



SterlingCRE
A D V I S O R S

For Lease | Warehouse with Fenced Yard

**7285 Grandstand Drive, Suite A
Missoula, Montana**

±0.75 acres | Warehouse with Fenced Yard

Exclusively listed by:
Claire Matten, CCIM | SIOR
Clare@SterlingCREadvisors.com
406.360.3102

Executive Summary

SterlingCRE Advisors is pleased to present 7285 Grandstand Drive, Suite A - an exceptional opportunity to lease a well maintained warehouse with an additional ± 0.50 acres of fenced, flat yard space.

The property is situated less than ± 1 mile from Interstate 90 access, approximately ± 0.50 mile from West Broadway and ± 2 miles from Expressway - all major arterial roads to Missoula and nearby neighborhoods.

Suite A consists of $\pm 7,520$ square feet of warehouse space, two (2) restrooms, with grade level loading and 3-phase power.

Zoned Industrial Commercial Light (ICL), the subject property features a clear height of $\pm 18'$ at the pitch with a $\pm 12'$ grade level door, a large parking lot and fenced yard provide ample space for a variety of users.

Interactive Links

 [Link to Listing](#)

 [Street View](#)

Address 7285 Grandstand Drive, Suite A
Missoula, Montana 59808

Property Type Warehouse with Yard

Lease Rate \$11.50/SF NNN

2025 Est. NNN \$2.05/SF/YR

Total Square Footage (per CAMA) $\pm 7,520$ Square Feet

Loading One 12' Grade Level Door

Power 120/208v; 3 phase

Clear Height $\pm 18'$ at the pitch

Services

Private Water and Sewer
Blackfoot Internet
Northwestern Energy
Missoula Electric Coop

Executive Summary

7285 Grandstand Drive, Suite A

\$11.50SF/YR + NNN

| | |
|--------------------------------|---|
| Loading | One grade level door (12') |
| Yard Space and Parking | Fenced yard with paved parking |
| Ceiling Heights | 18' at the pitch |
| Year Built | 2007 |
| Zoning | ICL (County) |
| Access | Highway 10 and Derby Road |
| Tenant Responsibilities | Electricity, Internet, Interior Janitorial |
| NNN Items | Property Taxes, Insurance, Snow Removal/Landscaping, Repairs/Maintenance, Trash, Reserves |
| Nearby Traffic Count | ±13,283VPD (2023 AADT) West Broadway ±20,998VPD (2023 AADT) Interstate-90 |
| Interstate Proximity | ±1.00 Mile (Interstate-90) |



