



For Lease: Flex Lab & Office Suites on Expressway

5840 Expressway
Missoula, Montana

±5,500 SF Lab/Office | Multiple Offerings

Exclusively listed by:
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Opportunity Overview

5840 Expressway offers flex space with overhead doors, lab/R&D and office leasing opportunity. These spaces are suited for a range of professional, research, and light industrial users, with multiple suite configurations available within the building.

The second-floor suite totals approximately ±4,666 square feet and can be demised into smaller configurations based on tenant needs. The space includes multiple rooms with existing infrastructure such as in-suite sinks and hood ventilation systems, providing a functional starting point for specialized uses while allowing flexibility for updates or reconfiguration.

In addition, a first-floor suite of approximately ±555 square feet is available, offering a smaller footprint option well-suited for a private office, support space, or users seeking a more compact layout within the same property.

The building is equipped with three-phase power and is located within industrial zoning, supporting a variety of permitted uses. Tenants benefit from on-site parking and access to shared building amenities.

Located just off Expressway, the property provides quick access to Interstate 90, North Reserve Street, and Missoula International Airport, making it a convenient option for both local and regional operations.

Interactive Links



[Link to Listing](#)



[Street View](#)



[3D Tour](#)

Address	5840 Expressway Missoula, MT 59808
Lease Rate	\$19.80/SF + NNN
Estimate NNN	\$5.31/SF
Property Type	Building: Office/Lab + Excess Land
Total Acreage	0.95 Acres
Building Size	±11,362 SF
Available Suites	Suite 201: up to ±4,666 SF Suite 101: ±555 SF

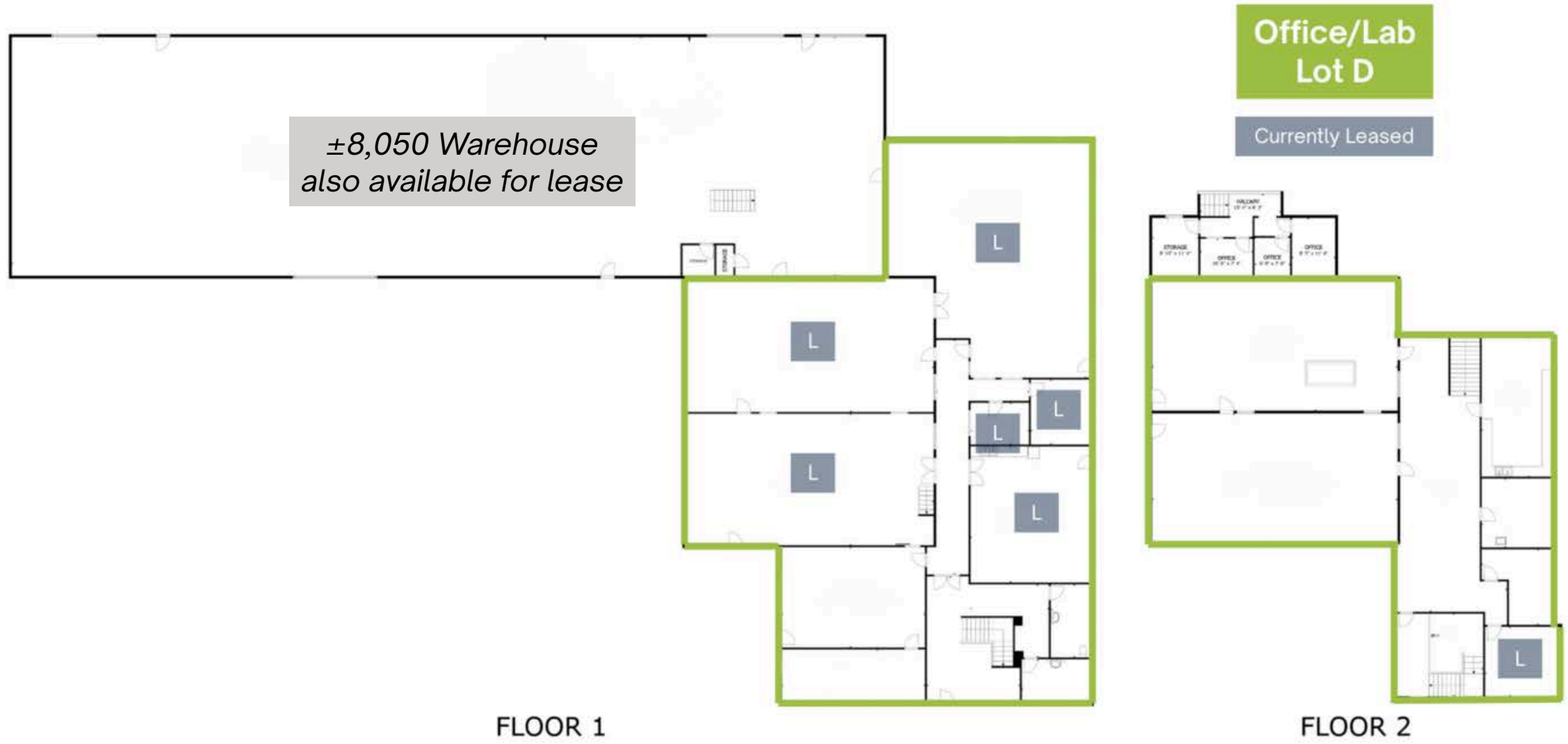


Access Easement-Lot D

Lot D
(0.95 Acres)



