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Industrial Flex Campus | Individual Parcels Available

5840 Expressway
Missoula, Montana

Multiple Offerings | Flex Industrial

Exclusively listed by:
Matt Mellott, CCIM | SIOR
Matt@SterlingCREadvisors.com
406.203.3950

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Contents

(click to jump to section)

Opportunity Overview

5840 Expressway presents a rare opportunity to acquire individual industrial parcels within Missoula's highly sought-after Development Park. Strategically located near Missoula International Airport and less than one mile from Interstate 90, the property offers flexible ownership opportunities for owner-users, investors, and industrial outdoor storage (IOS) users seeking scalable industrial space in one of Western Montana's fastest-growing industrial corridors.

The property is being offered as a subdivided industrial campus consisting of four separate lots, allowing buyers to purchase individual parcels or combine opportunities based on operational needs. Existing improvements include an approximately ±8,050 SF warehouse facility with loading capabilities (Lot B), along with a separate approximately ±11,362 SF office/lab building situated on its own parcel (Lot D). The site also includes secured yard areas, excess land, and infrastructure designed to support a variety of industrial and flex uses.

Available parcels range from approximately ±0.50 acres to ±1.78 acres and provide opportunities for warehouse users, contractors, fleet operations, industrial outdoor storage (IOS), future development, or investment ownership. Shared access easements and existing site infrastructure create a functional and efficient industrial environment while maintaining flexibility for future expansion or customization.

Address	5840 Expressway Missoula, Montana 59808
Lot A	Price: $295,000 Acreage: 0.57 Acres Property Type: Land
Lot B	Price: $1,799,000 Acreage: 1.78 Acres Building: ±8,050 SF Warehouse
Lot C	Price: $275,000 Acreage: 0.50 Acres Property Type: Land
Lot D	Price: $2,499,000 Acreage: 0.95 Acres Building: ±11,362 SF Office/Lab In-Place Income: $7,957.17/Month

Lease opportunities may also be available for users seeking occupancy without acquisition. For more information on purchase structures or leasing scenarios, please inquire with the listing brokers.

Site Plan & Pricing

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Interactive Links

Lot A & C Listing Link

Lot B Listing Link

Lot D Listing Link

Street View

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

5840 Expressway

Geocode	04-2325-36-3-07-01-0000
Year Built/Renovated	1993
Zoning	City of Missoula (I-1)
Access	Expressway; West Harrier
Services	City water and sewer; 1 MW
Taxes	$44,323.93 (2025) Taxes are subject to reassessment upon completion of the subdivision.
Parking	Varies based on Lot
Interstate Proximity	±0.70 miles from Interstate 90 Interchange
Loading	Lot B: Grade Level, Dock-High, Truckwell

Situated ±0.60 miles from the Interstate 90 Interchange in Missoula's Development Park

