



Flex / Warehouse / Retail at I-90 & North Reserve

TBD Trevally Lane

Missoula, Montana

Up to 60,000 SF For Lease

Exclusively listed by:

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Opportunity Overview

Up to ±60,000 SF (demisable to 10,000 SF) available for lease on North Reserve, one of Missoula's primary commercial corridors with direct I-90 access and visibility to regional traffic.

For industrial, flex, and retail users serving markets beyond Missoula, this location positions you at the intersection of local demand and regional reach. The North Reserve/I-90 corridor draws customers and distribution routes from across western Montana.

This building is configured for flex warehouse, showroom, or distribution use. Features include loading docks, grade-level loading, 18-foot clear height, lay-down yard capacity, and ample parking and storage

 [Link to Listing](#)



Address	Trevally Lane
Property Type	Flex/Retail/Industrial
Lease Rate	Inquire
Estimated NNN	TBD
Total Square Feet	Up to ± 60,000 Square Feet (demisable to 10,000sf bays)
Total Acreage	±10.78 Acres

Property Details

Address	TBD Trevally Lane
Property Type	Flex/Industrial/Retail
Total Acreage	±10.78 Acres
Services	City water and sewer nearby
Access	Schramm Street & Trevally Lane
Zoning	CC - Community Commercial (Missoula County)
Traffic Count	±22,521 AADT North Reserve at Michael Road
Year Built	New Construction
Parking	320 Stalls





At I-90 and North Reserve Interchange, for convenient regional access



Suites have grade level and dock high loading options available



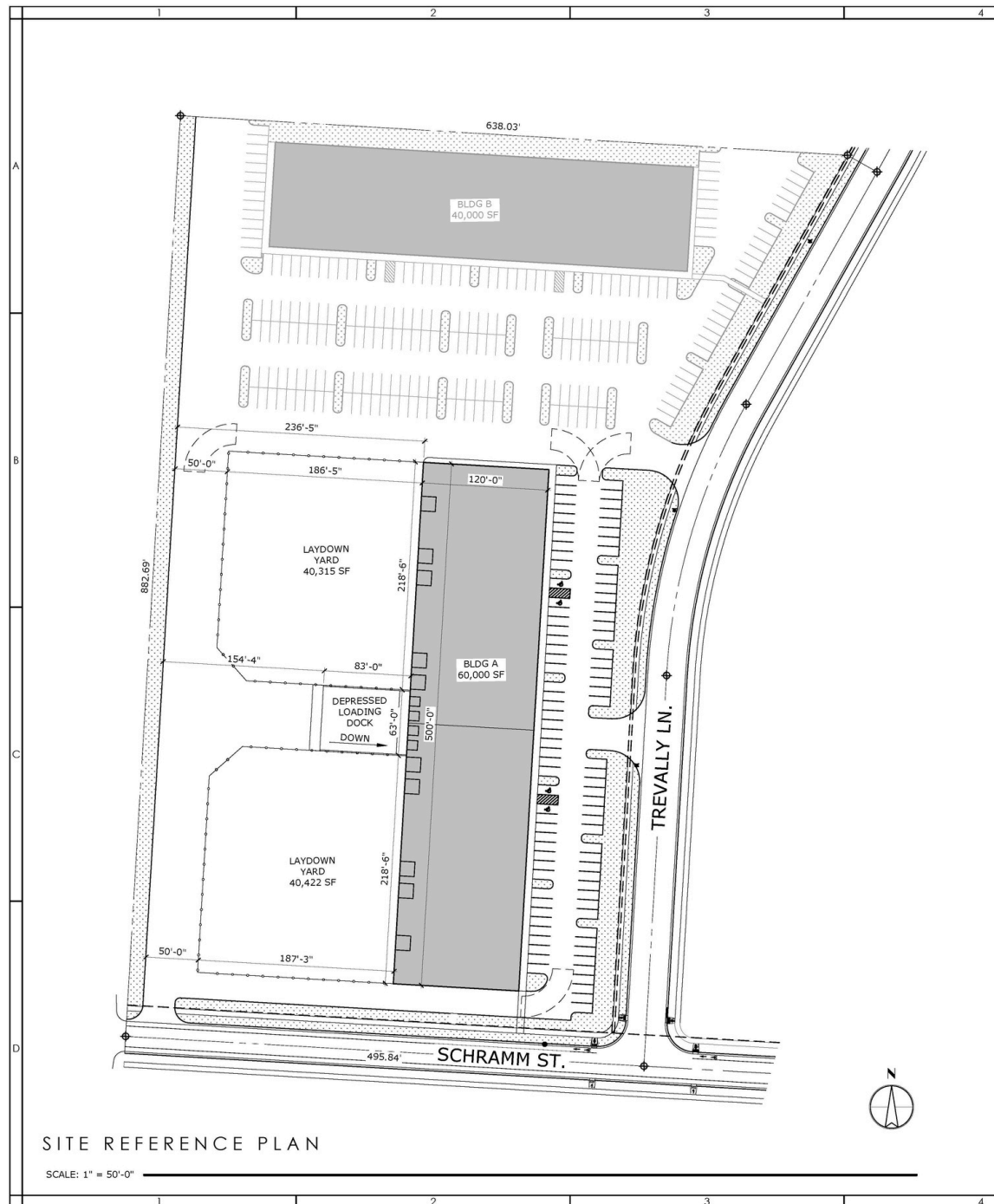
Planned signalized access to North Reserve at Schramm Street enhances accessibility



