



SterlingCRE
ADVISORS

Flexible Industrial Space Near Glacier Park International Airport

193 Conestoga Court
Kalispell, Montana
±4,500 SF | Industrial Warehouse

Exclusively listed by:

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Opportunity Overview

193 Conestoga Court offers approximately 4,500 square feet of versatile industrial warehouse space in Kalispell, Montana. The property features a functional combination of warehouse, flex, office, and finished garage space, providing flexibility for a variety of industrial, service, storage, and business uses.

The building includes two private offices, a main warehouse, open flex area with mezzanine, and a finished garage bay. With 18-foot ceilings and a 14' x 16' grade-level overhead door, the property provides convenient access and ample space for equipment, inventory, and day-to-day operations.

Situated on approximately 0.46 acres, the property offers a gravel parking area and convenient access from Conestoga Court. Its location near Glacier Park International Airport and US Highway 2 provides strong connectivity throughout Kalispell and the greater Flathead Valley.



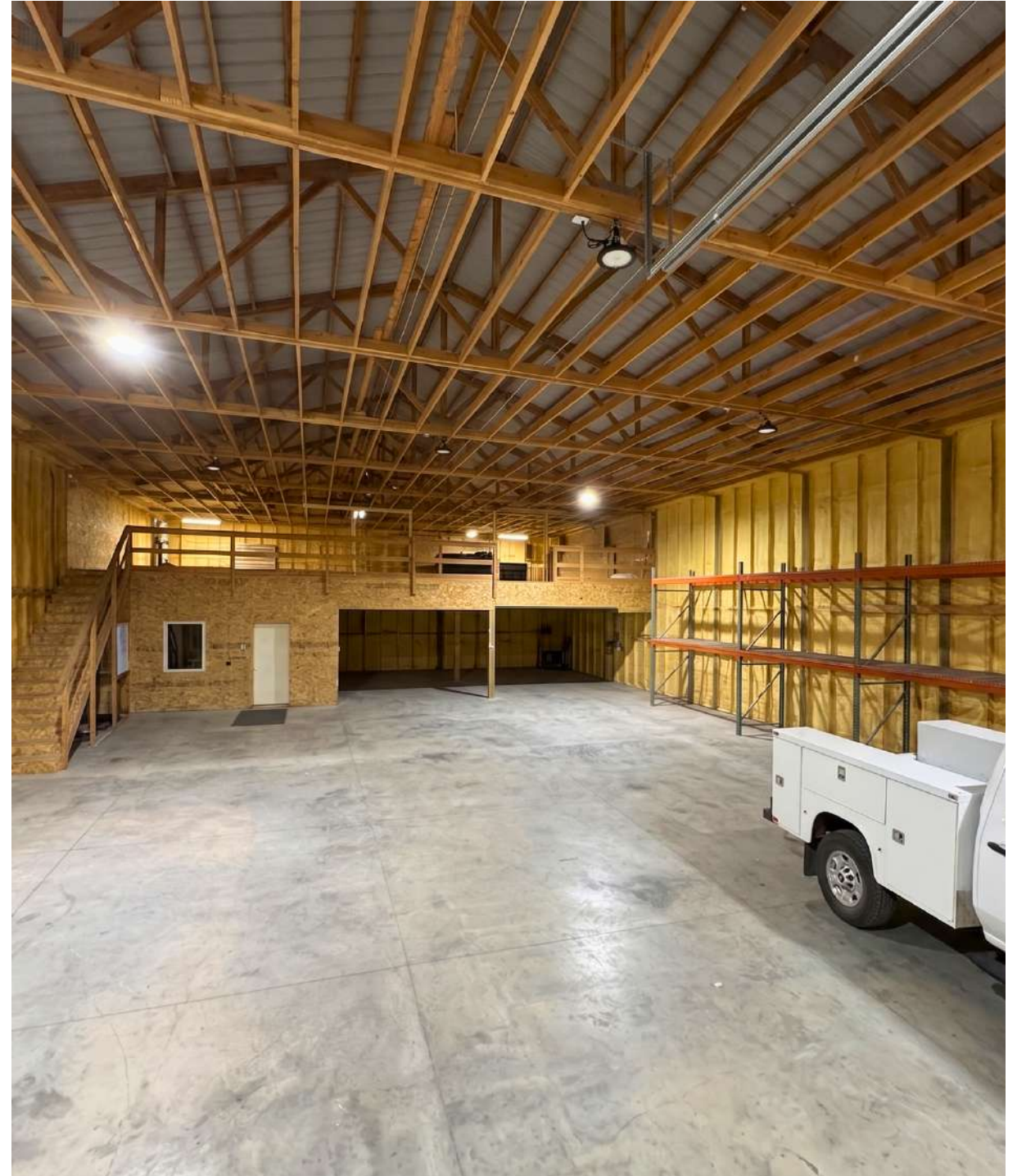
Address	193 Conestoga Court Kalispell, Montana 59901
Property Type	Industrial Warehosue
Lease Rate	\$12.00/SF, NNN
Estimated NNN	\$2.96/SF for taxes and insurance; tenant to contract with maintenance vendors and utilities at tenant's expense
Total Square Feet	± 4,500 Square Feet
Total Acreage	±0.46 Acres