Equipped or nearby, 3-Phase power and up to 1 MW available

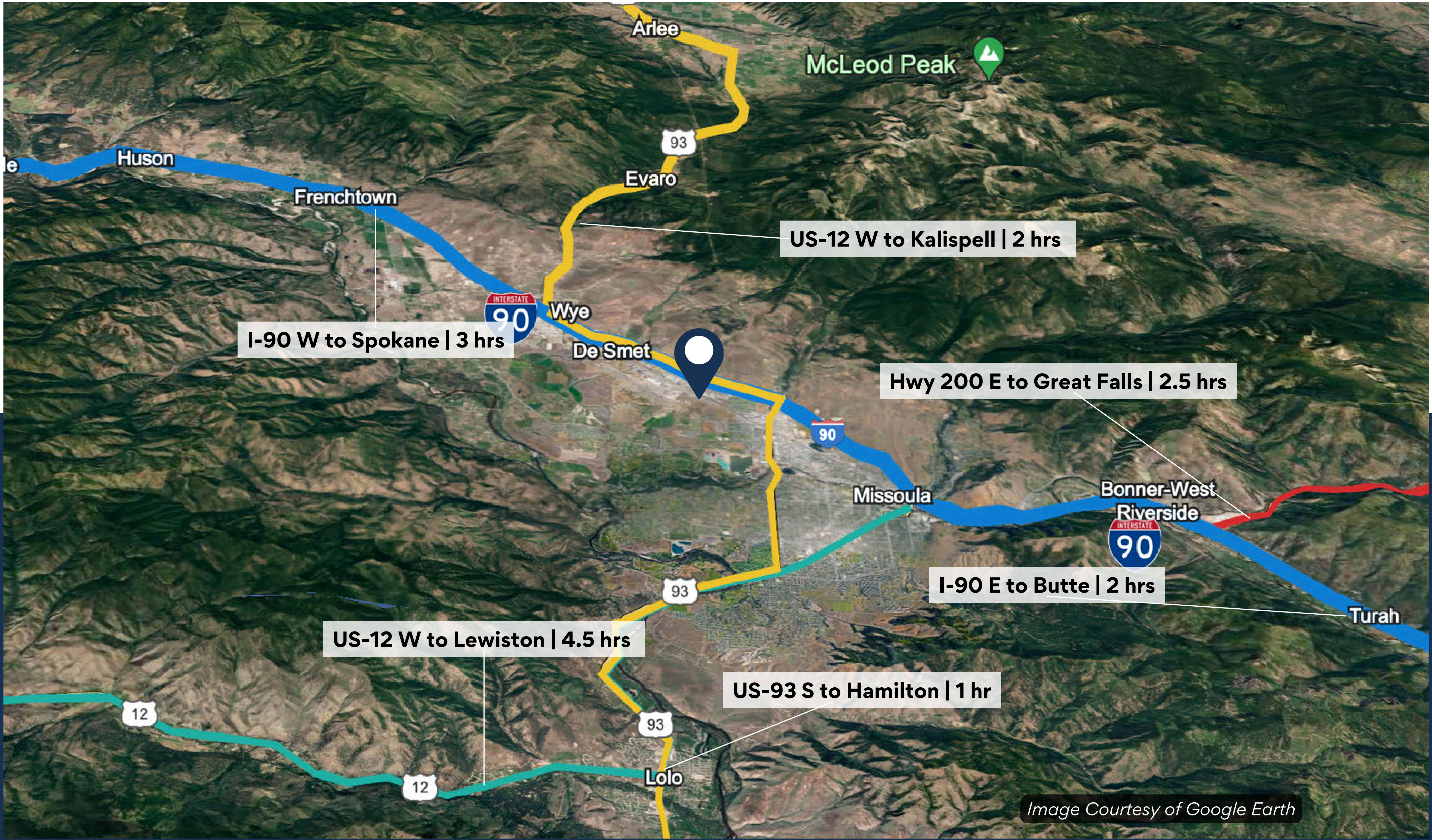
Industrial (I-1) zoning

Four individual parcels available separately or combined

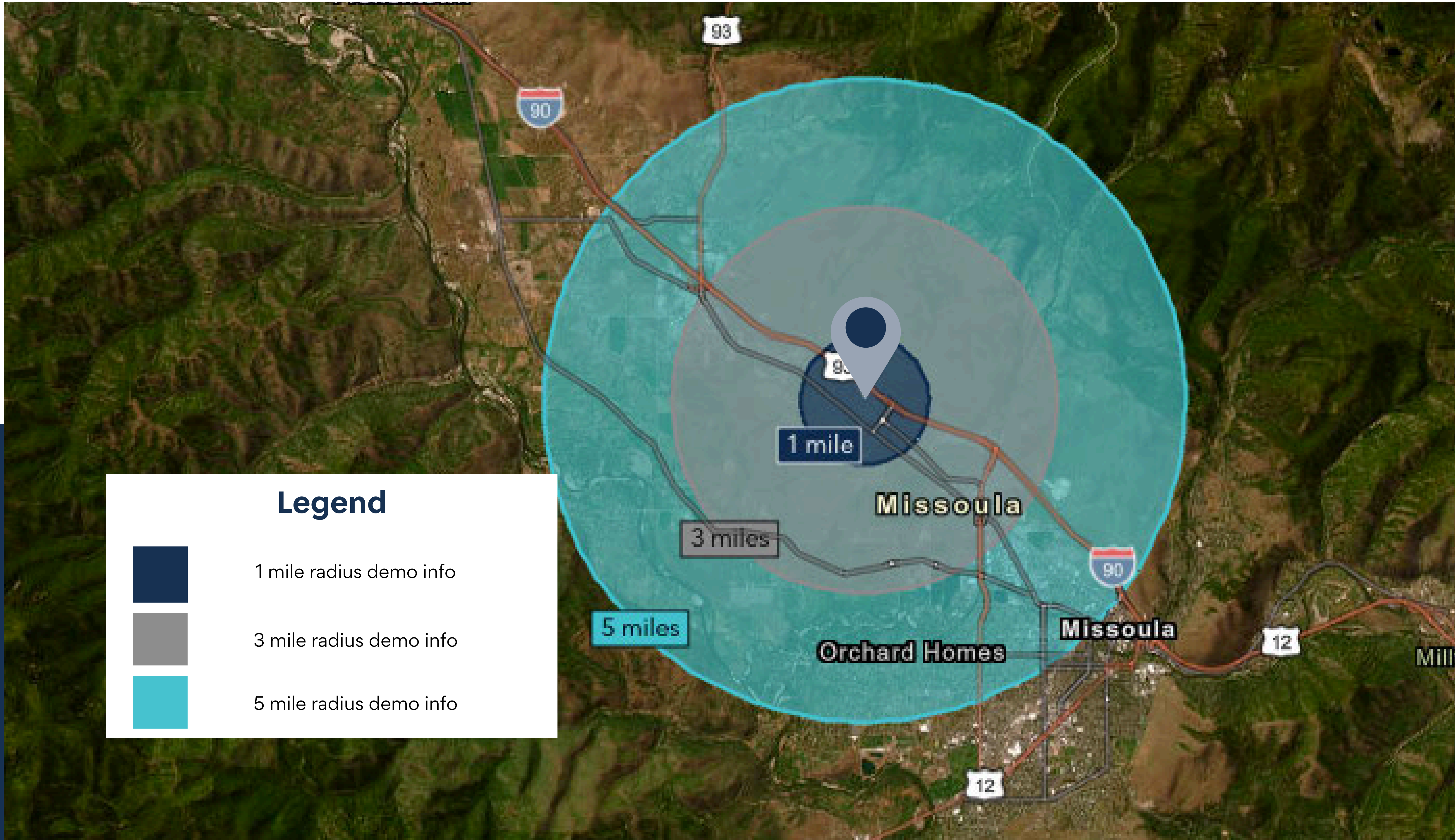
Existing warehouse and office/lab improvements on-site

Opportunity Highlights

LOCATION



Regional Map


93
90
1 mile
Missoula
3 miles
5 miles
Missoula
Orchard Homes
12
90
12
Legend
1 mile radius demo info
3 mile radius demo info
5 mile radius demo info

Radius Map

Key Facts

KEY FACTS

5 miles

41,587
Population

37.7
Median Age

2.2
Average Household Size

$75,012
Median Household Income

9,735
2023 Owner Occupied Housing Units (Esri)

9,188
2023 Renter Occupied Housing Units (Esri)

HOUSING STATS

5 miles

$469,130
Median Home Value

$9,984
Average Spent on Mortgage & Basics

$1,070
Median Contract Rent

2025 Households by income (Esri)

5 miles

The largest group: $100,000 - $149,999 (18.9%)
The smallest group: $15,000 - $24,999 (6.8%)

Indicator ▲	Value	Diff
<$15,000	8.5%	-0.2%
$15,000 - $24,999	6.8%	+0.3%
$25,000 - $34,999	7.6%	+0.1%
$35,000 - $49,999	11.8%	+1.9%
$50,000 - $74,999	15.4%	+0.1%
$75,000 - $99,999	15.4%	+1.1%
$100,000 - $149,999	18.9%	+0.3%
$150,000 - $199,999	8.2%	-1.4%
