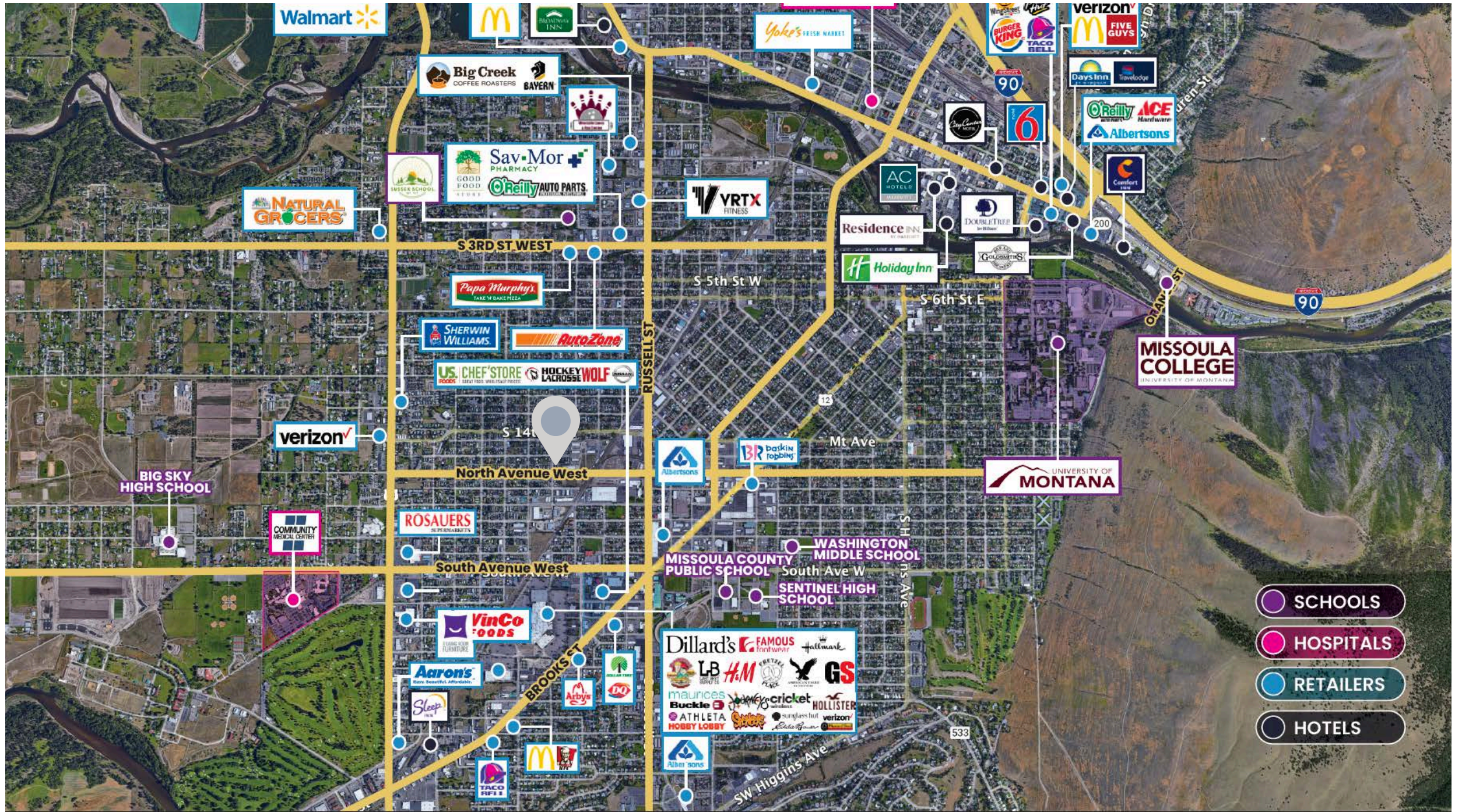
Permissive community commercial (C2-4) zoning