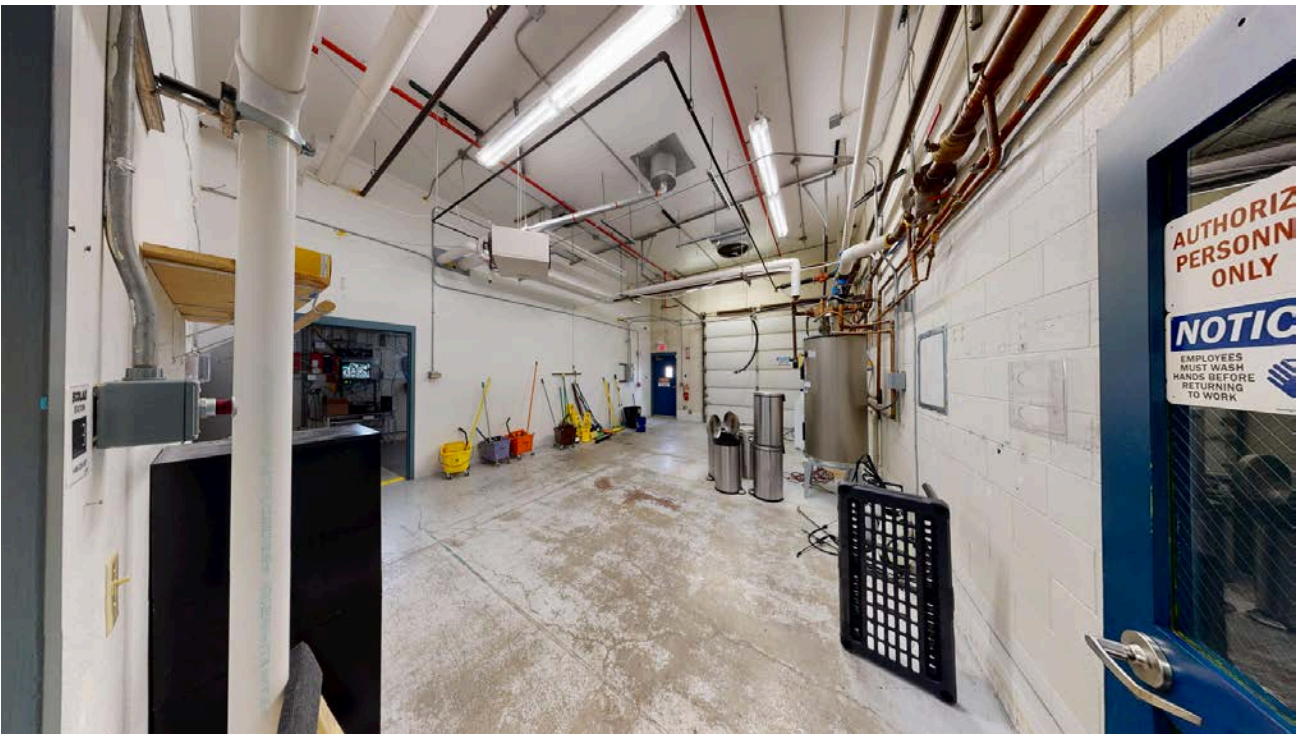
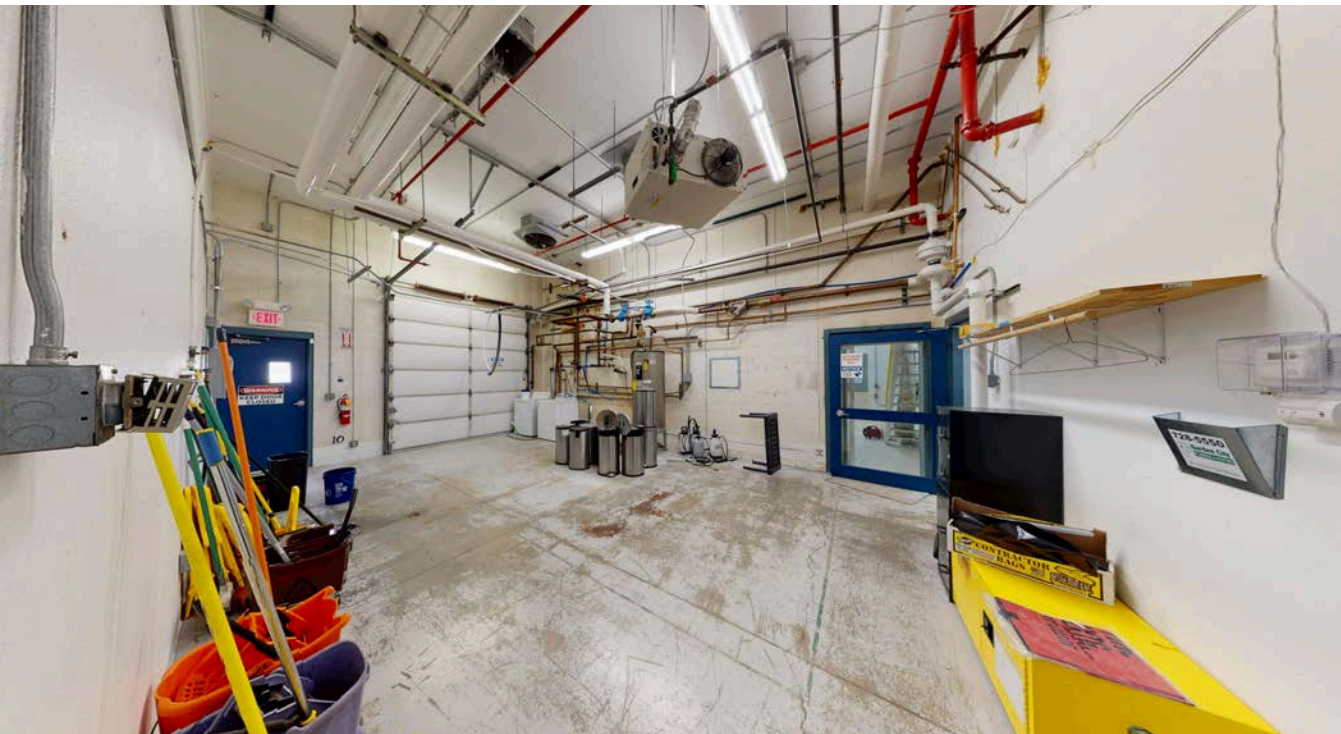
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Lease Offering- Suite 101