$200,000+	7.4%	-2.1%

Bars show deviation from Missoula County

BUSINESS

5 miles

2,149
Total Businesses

25,824
Total Employees

Variables	1 mile	3 miles	5 miles	ZIP Codes 59808 (Missoula)	Counties Missoula County	States Montana	United States of America United States
2022 Total Population	1,694	15,146	41,587	24,014	123,770	1,144,799	339,887,819
2022 Household Population	1,694	15,064	40,833	23,559	120,643	1,115,471	331,671,159
2022 Family Population	1,389	11,074	27,308	17,158	85,153	851,883	264,093,561
2027 Total Population	1,889	17,167	44,579	26,248	128,306	1,205,657	347,149,422
2027 Household Population	1,889	17,085	43,825	25,793	125,179	1,176,329	338,932,762
2027 Family Population	1,546	12,498	29,201	18,749	88,019	895,113	269,093,856

Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	$53,011	$48,537	$44,219
2022 Median Household Income	$106,969	$86,407	$75,012
2022 Average Household Income	$133,783	$109,086	$96,645
2027 Per Capita Income	$61,234	$55,536	$49,991
2027 Median Household Income	$125,222	$100,457	$83,062
2027 Average Household Income	$152,491	$124,512	$108,721

This infographic contains data provided by Esri, Esri-U.S. BLS, ACS, Esri-Data Axle. The vintage of the data is 2025, 2030, 2019-2023.