Interactive Links

 [Link to Listing](#)

 [Street View](#)

Note: If there are issues with video launch, you may need to update your PDF software or use the links above



Interactive Links

Property Details

Address	193 Conestoga Court Kalispell, Montana 59901
Property Type	Insdustrial Warehouse
Total Acreage	±0.46 Acres
Services	Flathead Valley Electrip Coop Northwestern Energy (Gas)
Access	Conestoga Court
Zoning	Unzoned
Geocode	07-4078-02-2-04-05-0000
Buildout	Two (2) Offices; Main Warehouse; Open Flex Area & Mezzanine; Finished Garage Bay
Clear Span + Door Height	18-Foot Ceilings 14' X 16' Grade Level Overhead Door
Year Built	2015
Parking	Gravel Pad





Spacious Main Warehouse with Additional Open Flex Area



±4,500 SF of Versatile Industrial Warehouse Space



Strategic Kalispell Location Near Glacier Park International Airport



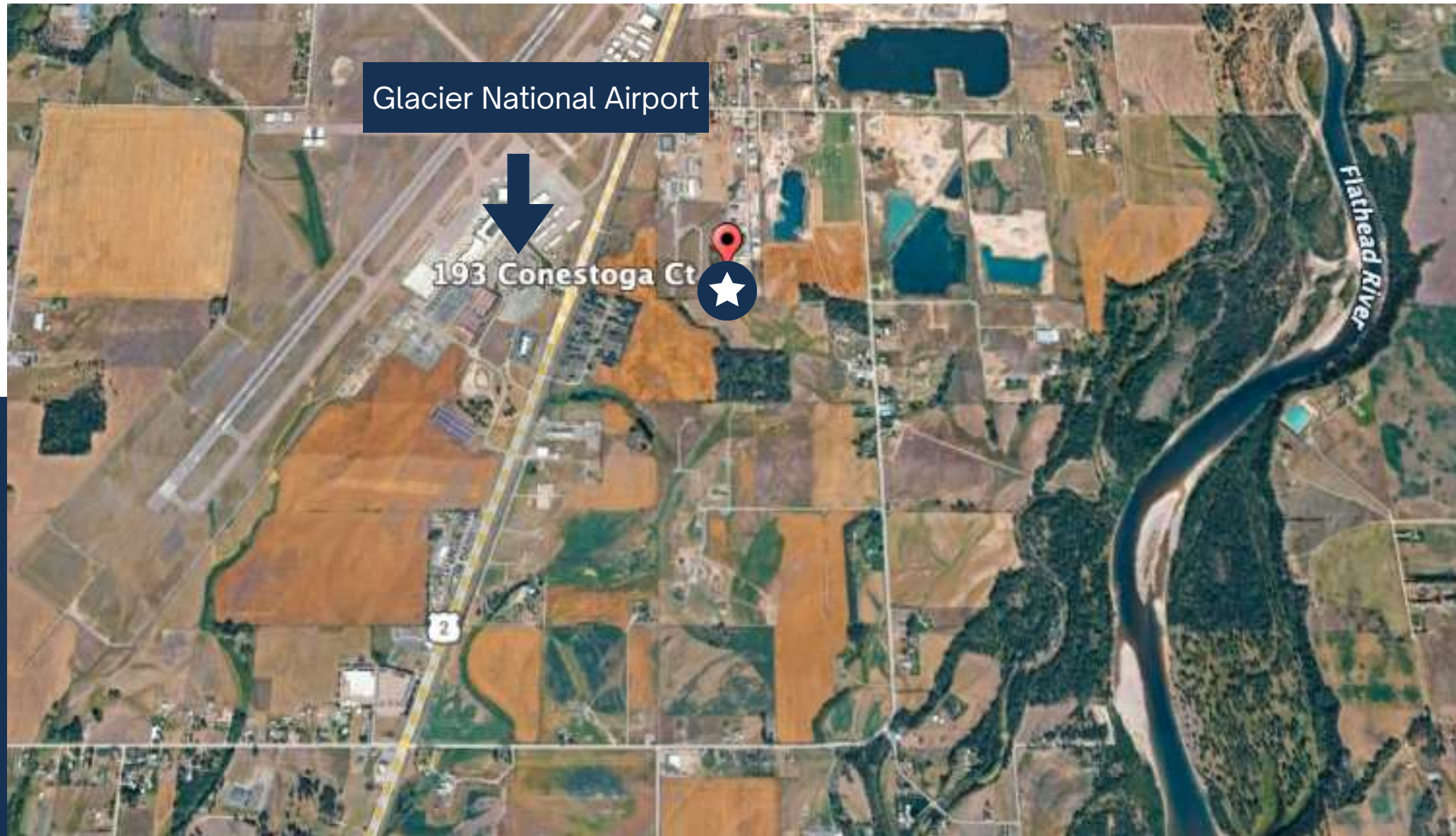
Finished Garage Bay for Added Operational Flexibility