Spanning approximately 555 square feet, this flex warehouse features a 9-foot grade-level overhead door and two convenient points of ingress/egress, including an exterior door with paved access and an interior entry through the building's main foyer. Tenants benefit from access to shared common areas, including restrooms, a welcoming foyer, and mailbox facilities. The property also offers a secured ±3.81-acre yard enclosed by chain-link fencing, with additional parking or storage space available for an added charge.

Suite Type	Flex Warehouse
Suite Number	Suite 101
Suite Size	±555 SF
Lease Rate	\$660/Mo + NNN

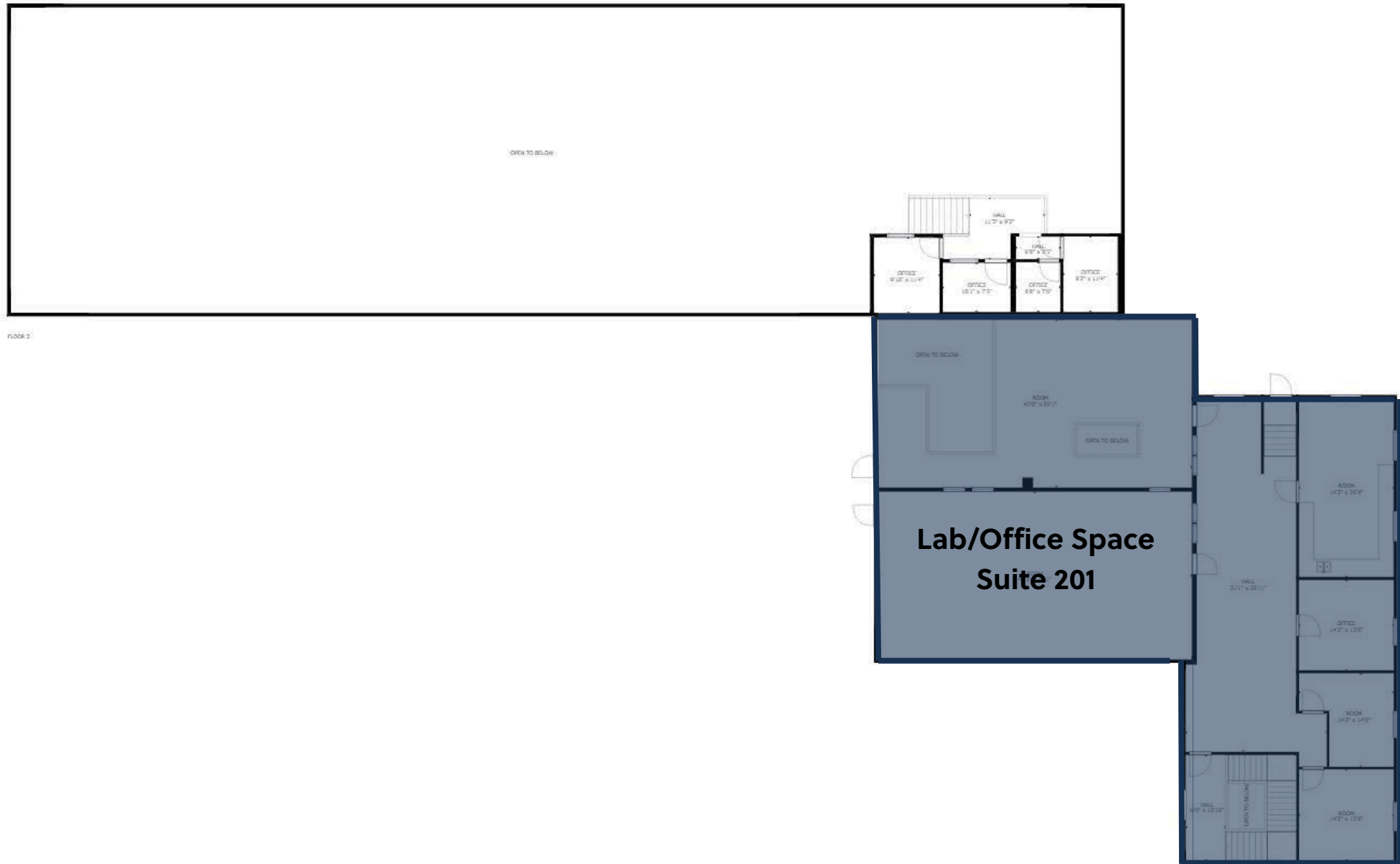


Lease Offering-Suite 201

The second floor encompasses approximately 4,666 square feet across multiple suites, with the flexibility to be demised into smaller configurations as needed. Three rooms are equipped with in-suite sinks and hood ventilation systems, offering versatility for specialized uses. The space also presents strong potential for conversion into additional office areas, featuring multiple windows that provide abundant natural light—ideal for executive-style suites or open collaborative workspaces.