PROPERTY DETAILS
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Lot A

Price	$295,000
Property Type	Vacant Land
Total Acreage	0.57 Acres
Total SF	±25,700 SF
Price/SF	$11.48/SF

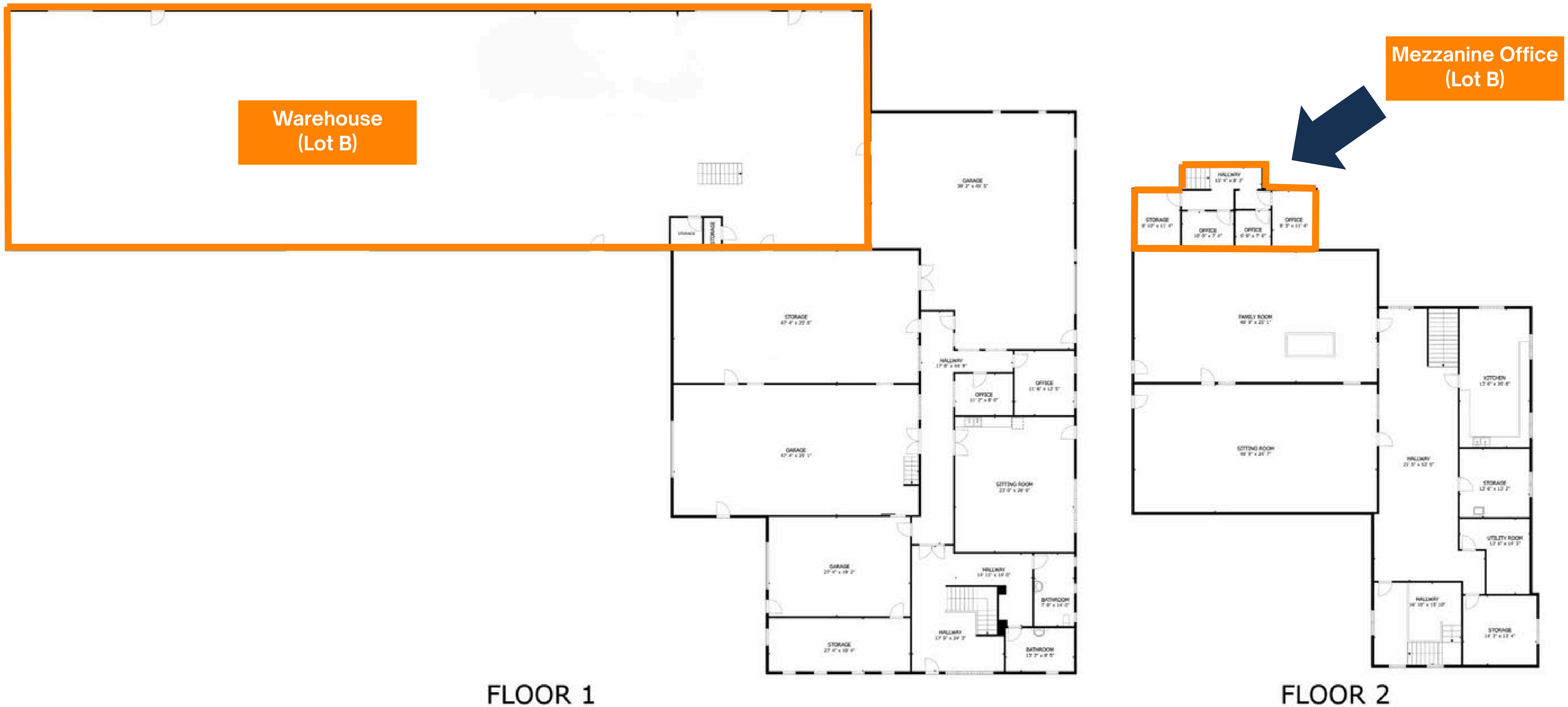
Lot A offers an approximately ±.57-acre industrial land parcel within Missoula's Development Park. Positioned adjacent to existing industrial and flex users, the parcel provides an opportunity for future development, contractor storage, fleet parking, or industrial outdoor storage (IOS). Convenient access to Interstate 90 and Missoula International Airport makes this a strategic location for a variety of industrial and commercial users.

Lot A Photo

Lot B

Price	$1,799,000
Property Type	Warehouse + Excess Land
Warehouse Size	±8,050 SF
Clearance Height	15-16' Clearance
Overhead Door Height	12'X14'
Total Acreage	1.78 Acres
Total SF	±74,923 SF

Lot B features an approximately ±1.78-acre industrial parcel improved with a ±8,050 SF warehouse facility and excess yard area. The property includes two grade-level loading doors, one dock-high loading door, approximately 16’ clear height warehouse space, and secure outdoor storage potential, making it well suited for contractors, distribution, fleet operations, manufacturing, or industrial outdoor storage (IOS) users. Strategically located within Missoula’s Development Park with convenient access to Interstate 90 and Missoula International Airport.



Lot B Floor Plan

Lot B Photos

Lot B Photo

Lot B Warehouse Photos

Lot C

Price	$275,000
Property Type	Vacant Land
Total Acreage	0.50 Acres
Total SF	±20,908 SF
Price/SF	$13.15/SF

Lot C offers an approximately ±0.50-acre industrial land parcel within Missoula's Development Park. The site provides flexibility for future development, industrial outdoor storage (IOS), contractor yard use, fleet parking, or supplemental storage needs. Positioned with convenient access to Interstate 90 and Missoula International Airport, the parcel offers a strategic location within one of Missoula's primary industrial corridors.

Lot D

Price	$2,499,000
Property Type	Building: Office/Lab + Excess Land
Building Size	±11,362 SF
Vacant SF	±5,902 SF
Total Acreage	0.95 Acres
Total Land SF	±20,908 SF
In Place Income	$7,957.17/Month ($95,486.04 Annually)

Lot D features an approximately ±0.95-acre industrial parcel improved with a ±11,362 SF office/flex building and excess yard area within Missoula's Development Park. The property offers a combination of private offices, open workspace, and flexible industrial functionality suited for engineering, technology, research, or operational users. The building includes existing tenant income while also offering vacancy ideal for an owner-occupier or additional lease-up potential. Convenient access to Interstate 90 and Missoula International Airport provides excellent connectivity within one of Missoula's premier industrial corridors.