Paved parking spaces and two large laydown yards of 0.9 acres each



Clean, modern design ideal for retail showroom with warehousing

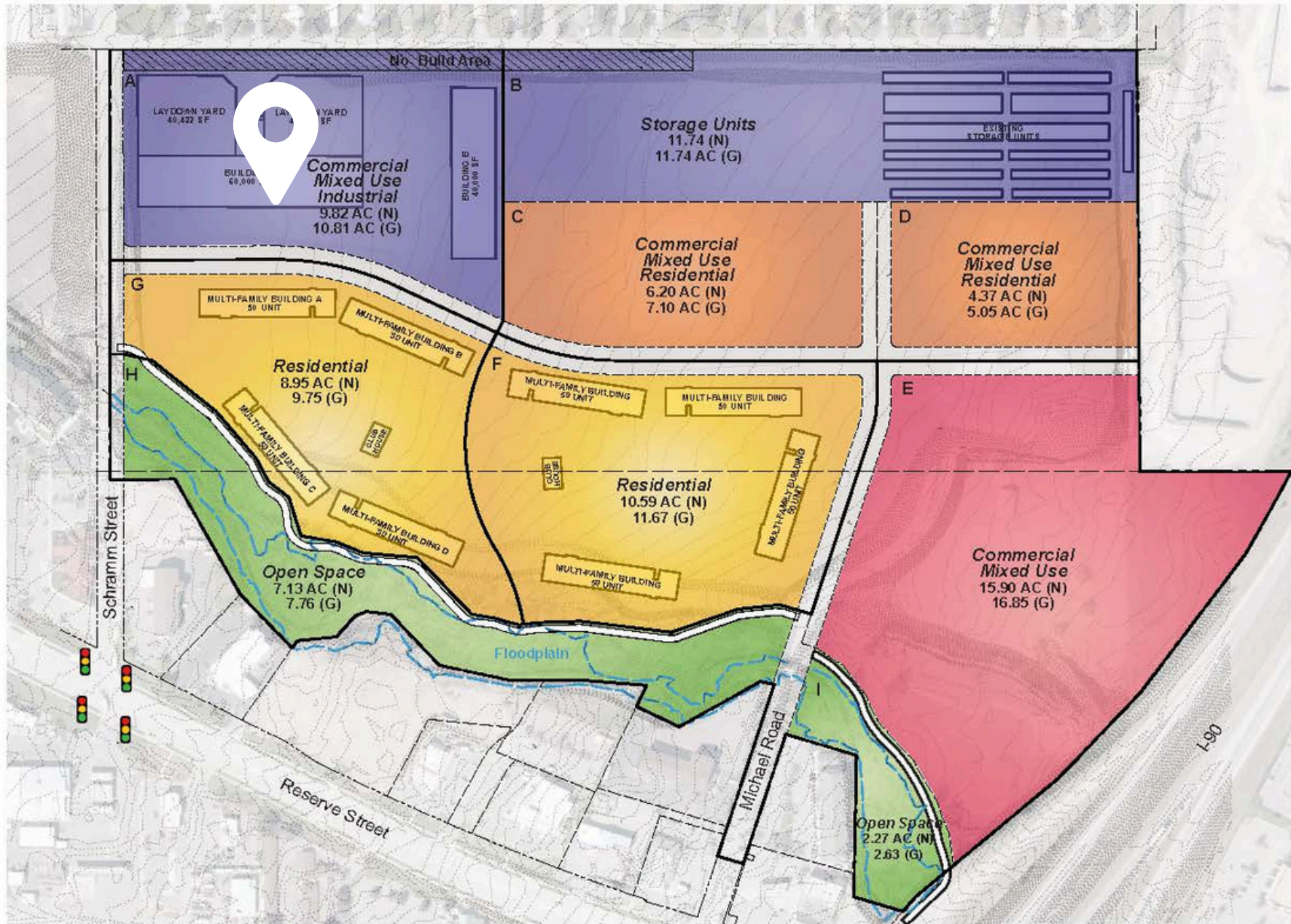




Locator Map



Retailer Map



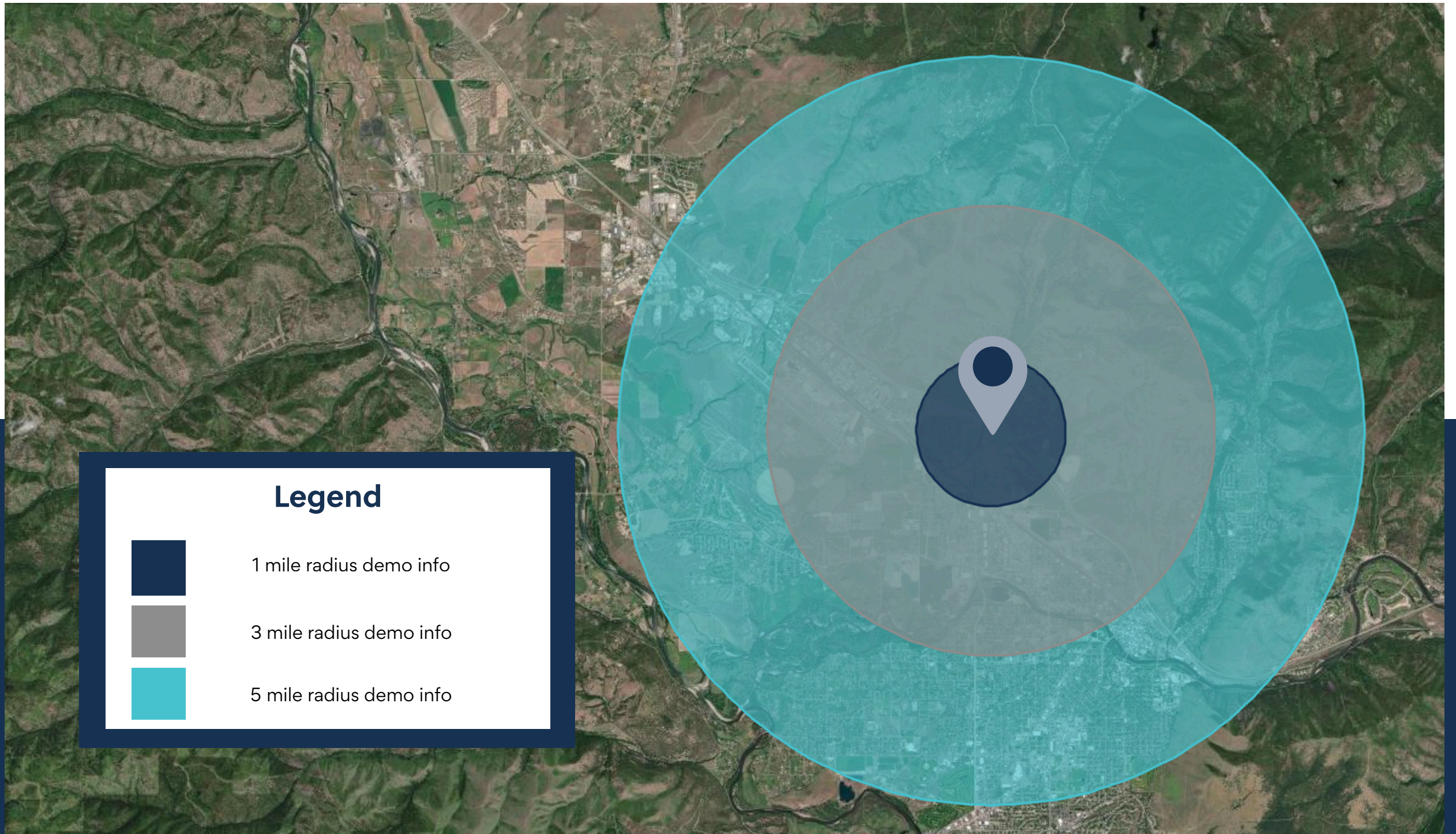
PARCEL	LAND USE	NET AREA (ACRES)	GROSS AREA (ACRES)
A	COMMERCIAL MIXED USE INDUSTRIAL	9.82	10.81
B	STORAGE UNITS	11.74	11.74
C	COMMERCIAL MIXED USE RESIDENTIAL	6.2	7.1
D	COMMERCIAL MIXED USE RESIDENTIAL	4.37	5.05
E	COMMERCIAL MIXED USE	15.9	16.85
F	RESIDENTIAL	10.59	11.67
G	RESIDENTIAL	8.95	9.75
H	OPEN SPACE	7.13	7.76
I	OPEN SPACE	2.27	2.63
TOTAL		76.97	83.36



