



**SterlingCRE**  
ADVISORS

## 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  
[Claire@SterlingCREadvisors.com](mailto:Claire@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 ±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 ±18' at the pitch with a ±12' grade level door, a large parking lot and fenced yard provide provide ample space for a variety of users.

### Interactive Links

 [Link to Listing](#)

 [Street View](#)

|                                    |  |
|------------------------------------|--|
| Address                            | 7285 Grandstand Drive, Suite A<br>Missoula, Montana 59808                                      |
| Property Type                      | Warehouse with Yard  |
| Lease Rate                         | \$11.50/SF NNN   |
| 2025 Est. NNN                      | \$2.05/SF/YR   |
| Total Square Footage<br>(per CAMA) | ±7,520 Square Feet   |
| Loading                            | One 12' Grade Level Door   |
| Power                              | 120/208v; 3 phase  |
| Clear Height                       | ±18' at the pitch  |
| Services                           | Private Water and Sewer<br>Blackfoot Internet<br>Northwestern Energy<br>Missoula Electric Coop |



# 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<br>±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  $\pm 18'$  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**



Write a description for your map.



Location Overview





Retail Map





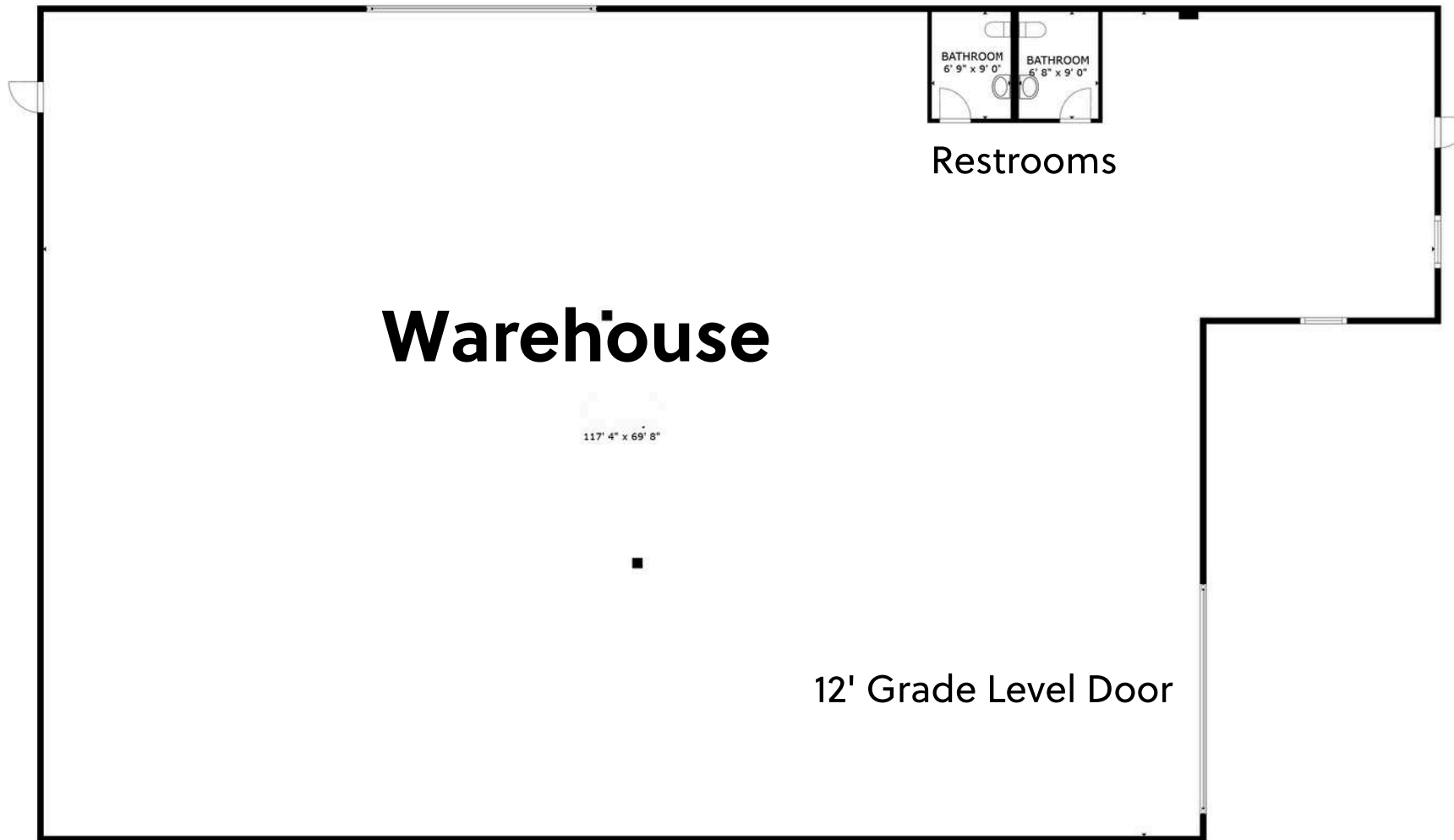






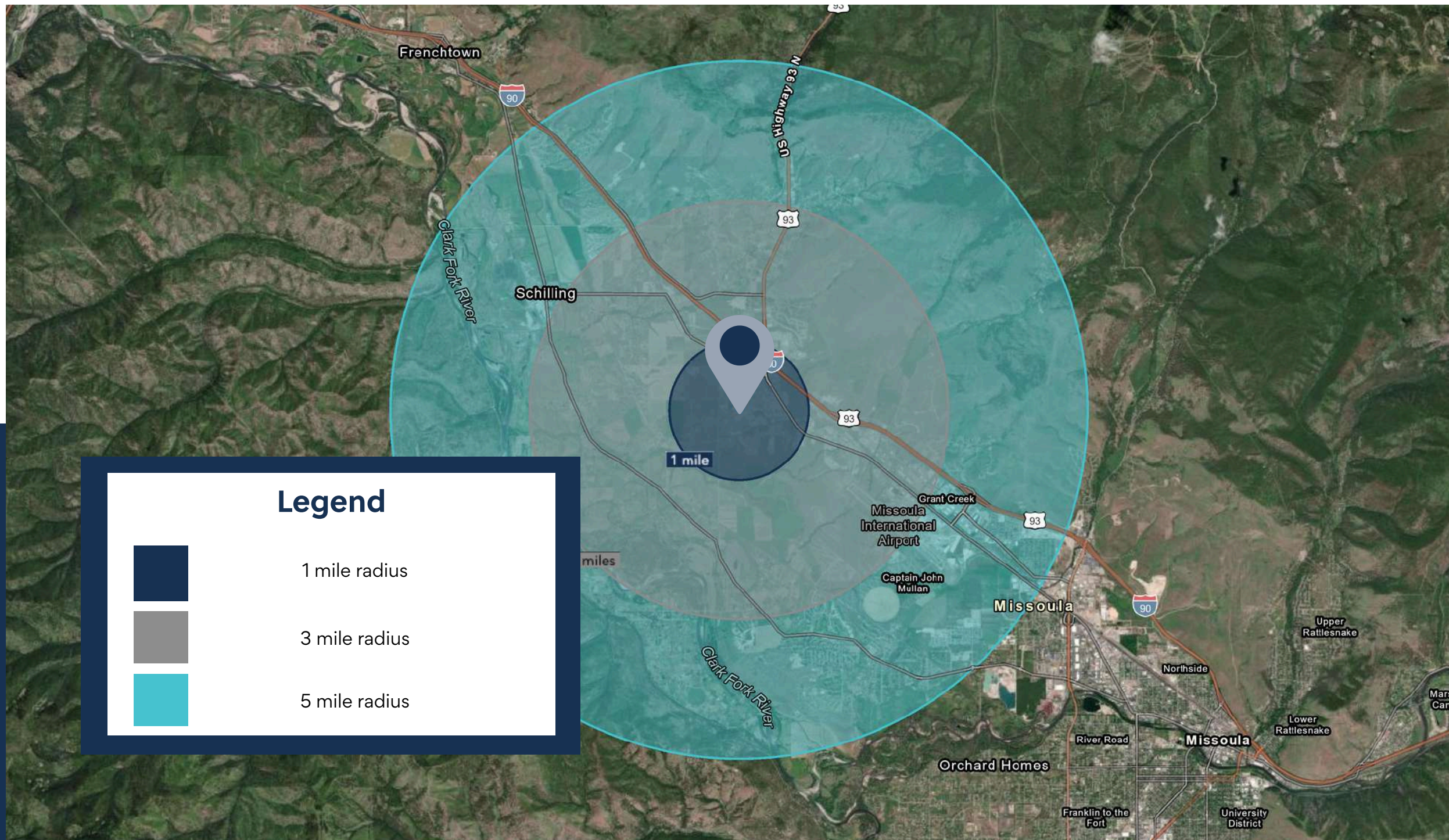




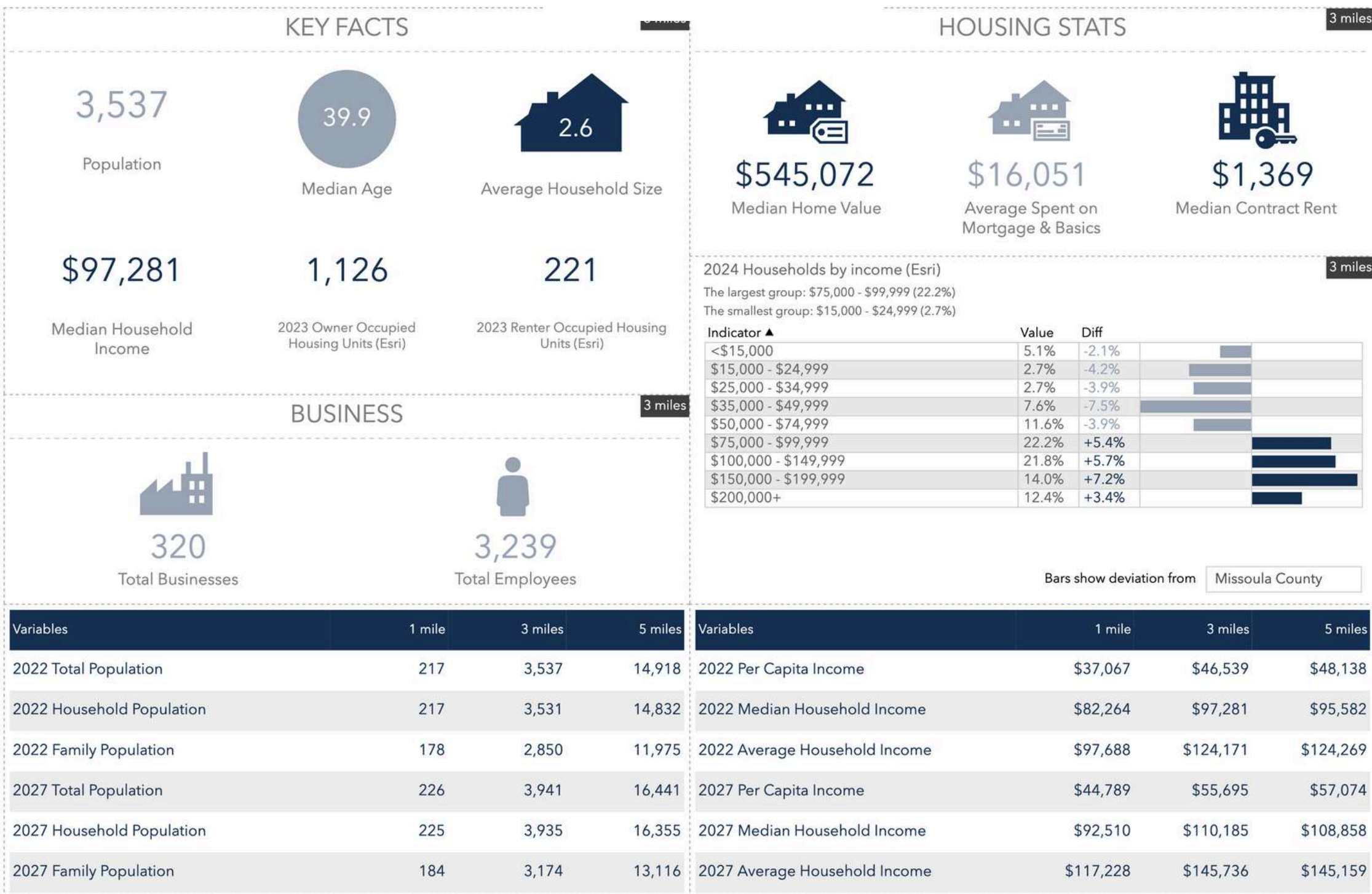


FLOOR PLAN















# Missoula Industrial Market Data | Q3 2024

## LEASING ACTIVITY | INDUSTRIAL

|                           | T12 Ending<br>9.30.23 | T12 Ending<br>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<br>9.30.23 | T12 Ending<br>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+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)





# 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



**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.



# 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.