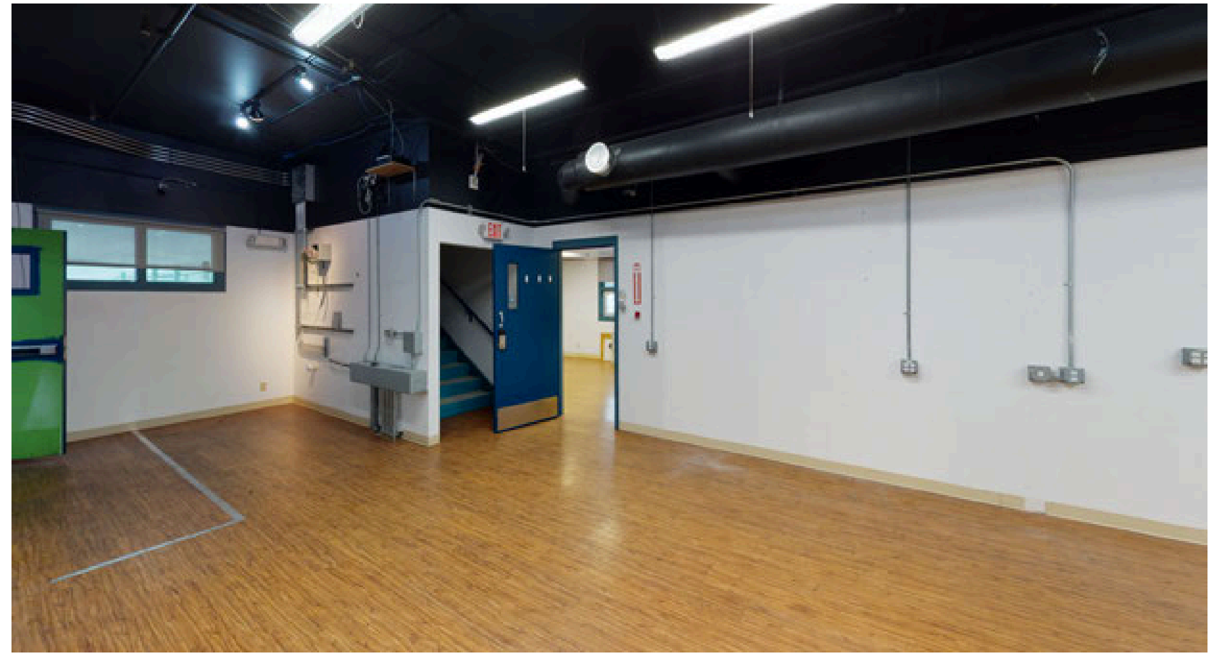
Office/Lab Lot D

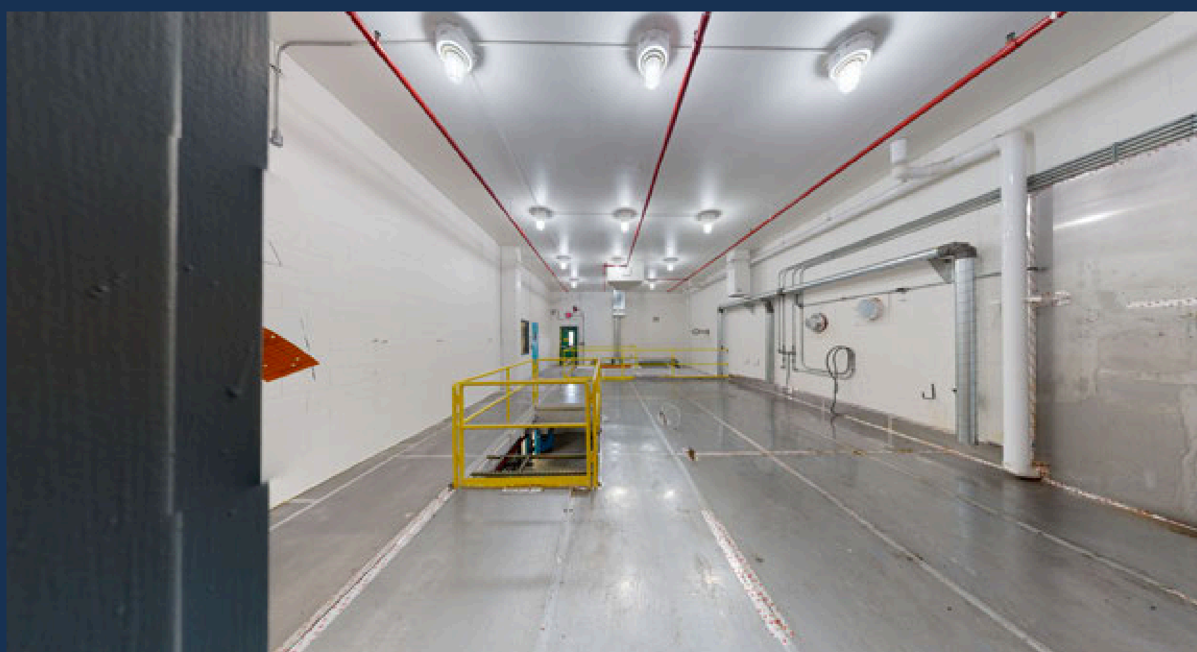
Currently Leased

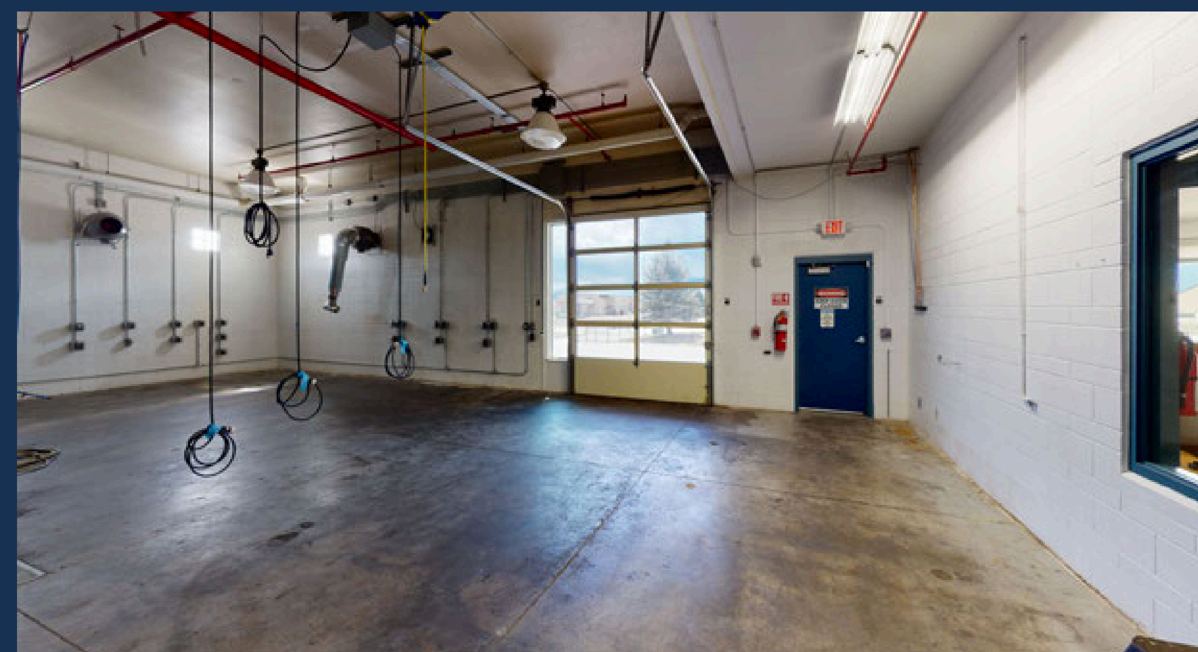
FLOOR 1

FLOOR 2

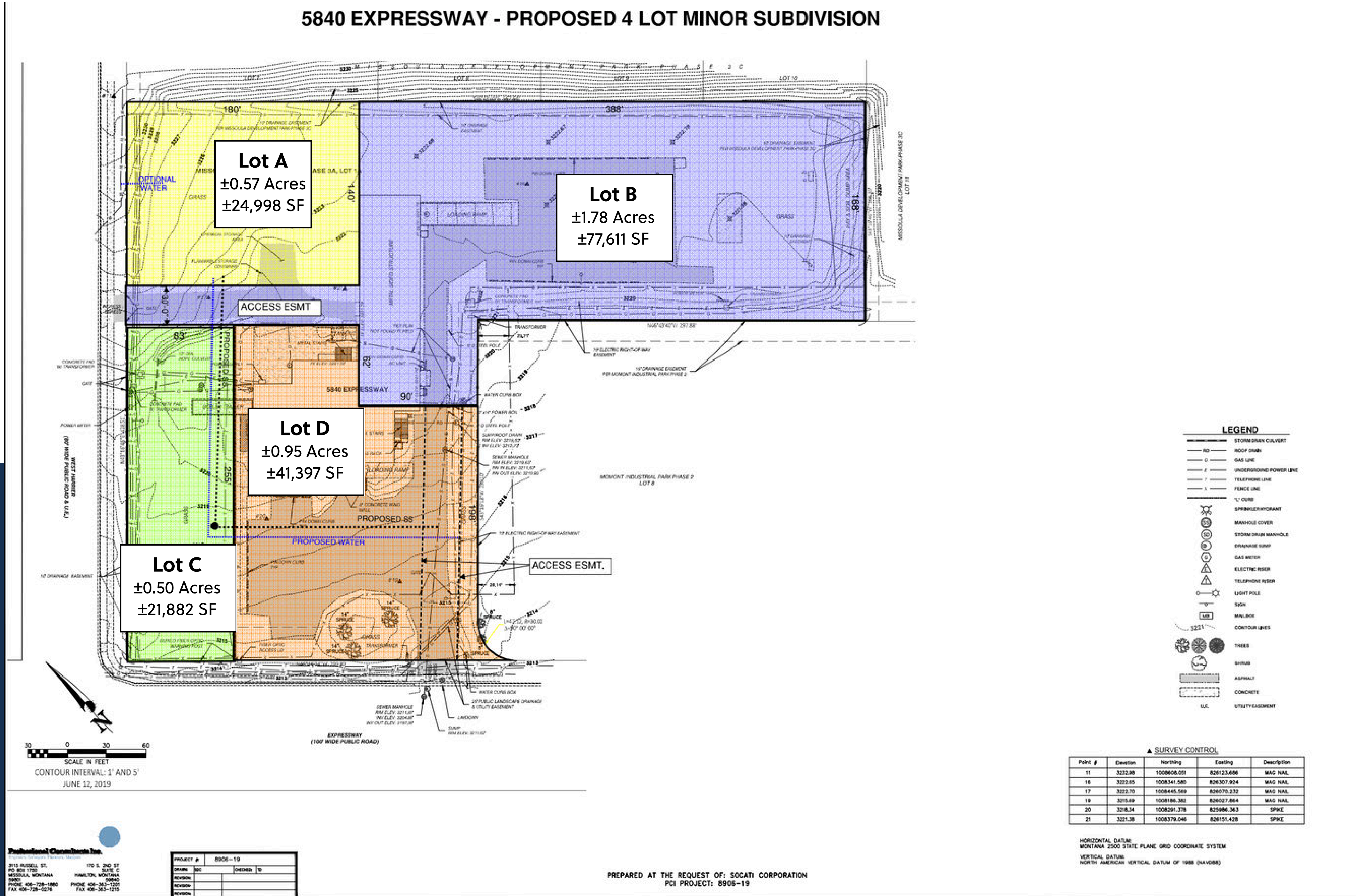
Lot D Floor Plan



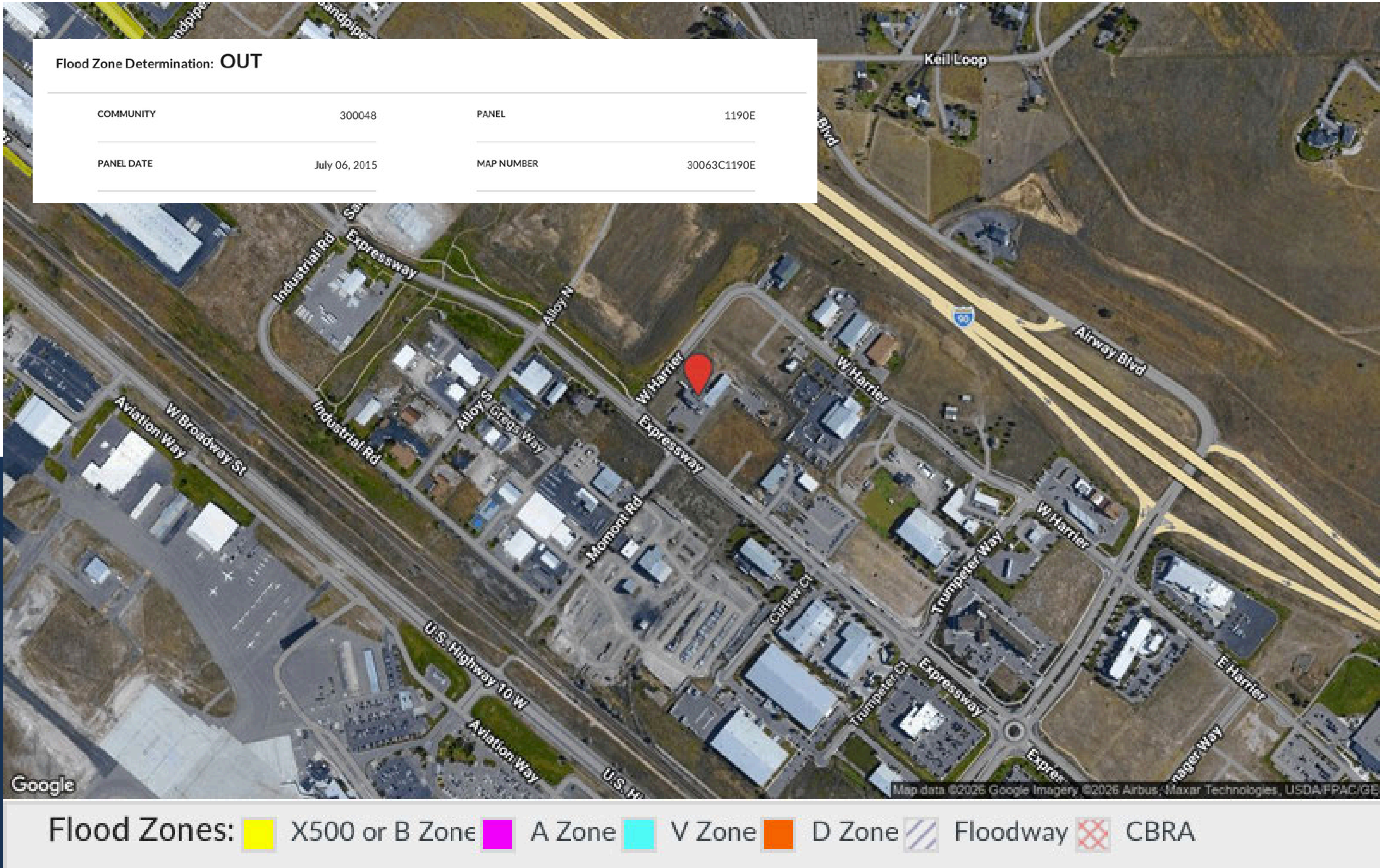




Lot D Office/Lab Photos



Proposed Subdivision


Flood Zone Determination: OUT
COMMUNITY 300048
PANEL 1190E
PANEL DATE July 06, 2015
MAP NUMBER 30063C1190E
Keil Loop
Industrial Rd
Expressway
Alloy N
W Harrier
Airway Blvd
Aviation Way
W Broadway St
Industrial Rd
Alloy S
Greggs Way
Expressway
Momont Rd
Curlew Ct
Trumpeter Way
W Harrier
E Harrier
U.S. Highway 10 W
Aviation Way
Trumpeter Ct
Expressway
Google
Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies, USDA/FPAC/GEO
Flood Zones: X500 or B Zone A Zone V Zone D Zone Floodway CBRA

Flood Plain

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7	Minesinger-Bigarm complex, 0 to 4 percent slopes	0.0	0.3%
34	Desmet loam, 0 to 2 percent slopes	9.5	96.0%
45	Grassvalley silty clay loam, 0 to 4 percent slopes	0.4	3.6%
Totals for Area of Interest		**9.9**	**100.0%**