14' x 16' Grade-Level Overhead Door for Convenient Access

Opportunity Highlights

Located ± 0.5 miles from Glacier International Airport (FCA)





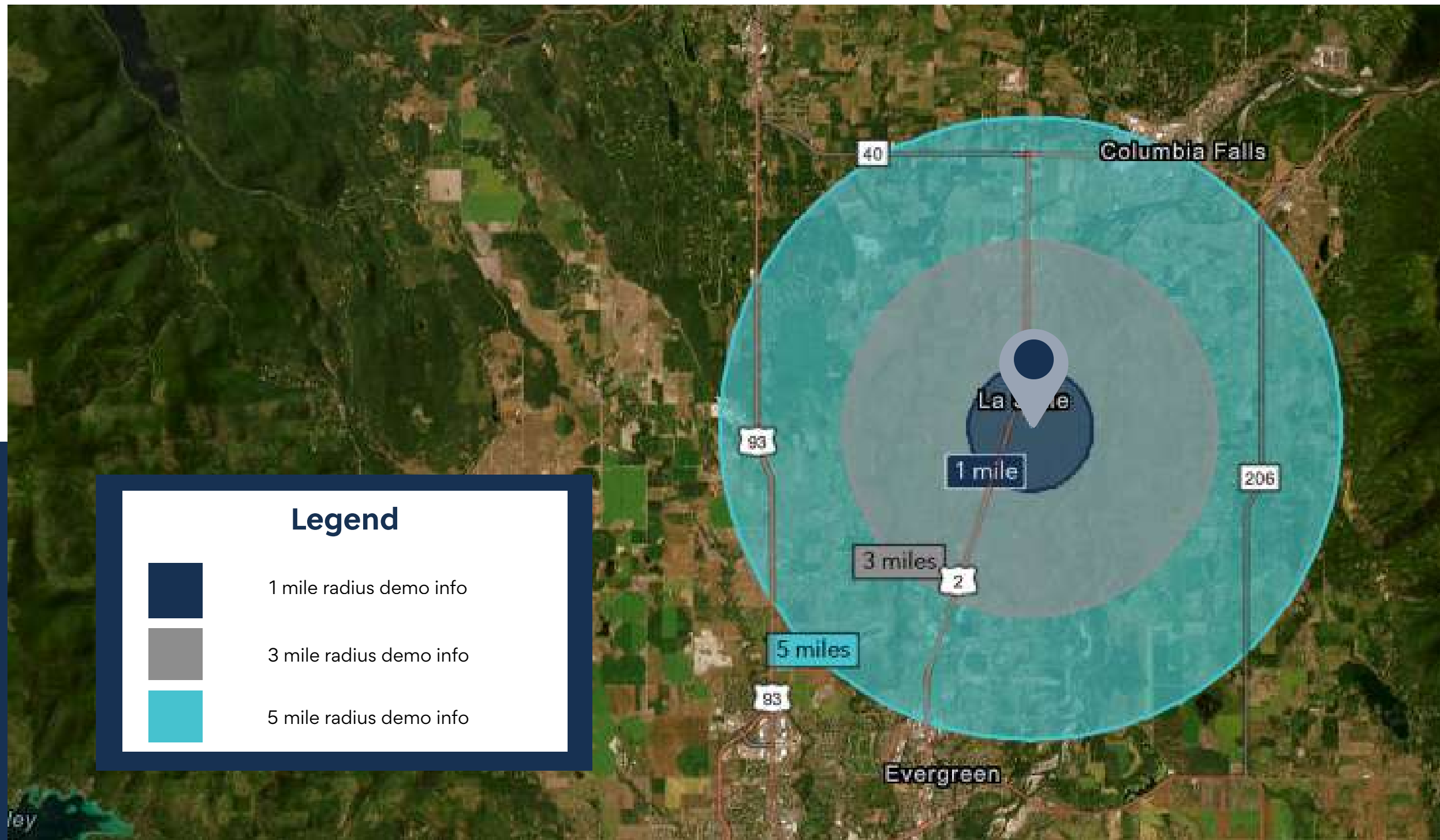
Finished Garage Bay



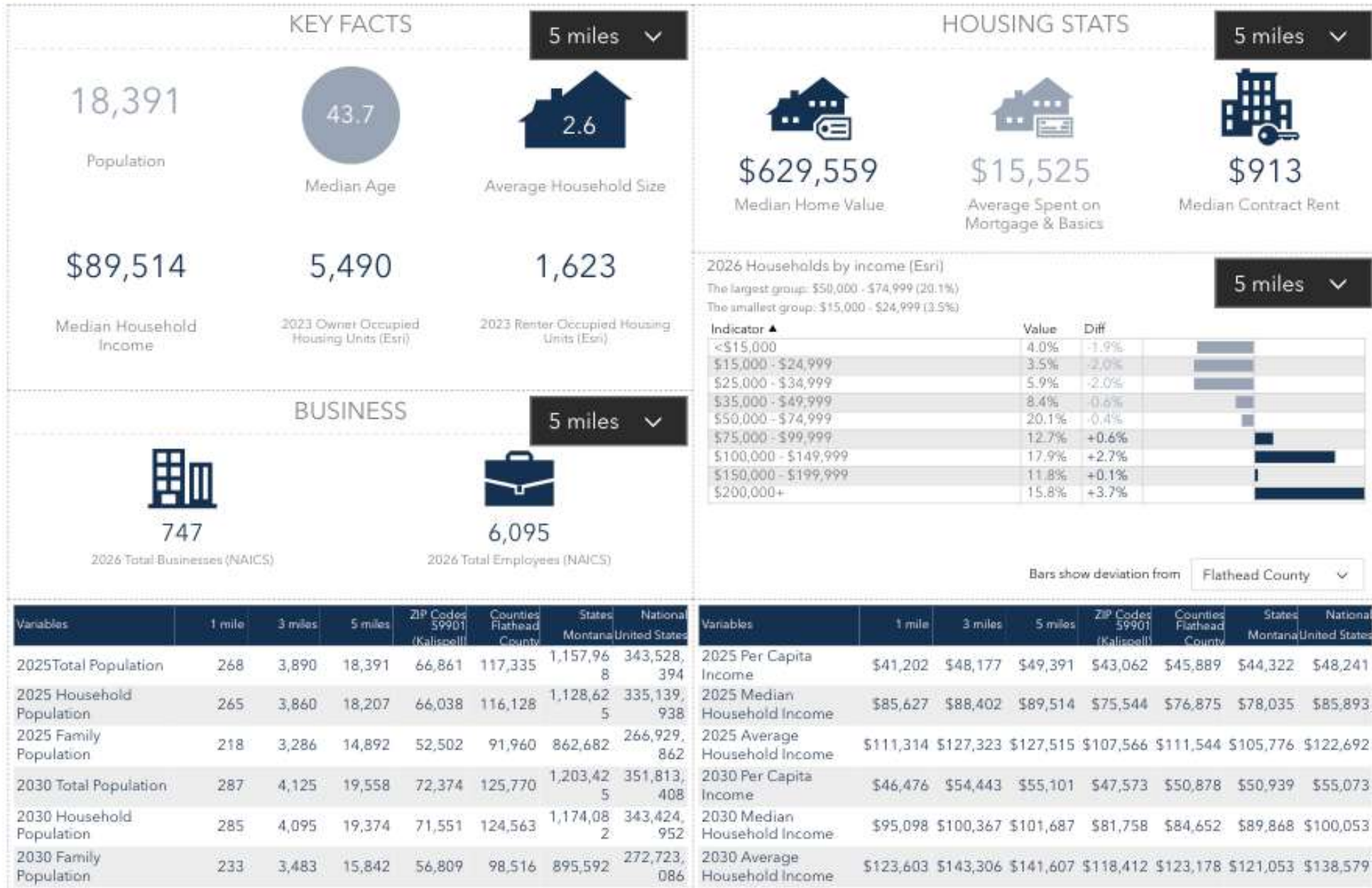
Open Flex + Mezzanine







Key Facts



Flathead Valley Air Service

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

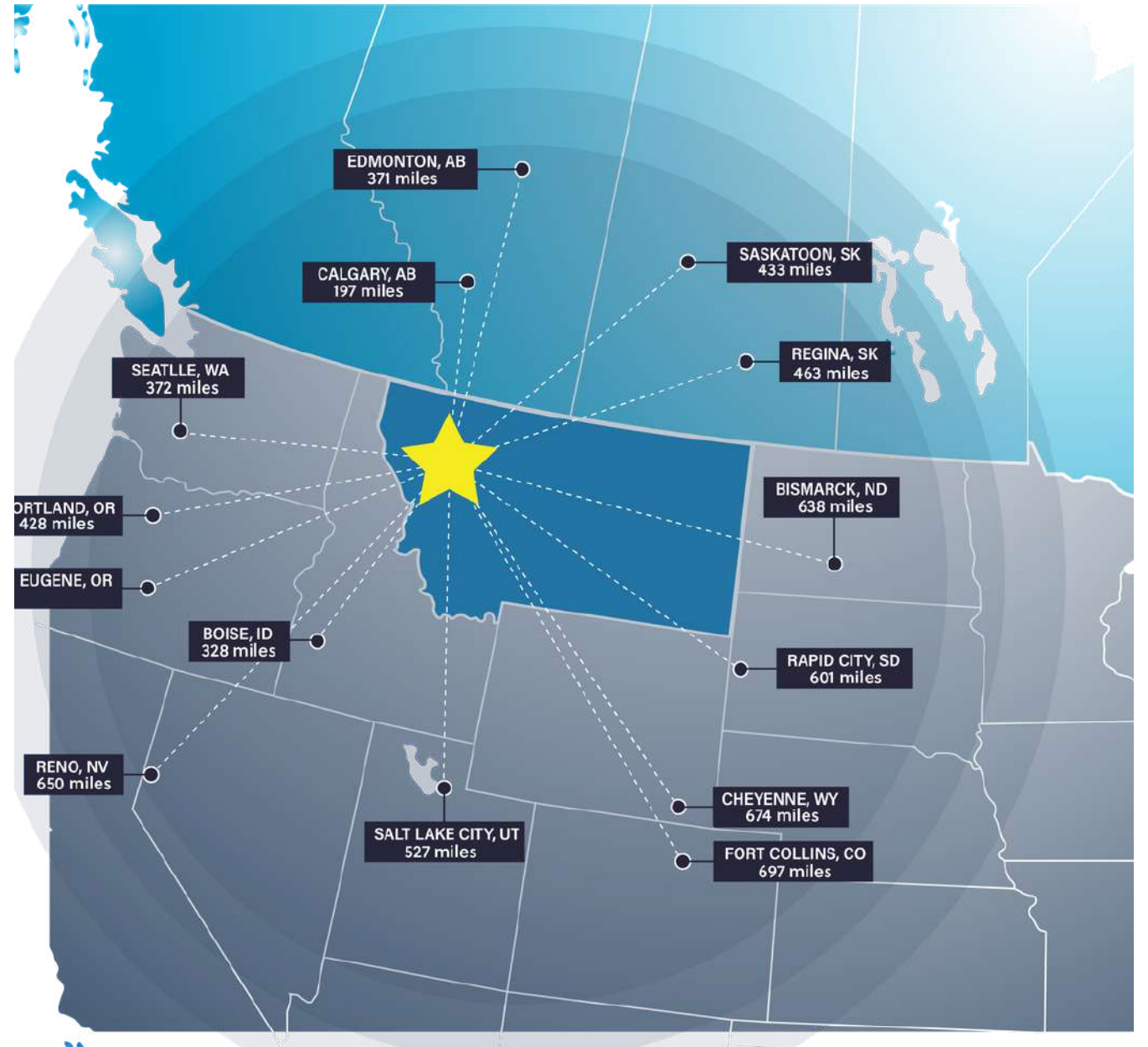


Flathead Access

The Flathead Valley offers strategic proximity to major cities in the Pacific Northwest, Midwest, and Canada.

Kalispell is within a day's truck drive of cities across the Northwest, including major Canadian metros. US-93 provides access south to Interstate 90 and north into Canada.

Access to rail is available and runs north to an east/west route. For air service, the Glacier International Airport provides service to destinations across the US.



Top Employers

Logan Health

1,000+ employees

Weyerhaeuser