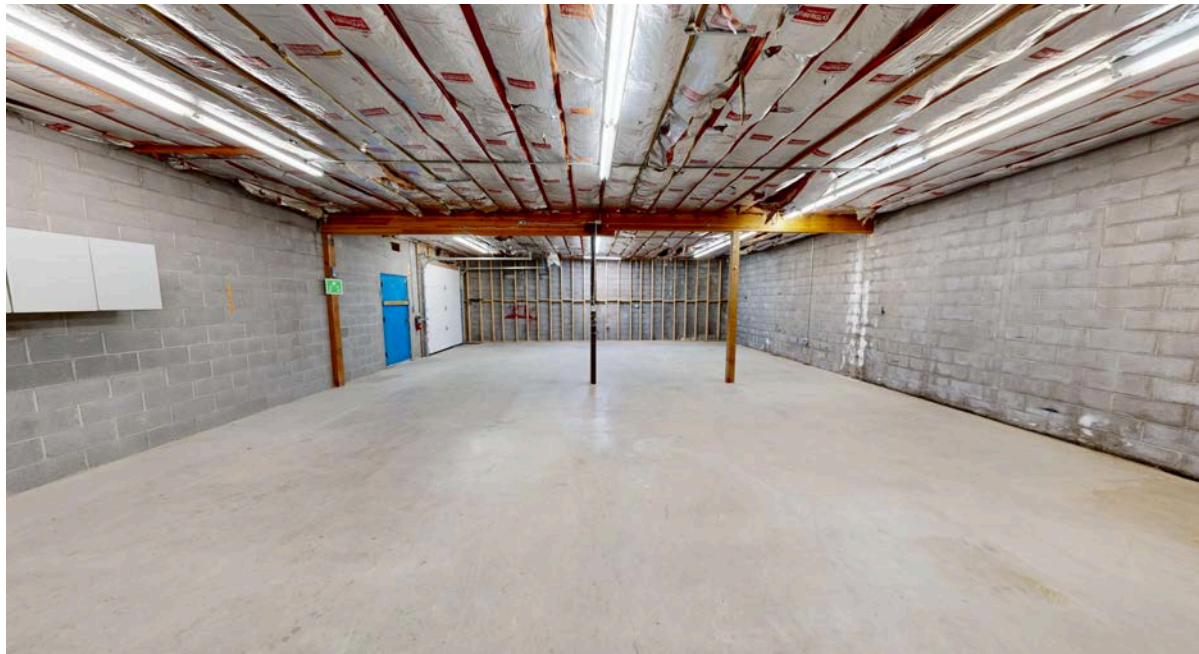
A balance of showroom and warehouse space with ample, dedicated parking