Soils

Parcel Address: 5901 W HARRIER

Owner: CARLSBAD MEMORY LLC

T22 Zoning: **I-1**

New Overlay: **No Overlay Found**

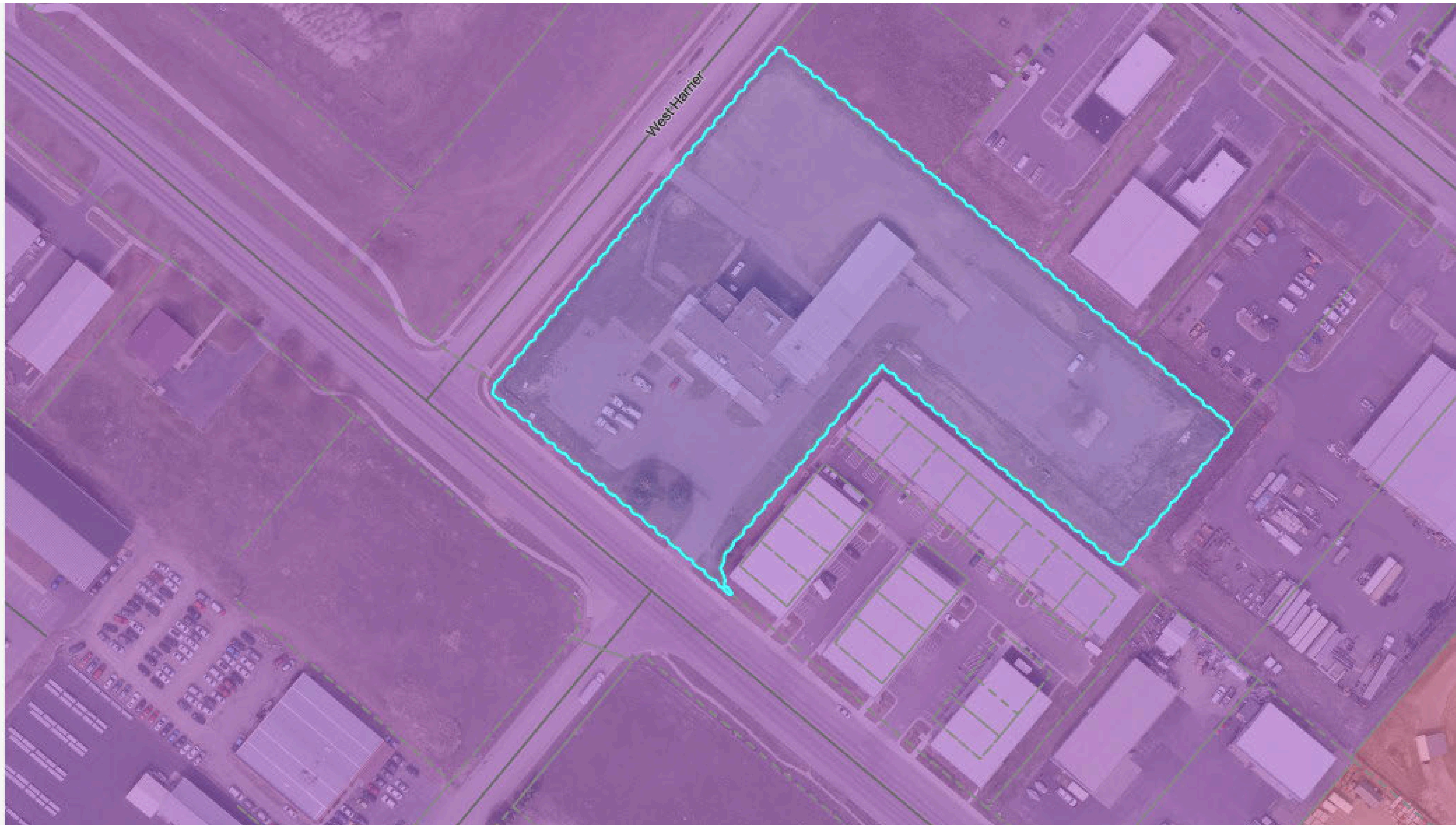
Street Typologies Near: Industrial

Place Type: Industrial and Employment

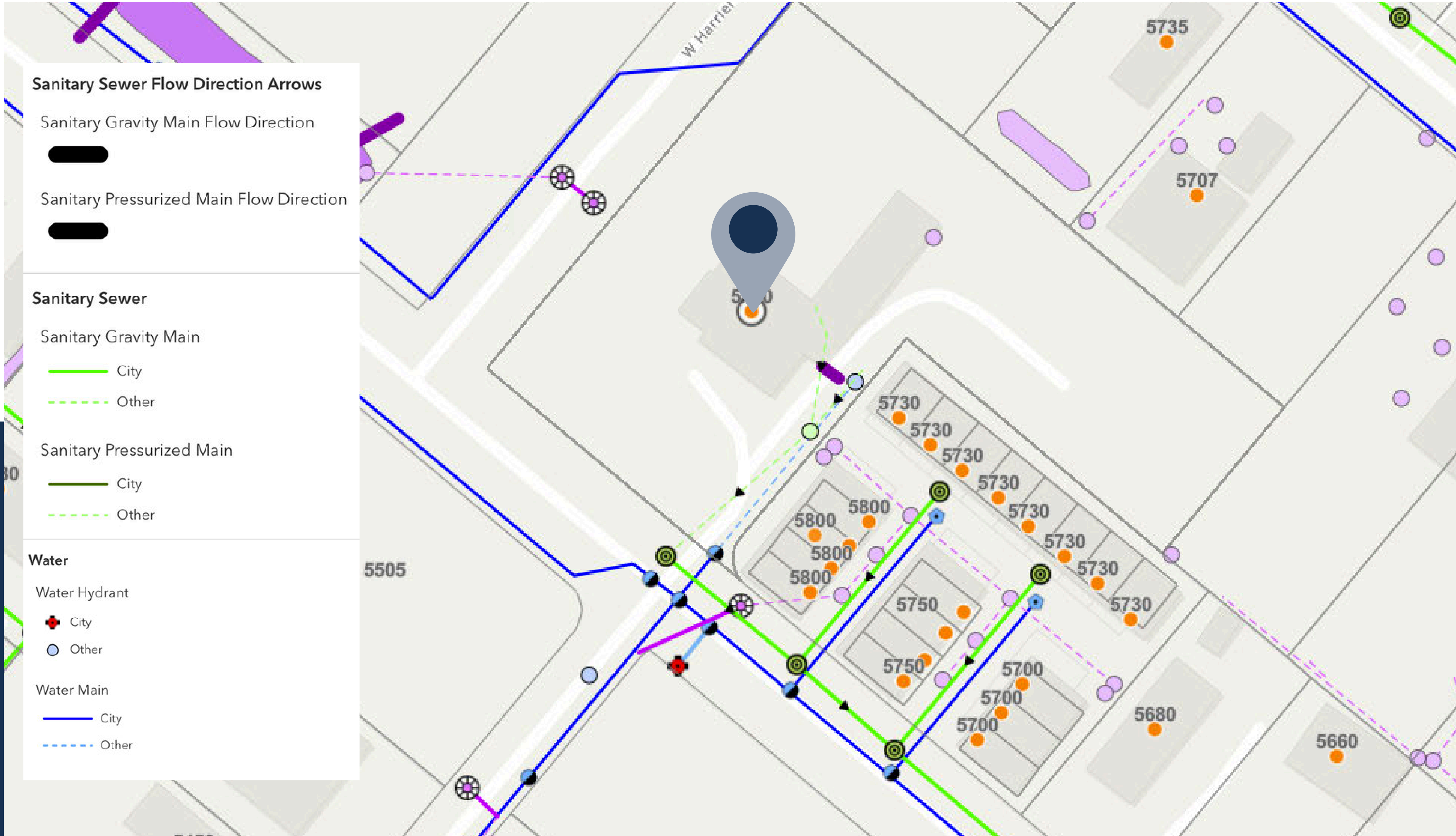
T20 Zoning: M1-2

T20 Overlay: Airport Influence Area, /NC-MDP

Zoom



[Zoning Documents]



Utilities Map

FINANCIALS

Rent Roll - Lot D

Suite	Tenant	Rentable SF	Lease Rate ($/SF)	Annual Lease Rate	NNN	Annual NNN	Lease Start	Lease End	Escalations
1B	Nationawide Histology Inc.	1,315	$15.14	$19,912.32	$4.99	$6,570.76	07/01/23	06/30/28	~4%/Year
201A	Kayleigh Davies	250	$700	$8,400	(Gross)	-	1/19/26	1/31/27	N/A
	Your Home Improvement Co.	3,895	$17.09	$66,573.72	$4.99	$19,462.45	05/22/22	09/30/27	~3%/Year
P	Jake Schroeder	Parking	$50	$600	(Gross)	-	03/02/26	M2M	
			Total	$95,486.04					


MARKET OVERVIEW
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Missoula Industrial Market Data | Q4 2025

LEASING ACTIVITY | INDUSTRIAL

	T12 Ending 12.31.2024	T12 Ending 12.31.2025	Change
County Average Lease Rate	$10.60	$12.30	16.04%
NNN Average	$3.05	$2.76	-9.51%
County Vacancy	5.05%	14.38%	9.33%

SALES ACTIVITY | INDUSTRIAL

	T12 Ending 12.31.2024	T12 Ending 12.31.2025	Change
County Average Sale Price PSF	$135.90	$158.11	16.34%
Condominium Average Sale Price PSF	$202.82	$188.33	-7.14%
Freestanding Average Sale Price SF	$140.83	$149.32	6.03%

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

INDUSTRIAL DEVELOPMENT PIPELINE

Construction	±37,894 SF
Permitting	TBD
Planning	±62,600 SF
Completed YTD 2025	±20,000 SF

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Missoula Office Market Data | Q4 2025

LEASING ACTIVITY | OFFICE

	T12 Ending 12.31.2024	T12 Ending 12.31.2025	Change
County Average Lease Rate	$18.77	$19.32	2.93%
Downtown Average Lease Rate	$20.64	$20.10	-2.62%
NNN Average	$6.07	$8.44	23.22%
County Vacancy	7.54%	7.66%	0.12%