Suite Type	Lab Space; Office
Suite Number	Suite 201
Suite Size	up to ±4,666 SF
Lease Rate	\$19.80/SF + NNN





5840 Expressway

Building Size	±19,142 SF
Geocode	04-2325-36-3-07-01-0000
Year Built/Renovated	1993
Zoning	City of Missoula (I-1)
Access	Expressway
Services	City water and sewer; 1 MW
Taxes (2025)	\$44,323.93
Parking	Surface Level Secured Lot
Traffic Count	±21,901 (AADT)
Interstate Proximity	±0.60 miles from Interstate 90 Interchange



Property Details



Located less than ± 0.75 mile from the Interstate 90 Interchange and close to the North Reserve Street commercial corridor



Existing infrastructure including in-suite sinks and ventilation systems and three-phase power.



City of Missoula, Industrial (I-1) zoning



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

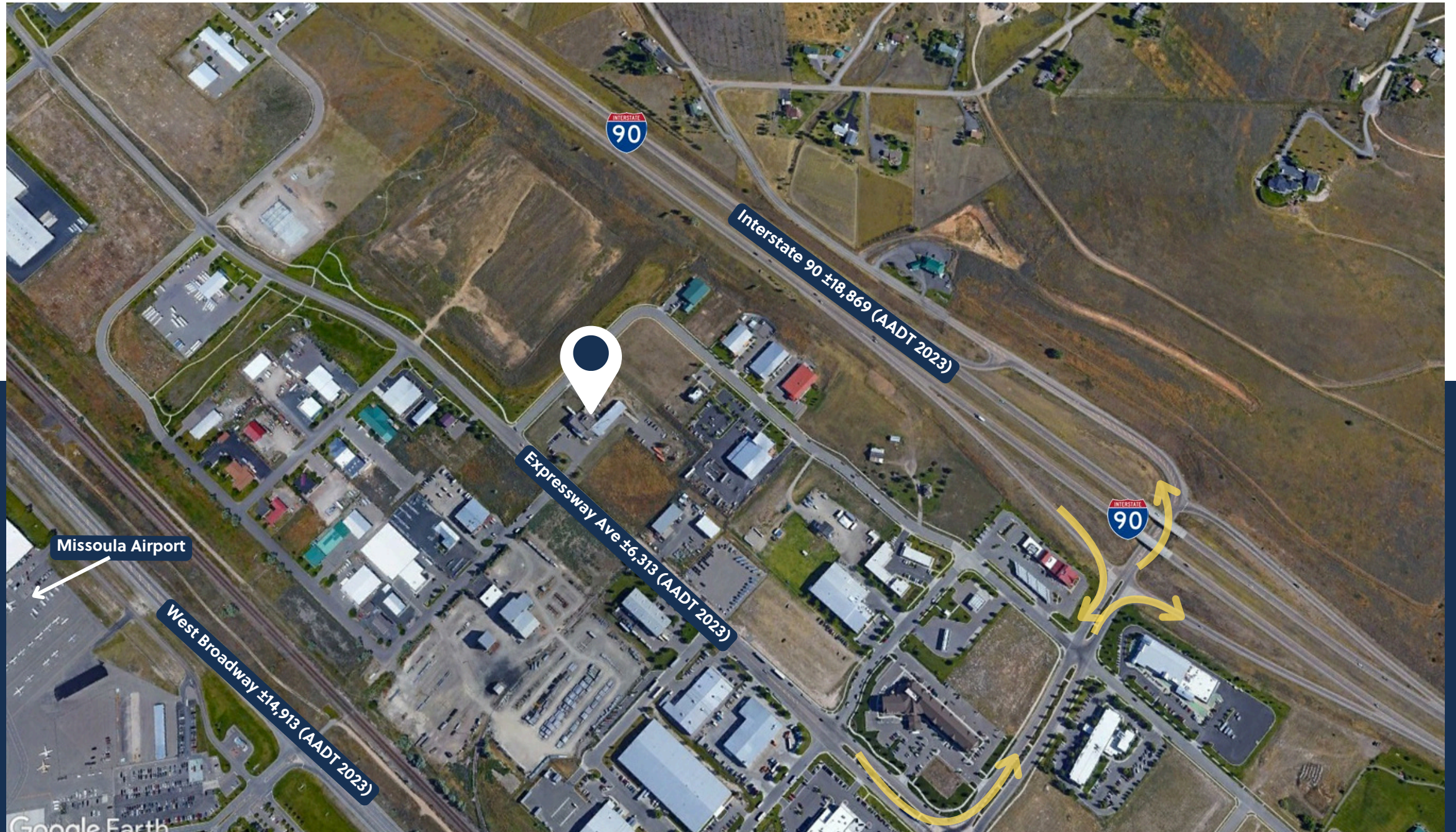


Flexible lab and office configurations with demising potential

LOCATION



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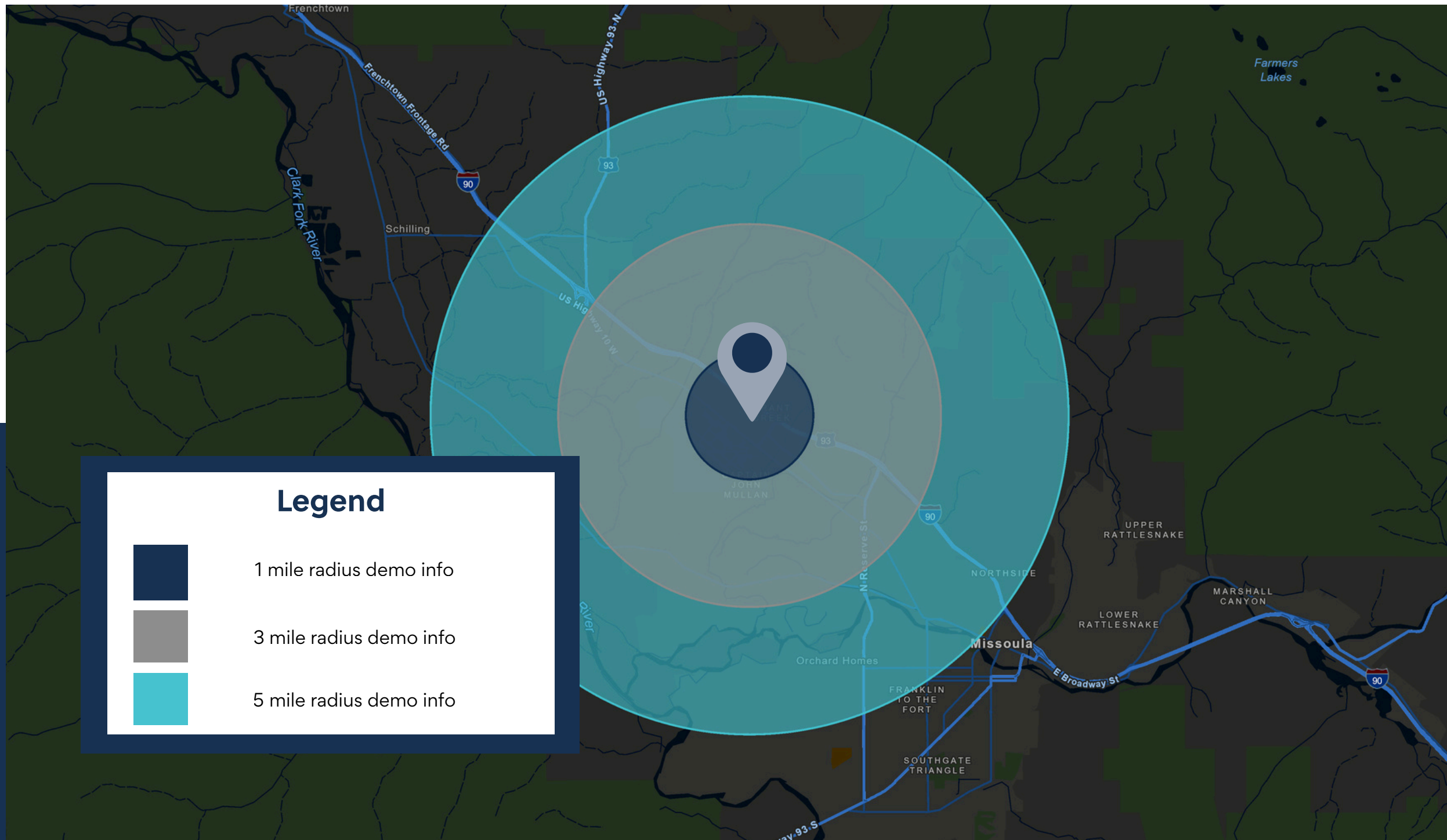