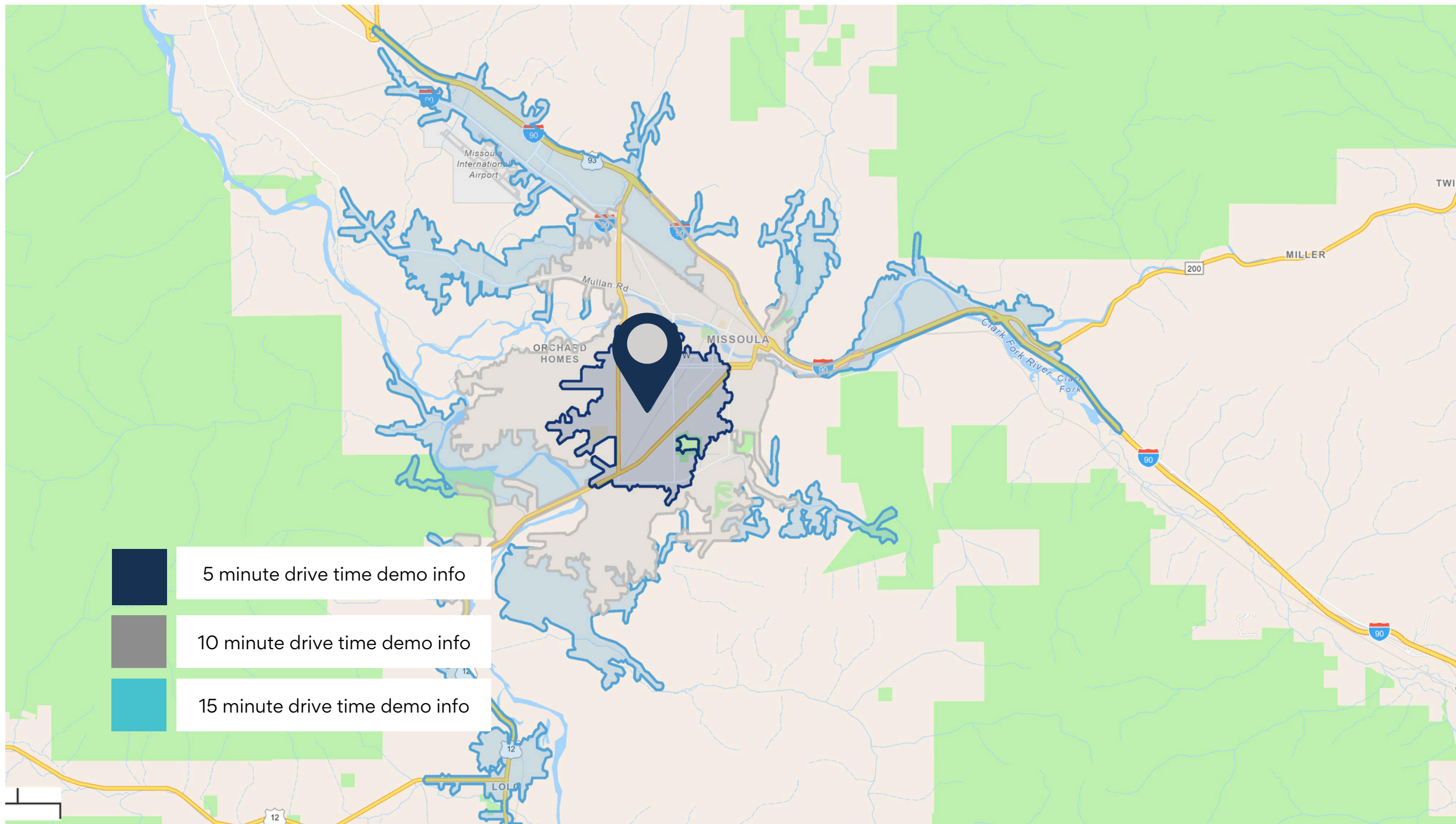
Features in-fill grade-level loading



Retailer Map







KEY FACTS

5 - 10 minutes

42,631

Population



33.8

Median Age



2.1

Average Household Size

\$56,144

Median Household Income

8,975

2023 Owner Occupied Housing Units (Esri)

10,108

2023 Renter Occupied Housing Units (Esri)

BUSINESS

5 - 10 minutes



2,639

Total Businesses



35,139

Total Employees

HOUSING STATS

5 - 10 minutes



\$357,917

Median Home Value



\$9,010

Average Spent on Mortgage & Basics



\$858

Median Contract Rent

2023 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (16.4%)

The smallest group: \$150,000 - \$199,999 (5.8%)

5 - 10 minutes

Indicator ▲	Value	Diff	
<\$15,000	12.1%	+2.5%	
\$15,000 - \$24,999	8.9%	+1.6%	
\$25,000 - \$34,999	9.3%	+0.6%	
\$35,000 - \$49,999	14.4%	+1.9%	
\$50,000 - \$74,999	16.4%	-0.2%	
\$75,000 - \$99,999	12.2%	-0.8%	
\$100,000 - \$149,999	13.4%	-1.3%	
\$150,000 - \$199,999	5.8%	-1.6%	
\$200,000+	7.5%	-2.8%	

Bars show deviation from Missoula County

Variables	0 - 5 minutes	5 - 10 minutes	10 - 15 minutes	Variables	0 - 5 minutes	5 - 10 minutes	10 - 15 minutes
2022 Total Population	25,003	42,631	20,754	2022 Per Capita Income	\$37,892	\$39,246	\$48,593
2022 Household Population	24,695	40,108	20,660	2022 Median Household Income	\$53,426	\$56,144	\$83,167
2022 Family Population	14,209	23,918	16,139	2022 Average Household Income	\$80,396	\$87,422	\$120,609
2027 Total Population	25,560	43,678	21,570	2027 Per Capita Income	\$44,168	\$46,204	\$57,737
2027 Household Population	25,252	41,155	21,476	2027 Median Household Income	\$61,374	\$67,020	\$98,989
2027 Family Population	14,384	24,321	16,710	2027 Average Household Income	\$93,230	\$102,107	\$142,647

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.



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.