500+ employees

Aon Service Corporation

250+ employees

Glacier Bank

250+ employees

Teletech

250+ employees

Whitefish Mountain Resort

250+ employees

Noteworthy



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



AMENITIES

Home to Glacier National Park

Serving over 3 million visitors yearly

World Class Skiing

Home of the Whitefish Mountain and Blacktail Mountain

Flathead Lake

One of the world's largest and cleanest freshwater lakes

Thriving Arts Scene

The region boasts several spots for live theater, multiple art museums, and is home to the Glacier Symphony and Chorale

Rich Native American Culture

Three tribes make up the Flathead Reservation, and established the Three Chief's Cultural Center to honor the Salish (Bitterroot Salish), Qlispe (Pend d'Oreilles) and Ksanka (Kootenai).

Year Round Outdoor Activities

The Flathead offers access to vast tracts of wilderness areas that can be enjoyed via hiking, skiing, horseback riding, hunting, fishing and more.

PEOPLE

22.2% Population Growth - 2012-2022

Flathead counties growth has outpaced the US and Montana consistently

Median Age 42.3 Years Old

The median age in the US is 39

34.9% Degreed

Bachelor's degree or higher

31.5% High Income Households

Incomes over \$100,000 a year

25.7% Renters

Top 5 Occupations

Management, Office & Admin Support, Food Service, Sales, Construction

Source: US Census Bureau

ACCESS

19.7 Minutes

Average Commute Time

4.1% Self-Propelled Commuters

Walk or bike to work

60 Hours Saved

60 hours saved in commute yearly over national average

15 Non-Stop Air Destinations

From Glacier International Airport

Mountain Climber

Provides on demand public transportation throughout Kalispell, Whitefish and Columbia Falls

98 EV Charge Stations

Available to the public across Kalispell, with 12 free stations

ECONOMY

A Diverse Economy

The Flathead Valley has a diverse economy that includes tourism, healthcare, technology and manufacturing. Employment has grown at a pace of 2.3% per year over the past decade.

Growing Labor Force

The labor force in Flathead County has grown at a pace of 1.6%, outpacing the growth seen in Montana and counties including Missoula, Yellowstone (Billings), and Lewis & Clark (Helena).

Cost-Effective Utilities

Utilities in the Flathead Valley are 20% below the national average. The region also has multiple internet service providers and an expanding fiber network.

Growing Number of Technology Companies

The Flathead Valley has the third largest concentration of tech companies in the state, and includes the presence of venture capital firms, banks, software, biotech, and advanced manufacturing.

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



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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