Locator Map



Image Courtesy of Google Earth



Retailer Map



KEY FACTS

1 mile

1,694

Population

38.6

Median Age

2.4

Average Household Size

\$106,969

Median Household
Income

465

2023 Owner Occupied
Housing Units (Esri)

233

2023 Renter Occupied Housing
Units (Esri)

BUSINESS

1 mile



171

Total Businesses



2,450

Total Employees

HOUSING STATS

1 mile



\$705,357

Median Home Value



\$14,894

Average Spent on
Mortgage & Basics



\$1,230

Median Contract Rent

2025 Households by income (Esri)

1 mile

The largest group: \$100,000 - \$149,999 (25.6%)

The smallest group: \$25,000 - \$34,999 (2.4%)

Indicator ▲	Value	Diff	
<\$15,000	6.2%	-2.5%	
\$15,000 - \$24,999	2.7%	-3.8%	
\$25,000 - \$34,999	2.4%	-5.1%	
\$35,000 - \$49,999	13.5%	+3.6%	
\$50,000 - \$74,999	7.9%	-7.4%	
\$75,000 - \$99,999	14.0%	-0.3%	
\$100,000 - \$149,999	25.6%	+7.0%	
\$150,000 - \$199,999	12.0%	+2.4%	
\$200,000+	15.6%	+6.1%	