Property Details



Located in Missoula's industrial path of growth



12' grade level door and with ±18' clear at the pitch



Located near I-90, West Broadway and all major thoroughfares



Adequate power capacity can accommodate a variety of users



Flat, fenced yard space adjacent to suite

Opportunity Highlights



Location Overview

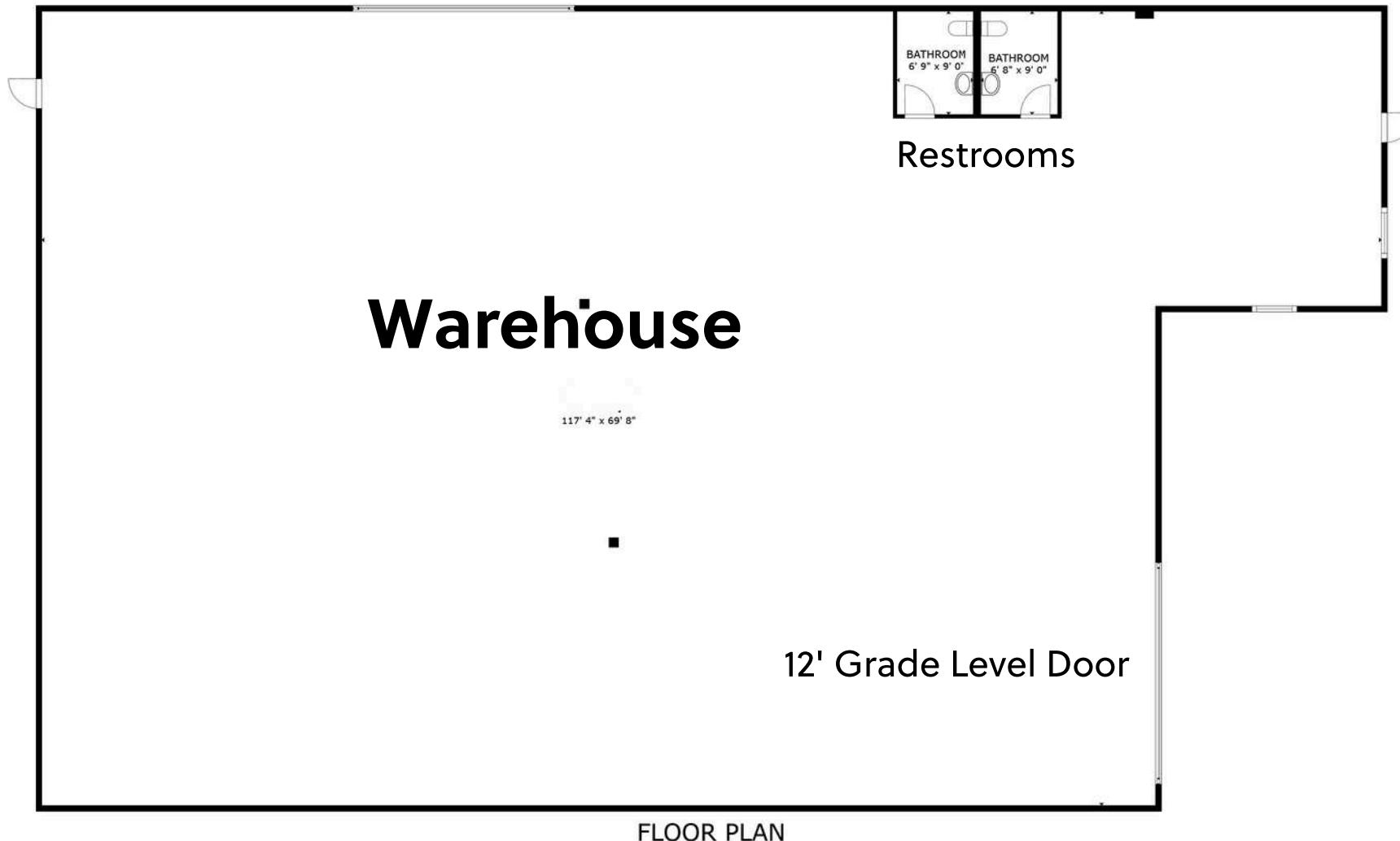


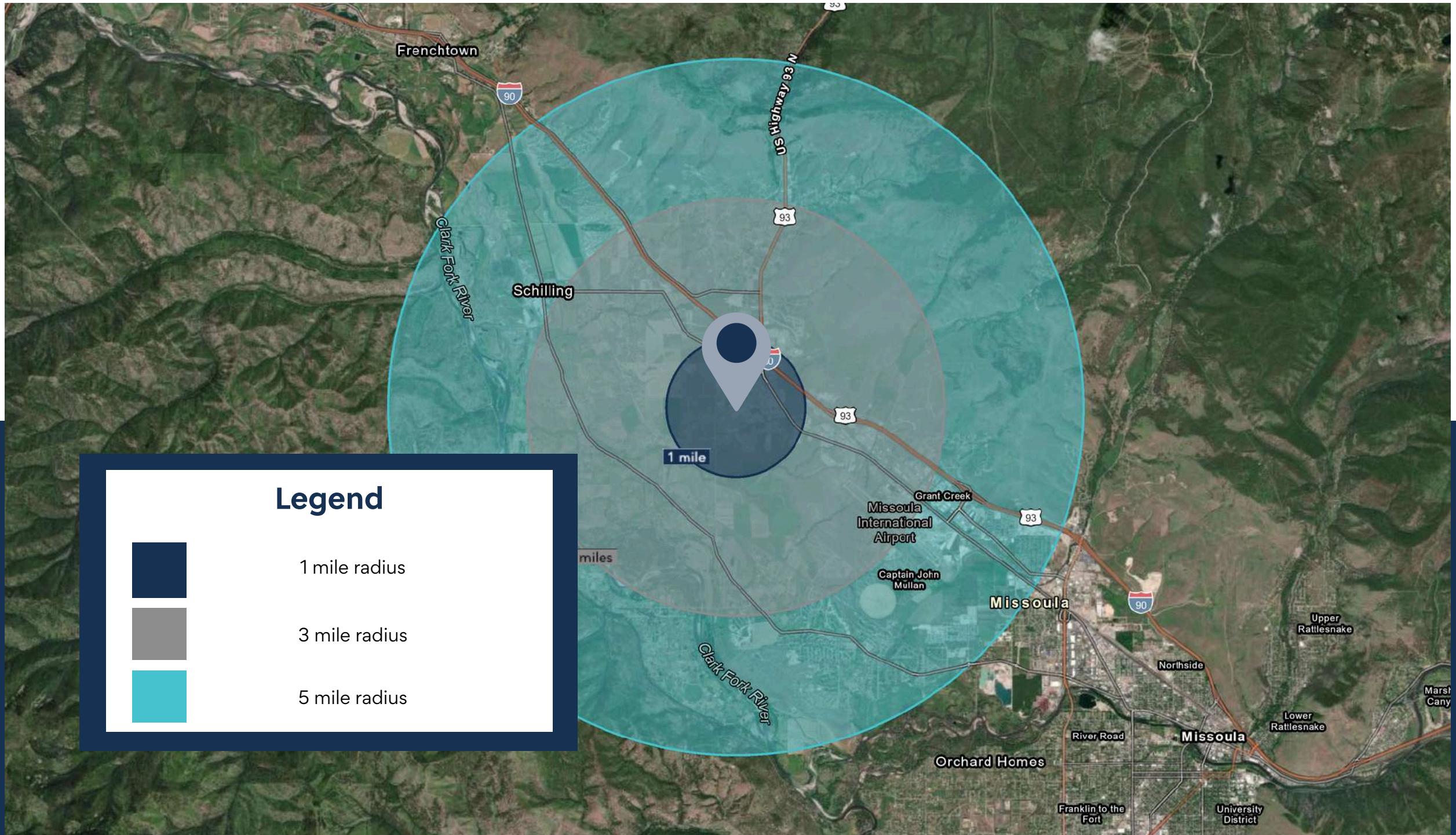
Retailer Map











KEY FACTS

3,537

Population



39.9

Median Age



2.6

Average Household Size

\$97,281

Median Household Income

1,126

2023 Owner Occupied Housing Units (Esri)

221

2023 Renter Occupied Housing Units (Esri)



320

Total Businesses



3,239

Total Employees

BUSINESS

3 miles

HOUSING STATS



\$545,072

Median Home Value



\$16,051

Average Spent on Mortgage & Basics



\$1,369

Median Contract Rent

3 miles

2024 Households by income (Esri)

The largest group: \$75,000 - \$99,999 (22.2%)

The smallest group: \$15,000 - \$24,999 (2.7%)

| Indicator ▲ | Value | Diff | |
|-----------------------|-------|-------|---|
| <\$15,000 | 5.1% | -2.1% | |
| \$15,000 - \$24,999 | 2.7% | -4.2% | |
| \$25,000 - \$34,999 | 2.7% | -3.9% | |
| \$35,000 - \$49,999 | 7.6% | -7.5% | |
| \$50,000 - \$74,999 | 11.6% | -3.9% | |
| \$75,000 - \$99,999 | 22.2% | +5.4% | |
| \$100,000 - \$149,999 | 21.8% | +5.7% | |
| \$150,000 - \$199,999 | 14.0% | +7.2% | |
| \$200,000+ | 12.4% | +3.4% | |

Bars show deviation from Missoula County

| Variables | 1 mile | 3 miles | 5 miles |
|---------------------------|--------|---------|---------|