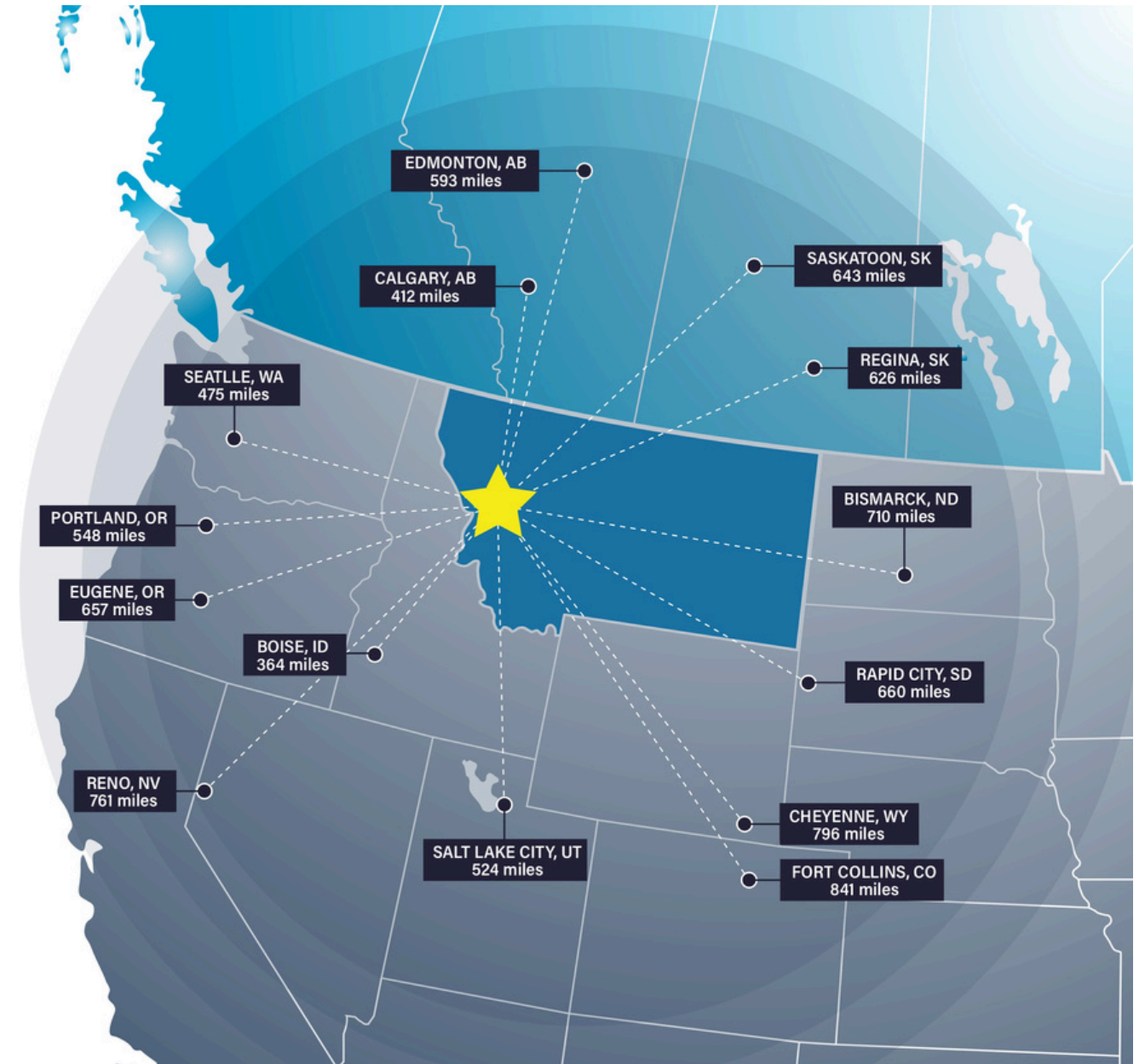


Missoula Access

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 Team



CONNOR MCMAHON
Commercial Real Estate Advisor

Connor McMahon, from his days as a commercial fishing deck boss to earning accolades like Power Broker of the Year and CREXI Platinum Broker, always goes all in. Moving from property management to the retail side of commercial real estate, he's handled over \$135 million in transactions, proving his thorough grasp of this complex sector.



CHRIS BRISTOL
Transaction Coordinator

Chris leverages her project management, e-commerce, and mortgage banking experience to support seamless transactions. Her ability to position properties effectively and execute projects efficiently ensures a high-level of service to SterlingCRE's commercial real estate clients.

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