Bars show deviation from Missoula County

Variables	1 mile	3 miles	5 miles	Variables	1 mile	3 miles	5 miles
2022 Total Population	1,694	15,146	41,587	2022 Per Capita Income	\$53,011	\$48,537	\$44,219
2022 Household Population	1,694	15,064	40,833	2022 Median Household Income	\$106,969	\$86,407	\$75,012
2022 Family Population	1,389	11,074	27,308	2022 Average Household Income	\$133,783	\$109,086	\$96,645
2027 Total Population	1,889	17,167	44,579	2027 Per Capita Income	\$61,234	\$55,536	\$49,991
2027 Household Population	1,889	17,085	43,825	2027 Median Household Income	\$125,222	\$100,457	\$83,062
2027 Family Population	1,546	12,498	29,201	2027 Average Household Income	\$152,491	\$124,512	\$108,721

PROPERTY DETAILS



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LOCATED IN THE SW1/4 OF SECTION 36, T.14N., R.20W., P.M.M., MISSOULA COUNTY, MONTANA



(Legal description found by this survey and as found in Schedule A, Section 4, of Insured Titles LLC Commitment No. 726304-R, Effective Date: April 11, 2019 at 7:30A.M.)

LOT 1A OF MISSOULA DEVELOPMENT PARK - PHASE 3A, LOT 1A, A PLATTED SUBDIVISION IN MISSOULA COUNTY, MONTANA, ACCORDING TO THE OFFICIAL RECORDED PLAT THEREOF.

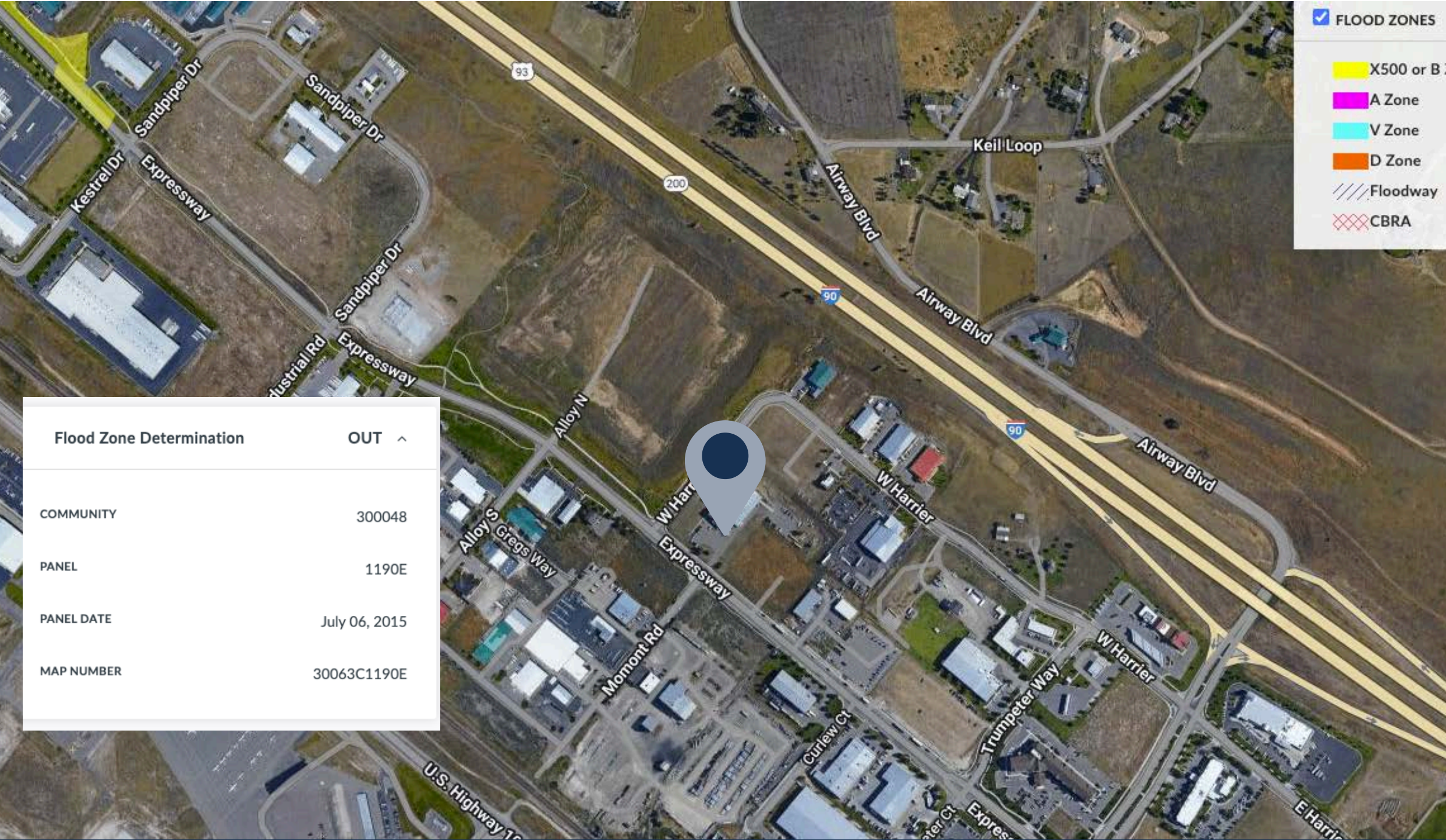
To: Sociati Corporation, 5840 EXPY BLDG, LLC, Insured Titles LLC, and to whom it may concern:

This is to certify that this map or plot and the survey on which it is based were made with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and ACSM in 2016. Pursuant to the Accuracy Standards adopted by ALTA, NSPS and ACSM and in effect on the date of this certification.