| 2022 Total Population | 217 | 3,537 | 14,918 |
| 2022 Household Population | 217 | 3,531 | 14,832 |
| 2022 Family Population | 178 | 2,850 | 11,975 |
| 2027 Total Population | 226 | 3,941 | 16,441 |
| 2027 Household Population | 225 | 3,935 | 16,355 |
| 2027 Family Population | 184 | 3,174 | 13,116 |

| Variables | 1 mile | 3 miles | 5 miles |
|-------------------------------|-----------|-----------|-----------|
| 2022 Per Capita Income | \$37,067 | \$46,539 | \$48,138 |
| 2022 Median Household Income | \$82,264 | \$97,281 | \$95,582 |
| 2022 Average Household Income | \$97,688 | \$124,171 | \$124,269 |
| 2027 Per Capita Income | \$44,789 | \$55,695 | \$57,074 |
| 2027 Median Household Income | \$92,510 | \$110,185 | \$108,858 |
| 2027 Average Household Income | \$117,228 | \$145,736 | \$145,159 |

Missoula Industrial Market Data | Q3 2024

LEASING ACTIVITY | INDUSTRIAL

| | T12 Ending 9.30.23 | T12 Ending 9.30.24 | Change |
|----------------------------------|-----------------------|---|---|
| County Average Lease Rate | \$12.33 | \$10.58 | -14.19%  |
| NNN Average | \$4.01 | \$3.24 | -19.20%  |
| County Vacancy | - | 4.06%  | |

*The average vacancy rate for 2023 was 2.87%

SALES ACTIVITY | INDUSTRIAL

| | T12 Ending 9.30.23 | T12 Ending 9.30.24 | Change |
|---|-----------------------|-----------------------|---|
| County Average Sale Price PSF | \$145.19 | \$148.09 | 2.00%  |
| Condominium Average Sale Price PSF | - | \$191.51 | - |
| Freestanding Average Sale Price SF | \$145.19 | \$126.39 | -12.95%  |