SALES ACTIVITY | OFFICE

	T12 Ending 12.31.2024	T12 Ending 12.31.2025	Change
County Average Sale Price PSF*	$215.86	$233.13	8.00%
Condominium Average Sale Price PSF**	$174.61	$334.70	91.68%
Freestanding Average Sale Price SF**	$251.53	$264.06	4.98%

All data covers the trailing 12 months
*Weighted Average **Non-weighted Average
Lease data is based on NNN or NNN Equivalent

OFFICE DEVELOPMENT PIPELINE

Construction	±22,101 SF
Permitting	±5,000 SF
Planning	±48,000 SF
Completed 2025	±10,394 SF

Market Intel

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Missoula Air Service

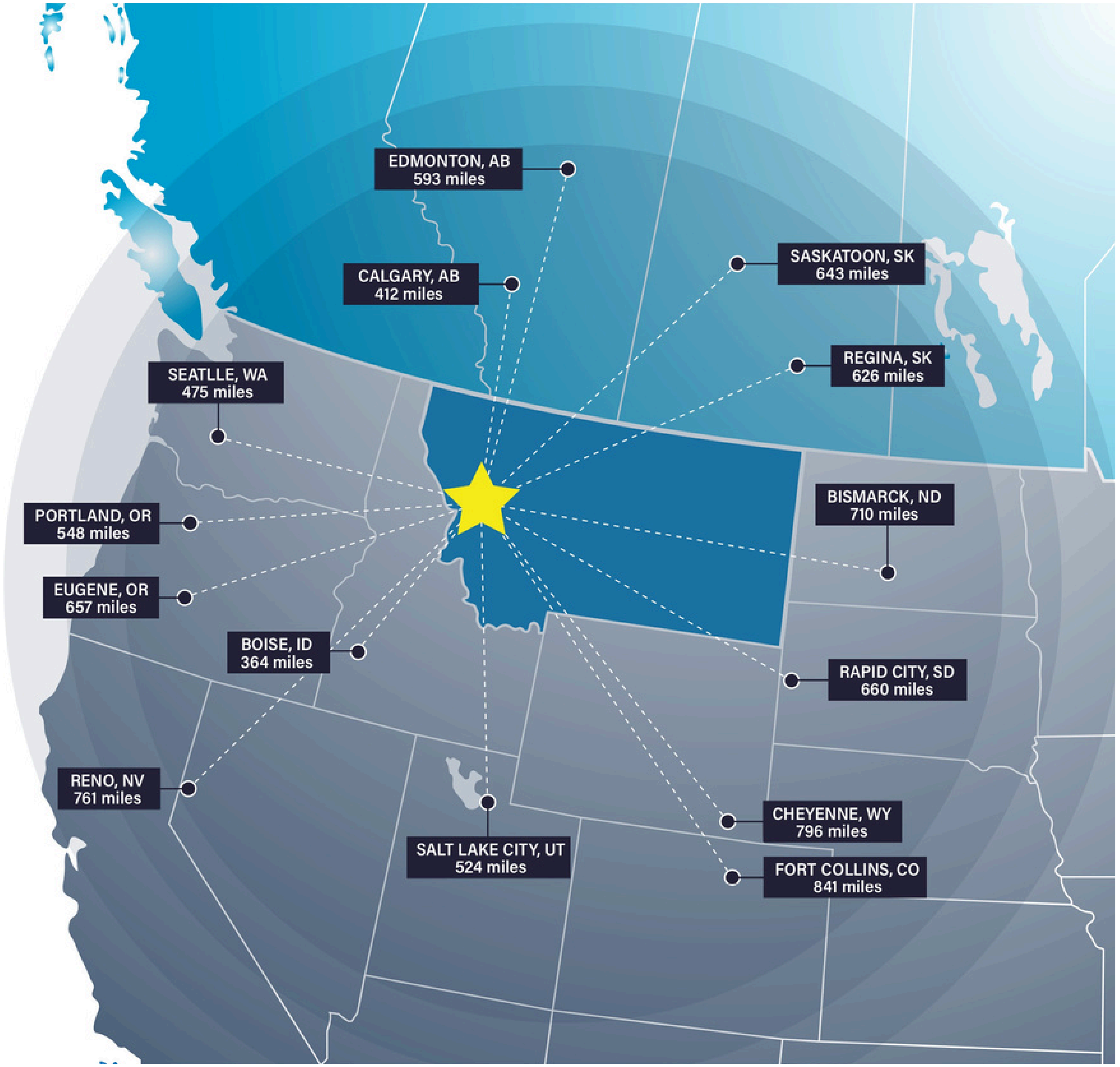
Missoula International Airport offers **direct flights** to major cities on the west coast and midwest.

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.



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

Sun Mountain
Consumer Direct Care Network
Workiva
ALCOM
MKC Montana Knife Co.
Pathlabs
ON X
Cognizant
atg advanced technology group
Submittable

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
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

PEOPLE

12.5% Population Growth - 2012-2022
Missoula ranks among highest net migration cities is 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

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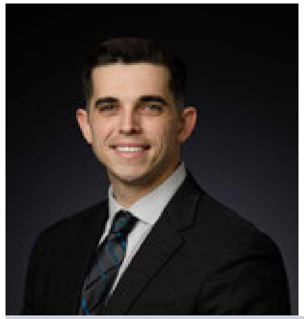
Brokerage Advisor & Team

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.



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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Limiting ConditionsStudy outcomes are based on our analysis of the information available to us from our researchas 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 affectproject feasibility. The study is based on current and expected trends of the economy and realestate market. However, economic conditions change, as do real estate markets. As such, weinsist that clients continuously track the economy and real estate market. We stronglyencourage clients to revisit findings from the study continuously and to revisit key projectassumptions periodically to ensure they are still justified. Given the changing marketconditions and potential for shifting consumer preferences, projected and actual results willlikely differ. Market conditions and projections frequently are different than expected. We donot express any form of assurance on the achievability of any pricing or absorption estimatesof reasonableness of the underlying assumptions. The study assumes "normal" real estatemarket conditions and not conditions of an "up" or "down" market. Economic, employment,population & household growth and consumer confidence are assumed to occur more or lessin accordance with current expectations. There are no assurances about the ability to secureneeded project entitlements; in the cost of development or construction; in tax laws that favoror disfavor real estate markets; or in the availability and/or cost of capital and mortgagefinancing for real estate developers, owners and buyers. If any major change in marketconditions occurs, this study analysis should be updated, with the conclusions andrecommendations summarized herein reviewed and reevaluated. We have no responsibility toupdate 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 summariesand information contained herein, to consult with independent legal and financial advisors,and carefully investigate the economics of this development.