Perimeter fencing does not precisely follow the boundary. It encroaches slightly on the westerly boundary into the West Harrier right-of-way. It encroaches significantly onto adjacent Lot 8 of Momont Industrial Park Phase 2. In 3 locations a power transformer or power meter lies outside of the Utility Easement.

of Insured Titles Company Commitment No. 726304-R, Effective Date: April 11, 2019 at 7:30AM

1. Easement recorded in Book N of Miscellaneous Records of Page 420.
This easement is blank in nature and not plottable. This easement is for an electric transmission and distribution lines. The easement did not specify a width; however did allow for trimming of any trees within 10 feet of the lines.
2. Easement recorded in Book 202 of Deeds at Page 92 and Book 240 of Deeds at Page 610
The gas line easement in Book 202 of Deeds at Page 92 is blank in nature and is not plottable. The gas line easement in Book 240 of Deeds at Page 610 does not affect the subject property.
3. Agreement recorded in Book 154 of Micro Records at Page 2353.
This was an agreement to provide municipal sanitary sewer service to the parent parcel from which the subject property was subdivided. The contained financing details and a Consent to Annexation. The sewer service has been brought to the subject property and the subject property has been annexed into the City of Missoula.
4. Book 121 of Micro Records at Page 1519, Book 135 of Micro Records at Page 474, and Book 750 of Micro Records at Page 919.
These documents include the subject property into the Airport Influence Area. These documents contain criteria and guidelines to control noise sensitive land uses and heights of structures and trees, and etc within the Airport Influence Area.
5. An easement recorded in Book 319 of Micro Records at Page 475.
This easement is for electric power lines and communication lines. The easement location is general in nature and does not provide an exact location. This easement is not plottable.
6. An easement recorded in Book 319 of Micro Records at Page 477.
This easement is for a pipeline. The easement location is general in nature and does not provide an exact location. This easement is not plottable.
7. An easement recorded in Book 372 of Micro Records at Page 1095.
This easement is for a 15 foot wide underground electric right-of-way easement. Said easement is shown hereon.
8. Agreement recorded in Book 387 of Micro Records at Page 2185.
This was an agreement to provide municipal sanitary sewer service to the parent parcel from which the subject property was subdivided. The contained financing details and a Consent to Annexation. The sewer service has been brought to the subject property and the subject property has been annexed into the City of Missoula.
9. Recorded in Book 489 of Micro Records at Page 1167
This document created The Missoula development Park Special Zoning District. The subject property is included in this zoning district.
10. Agreement recorded in Book 637 at Page 1075 Micro Records and Partial Termination in recorded in Book 703 at Page 526 Micro Records
The subject property is part of a larger parent parcel that was part of an agreement to relocate common boundaries with Missoula County. This boundary relocation was completed in June 2001 and is depicted on Certificate of Survey No. 5152. The partial termination releases the subject property from any obligations of the agreement.
11. Avigation easement recorded in Book 639 of Micro Records at Page 641.
This limits the property to no structures built higher than an elevation of 3315 feet above sea level.
12. Recorded in Book 693 of Micro Records at Page 306
This document amends The Missoula development Park Special Zoning District. The subject property is included in this zoning district.
13. Recorded in Book 703 at Page 525 Micro Records
This agreement terminated on June 30, 2006.
14. Easement recorded in Book 781 of Micro Records at Page 838
This is a 10 foot wide drainage easement and is shown hereon.
15. Recorded in Book 815 of Micro Records at Page 159
This document amends The Missoula development Park Special Zoning District. The subject property is included in this zoning district.
16. Recorded in Book 825 of Micro Records at Page 530
This document approved a variance from zoning that allowed the owner to place a security fence around the perimeter of the subject property.
17. Recorded in Book 872 of Micro Records at Page 1019
This document amends The Missoula development Park Special Zoning District. The subject property is included in this zoning district.
18. Recorded in Book 1008 at Page 939 Micro Records
This document annexes the property into the City of Missoula and rezones the property with City Zoning.
19. Recorded Plat of Missoula Development Park – Phase 3A, Lot 1A
The easements depicted on said plat are shown hereon.
20. Recorded in Book 663 of Micro Records at Page 1