GRANT CREEK CROSSING

Land Use Areas
Project Number: 180619
June 11, 2026





Legend



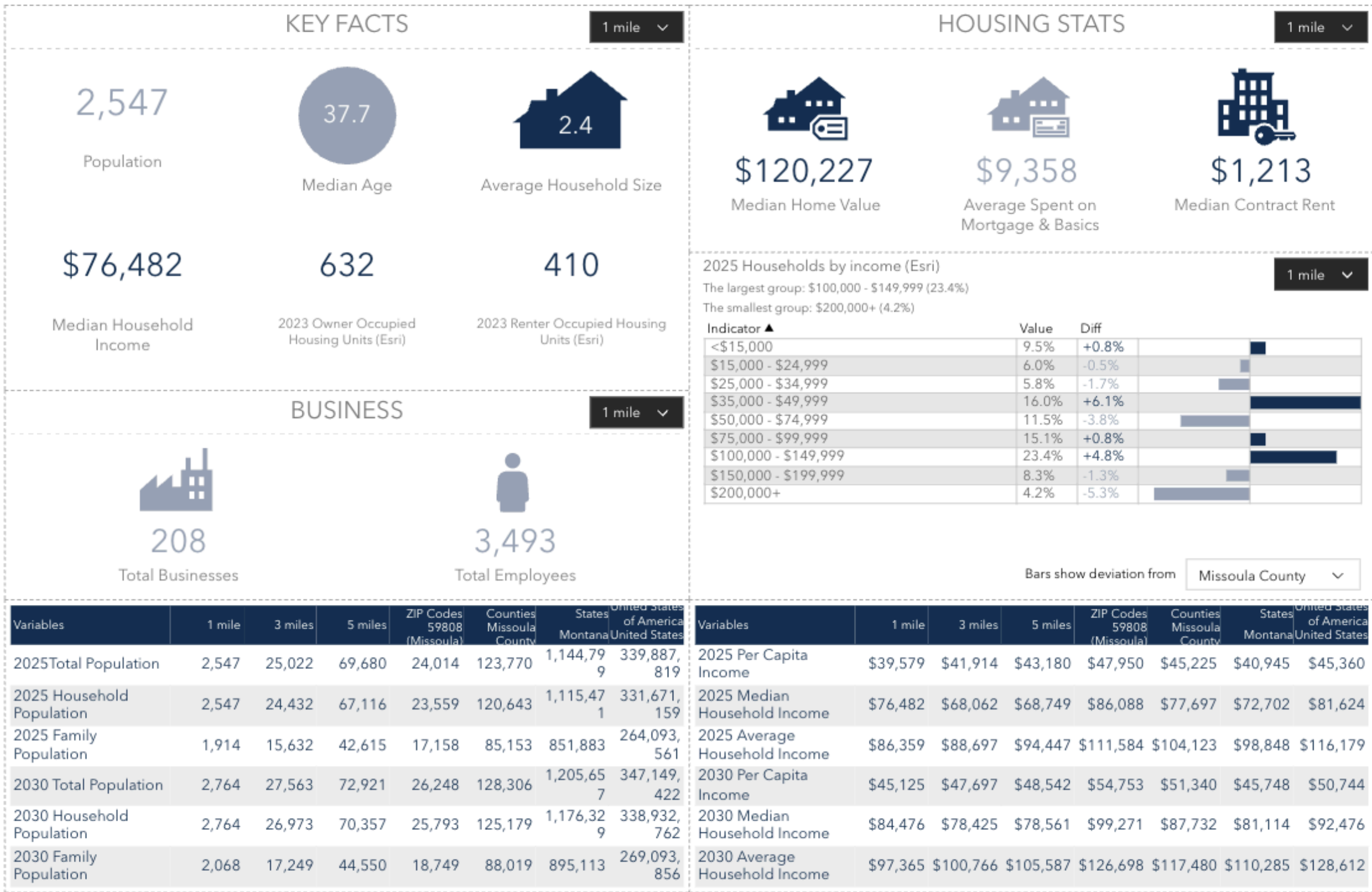
1 mile radius demo info

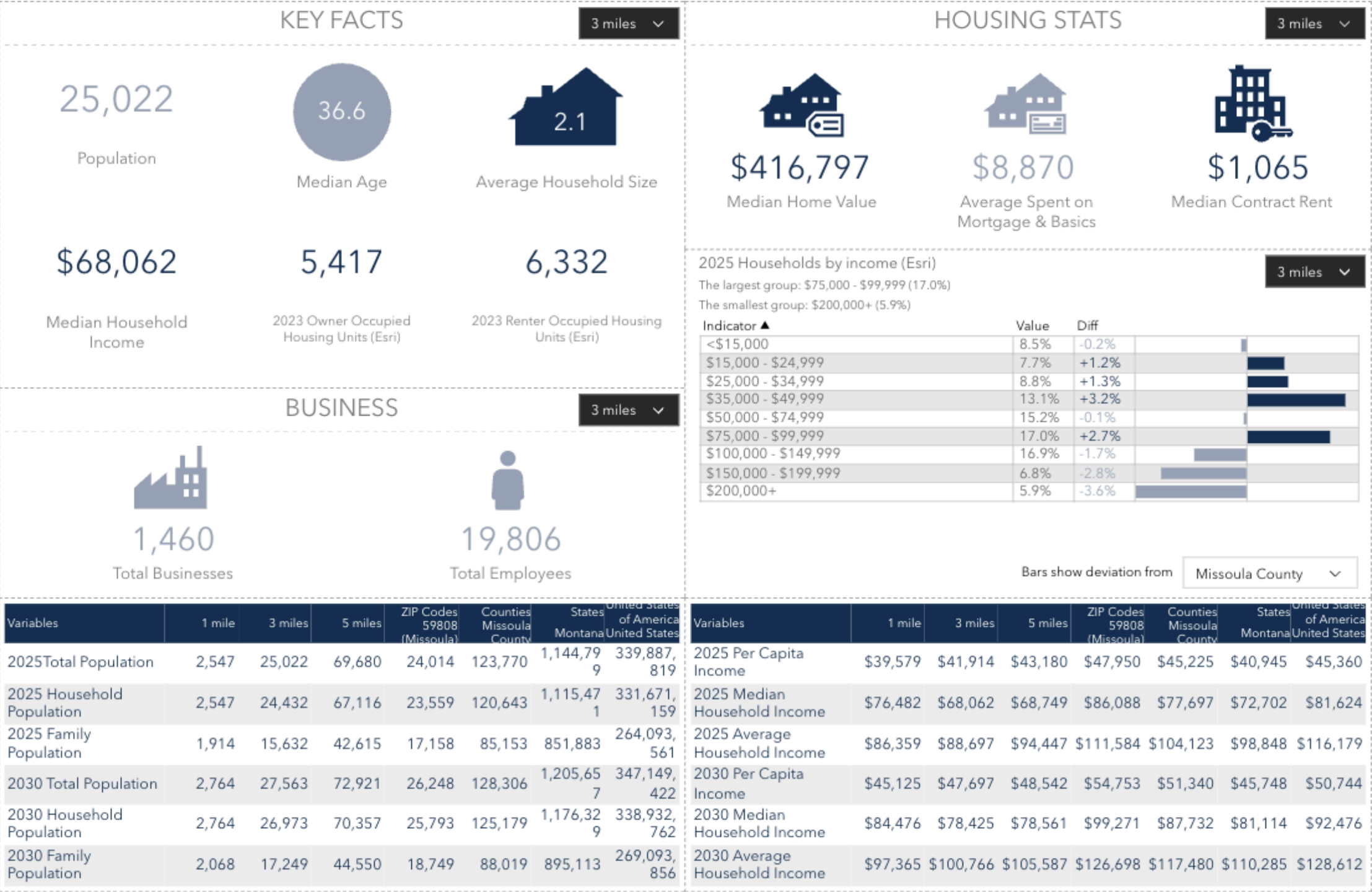


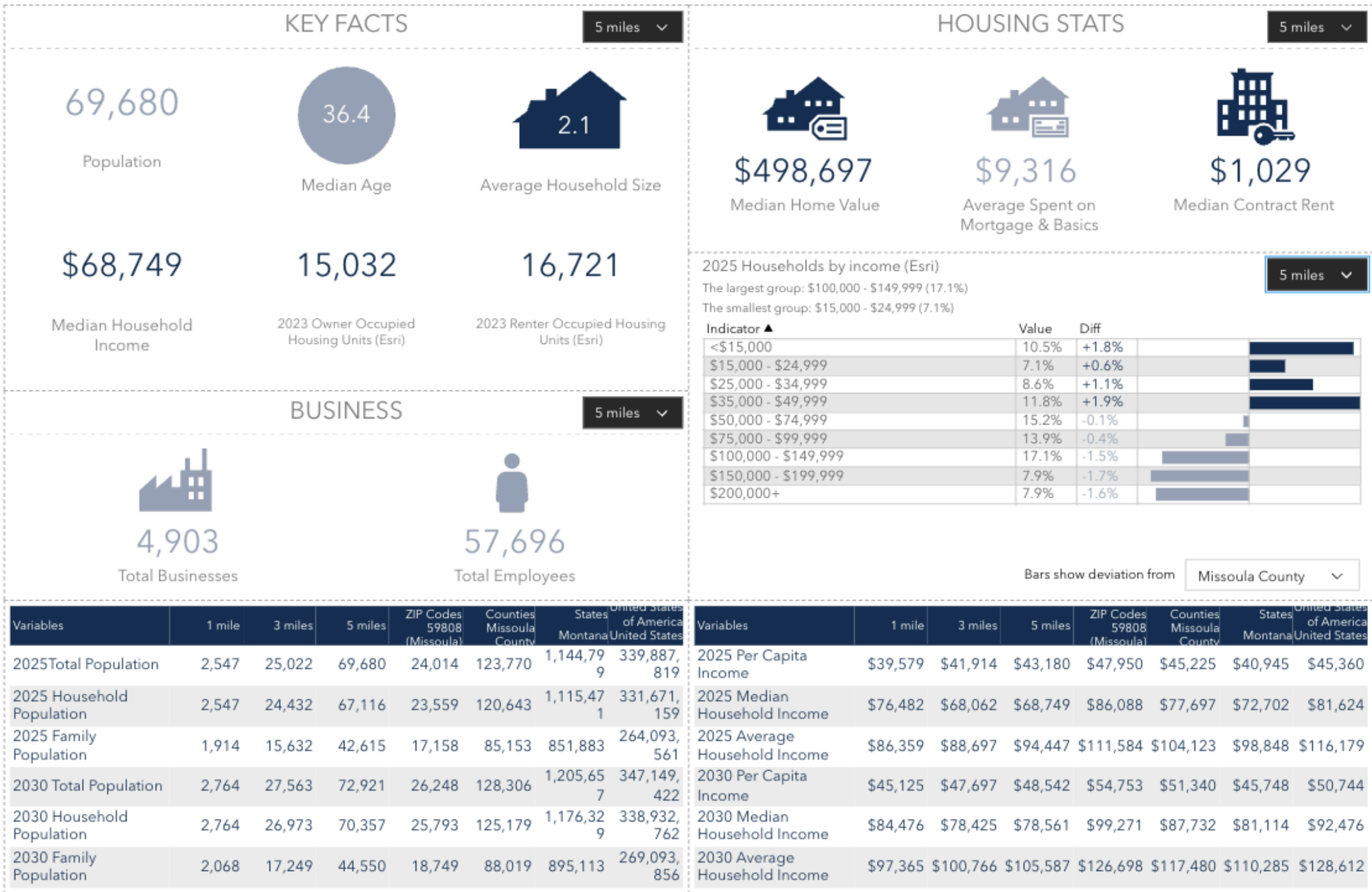
3 mile radius demo info



5 mile radius demo info







Missoula Air Service

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

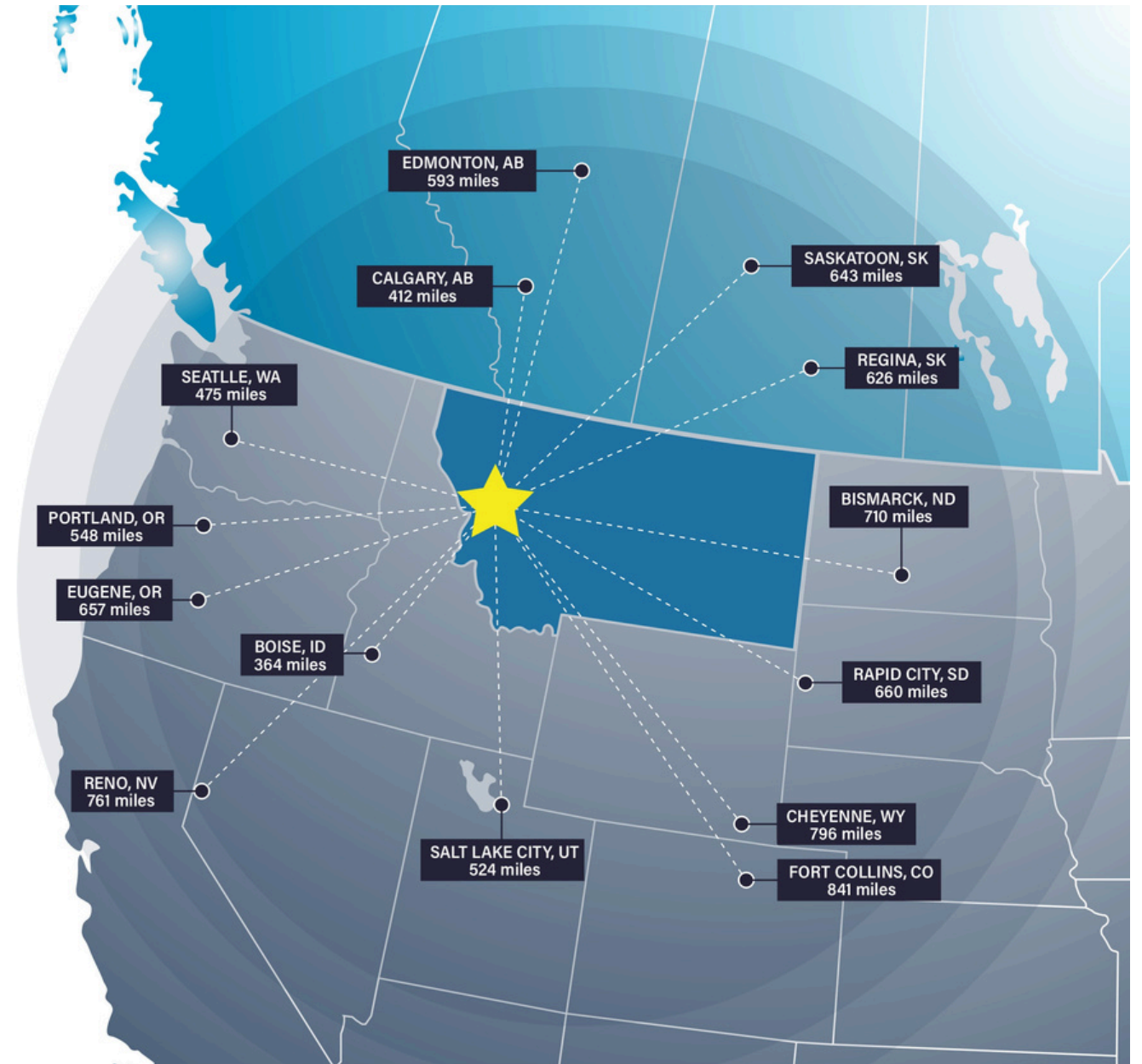


Missoula Access

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

2,500+ employees

Missoula County Public Schools

1,200+ employees

Providence St. Patrick Hospital

1000+ employees

BNSF Railway

300+ employees

Community Medical Center

1000+ employees

Missoula County

500+ employees

City of Missoula

500+ employees

Allegiance Benefits

500+ employees

Noteworthy



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



#2 Best Places to Live in the American West

Sunset Magazine

Top 10 Medium Cities for the Arts

2023 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- 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

#1 City for Yoga

Apartment Guide

#1 Most Fun City for Young People

Smart Assets

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 Advisors



MATT MELLOTT, CCIM | SIOR
Commercial Real Estate Advisor

Matt delivers results for his clients through superior market knowledge, data analysis and effective negotiating. His areas of expertise include property income and expense analysis, cash flow valuations and lease structuring for office and multifamily investments.



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.



DEAN WILSON
Commercial Real Estate Advisor

Dean Wilson is a Marine Corps veteran who brings operational discipline and a sharp eye for process and follow-through to his role as a Brokerage Advisory Associate at SterlingCRE Advisors. He holds a background in complex, multi-phase project coordination and stakeholder communication across high-stakes environments.



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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