All data covers the trailing 12 months
Lease data is based on NNN or NNN Equivalent

INDUSTRIAL DEVELOPMENT PIPELINE

| | |
|---------------------------|-------------|
| Construction | ±181,500 SF |
| Permitting | ±8,207 SF |
| Planning | ±20,950 SF |
| Completed YTD 2024 | ±89,135 SF |



Missoula Air Service

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

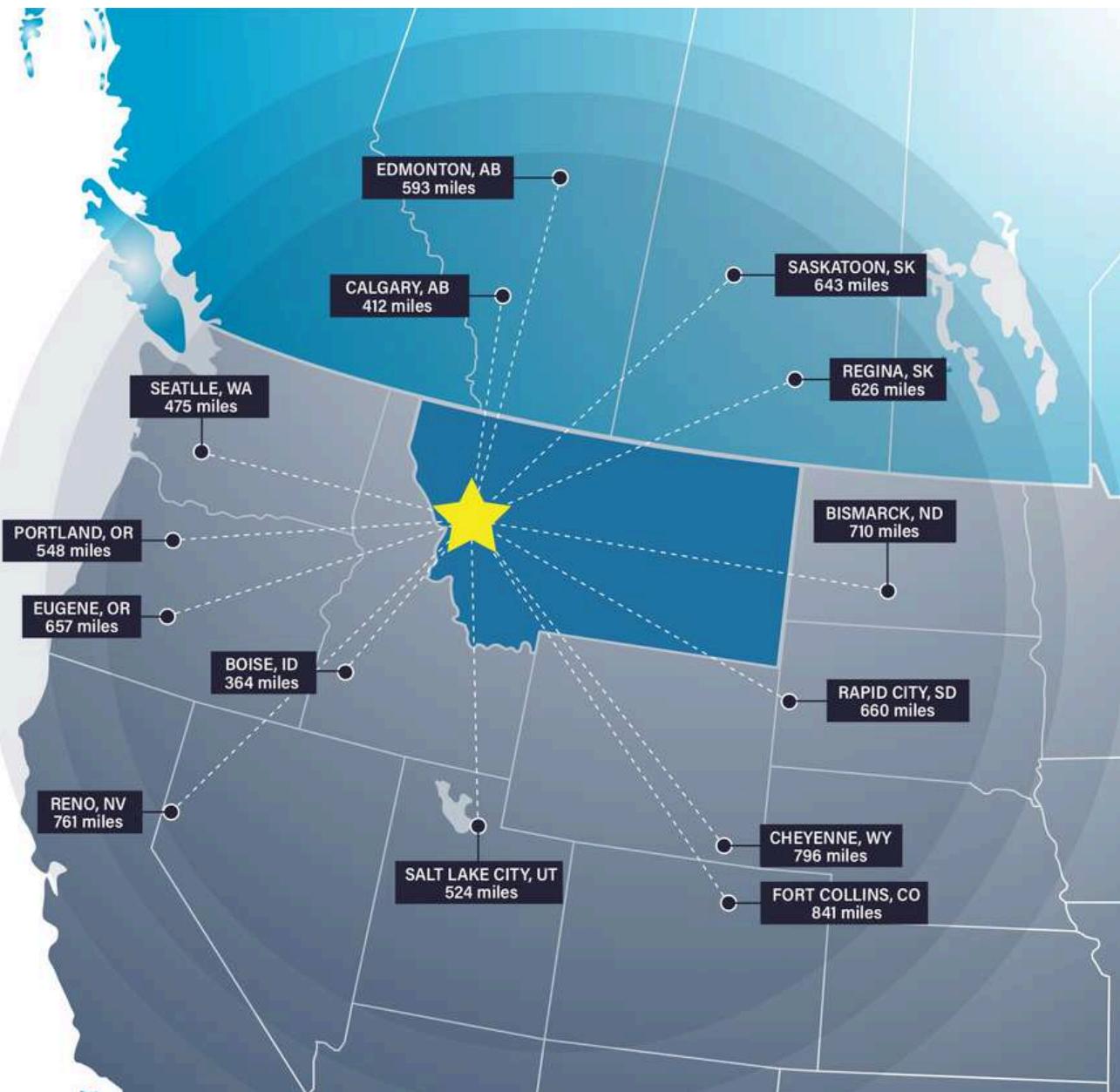


Missoula Access

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



Source: Montana Department of Labor & Industry | lmi.mt.gov & 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

WE 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.



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.

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