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

MARKET OVERVIEW



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Missoula Air Service

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

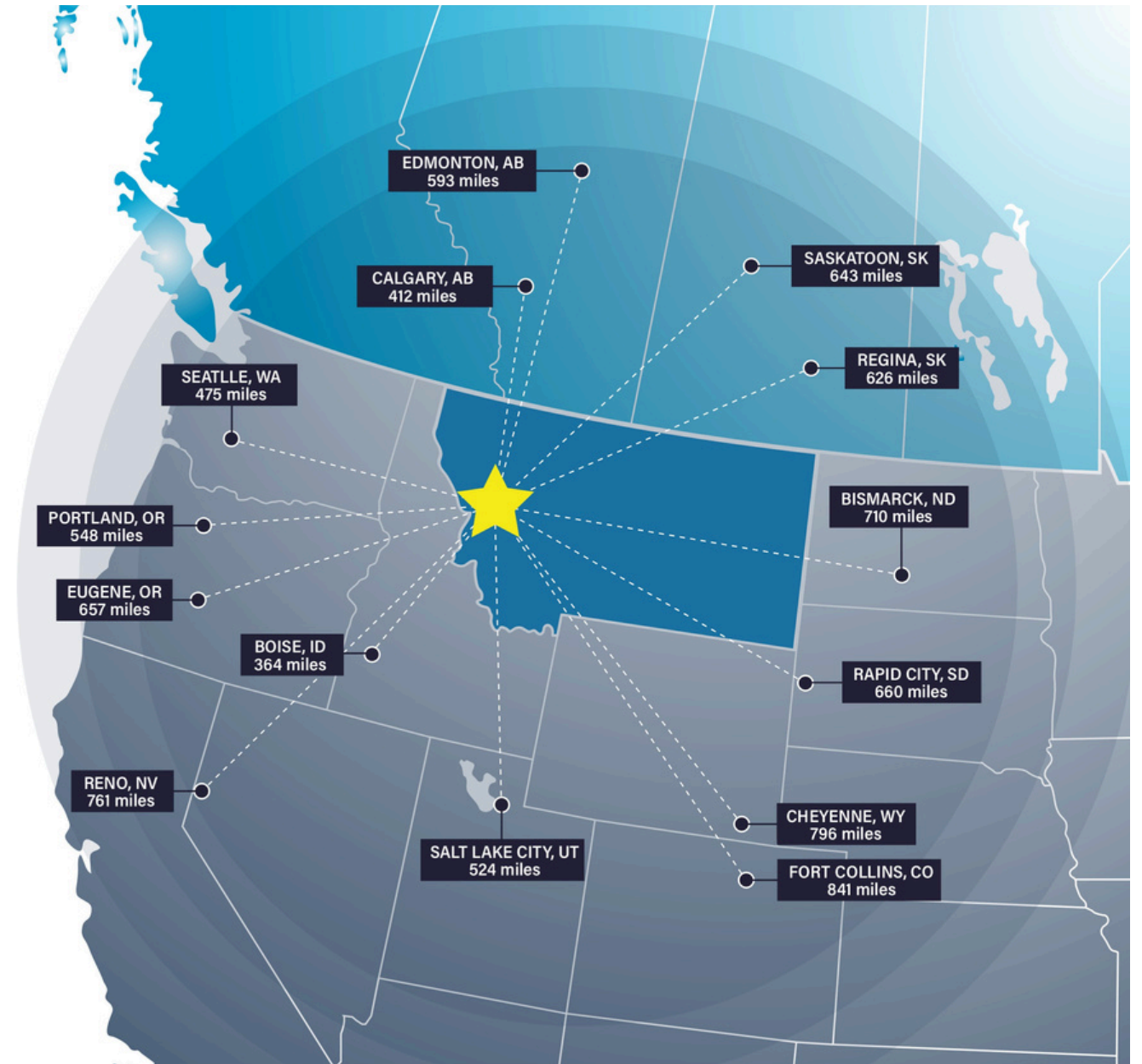


Missoula Access

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.



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+ 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

#2 Best Places to Live in the American West

Sunset Magazine

Top 10 Medium Cities for the Arts

2024 Southern Methodist University

University of Montana Top Tier R1 Designation

This designation, based on high research and innovation spending, held by only 3.7% of US Universities, attracts top-tier faculty and students

#9 Best Performing US City

The Milken Institute 2025- Smaller Metros under 275,000 Residents

#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

#10 Most Creative Small Cities in America

WESTAF / Creative Vitality Suite (Creative Vitality List)

#2 America's Best Towns to Visit in 2025

CNN

PEOPLE

4.8% Population Growth - 2019-2024

Missoula County has seen consistent population growth over the past two decades

Median Age 38 Years Old

The median age in the US is 39

55.3% Degreed

Associates degree or higher, 19.9% have a graduate level degree

37.7% High Income Households

Incomes over \$100,000 a year

43.4% Renters

Top 5 Occupations

Office & Admin Support, Food Service, Sales, Transportation

*Demographics are for Missoula County | 2024 ACS 1 Year Estimates
Population is sourced from the Montana Department of Commerce

ACCESS

17.6 Minutes

Average Commute Time

7.7% Multimodal Commuters

Walk or bike to work

12.1% Worked From Home

Lived in Missoula County/worked from home

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

93 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- Ranked second in the nation for high-tech GDP growth between 2018 and 2023.



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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Limiting Conditions Study outcomes are based on our analysis of the information available to us from our research as of the date of report creation. As such, we assume the client has offered correct and reliable information. Further, we assume the client has informed us about any issues that would affect project feasibility. The study is based on current and expected trends of the economy and real estate market. However, economic conditions change, as do real estate markets. As such, we insist that clients continuously track the economy and real estate market. We strongly encourage clients to revisit findings from the study continuously and to revisit key project assumptions periodically to ensure they are still justified. Given the changing market conditions and potential for shifting consumer preferences, projected and actual results will likely differ. Market conditions and projections frequently are different than expected. We do not express any form of assurance on the achievability of any pricing or absorption estimates of reasonableness of the underlying assumptions. The study assumes "normal" real estate market conditions and not conditions of an "up" or "down" market. Economic, employment, population & household growth and consumer confidence are assumed to occur more or less in accordance with current expectations. There are no assurances about the ability to secure needed project entitlements; in the cost of development or construction; in tax laws that favor or disfavor real estate markets; or in the availability and/or cost of capital and mortgage financing for real estate developers, owners and buyers. If any major change in market conditions occurs, this study analysis should be updated, with the conclusions and recommendations summarized herein reviewed and reevaluated. We have no responsibility to update our analysis for events and circumstances occurring after the date of our report. Clients are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this development.