



±4,000 SF Industrial  
Condominium Units  
For Sale or Lease

9435 Futurity Drive  
Missoula, Montana



Exclusively listed by:

**Claire Matten, CCIM | SIOR**

[Claire@SterlingCREadvisors.com](mailto:Claire@SterlingCREadvisors.com)

406.360.3102





## Contents

(click to jump to section)

[Executive Summary](#)

[Interactive Links](#)

[Property Details](#)

[Demographics](#)

[Market Overview](#)

[Brokerage Team](#)

[Limiting Conditions](#)



**SterlingCRE**  
ADVISORS



SterlingCRE Advisors is pleased to present the opportunity to lease an industrial condominium in Missoula. Located just minutes from the Interstate 90 interchange, West Ridge Industrial Park offers strategic access to regional transportation routes, the North Reserve commercial district, and Missoula International Airport.

These modern industrial condominium units are designed with functional layouts, grade-level loading, ample shared parking, and flexible warehouse-to-office configurations. The project supports a wide range of light industrial, logistics, service, and trade uses. The site will be fully paved, providing improved circulation, durability, and ease of access for vehicles and equipment.

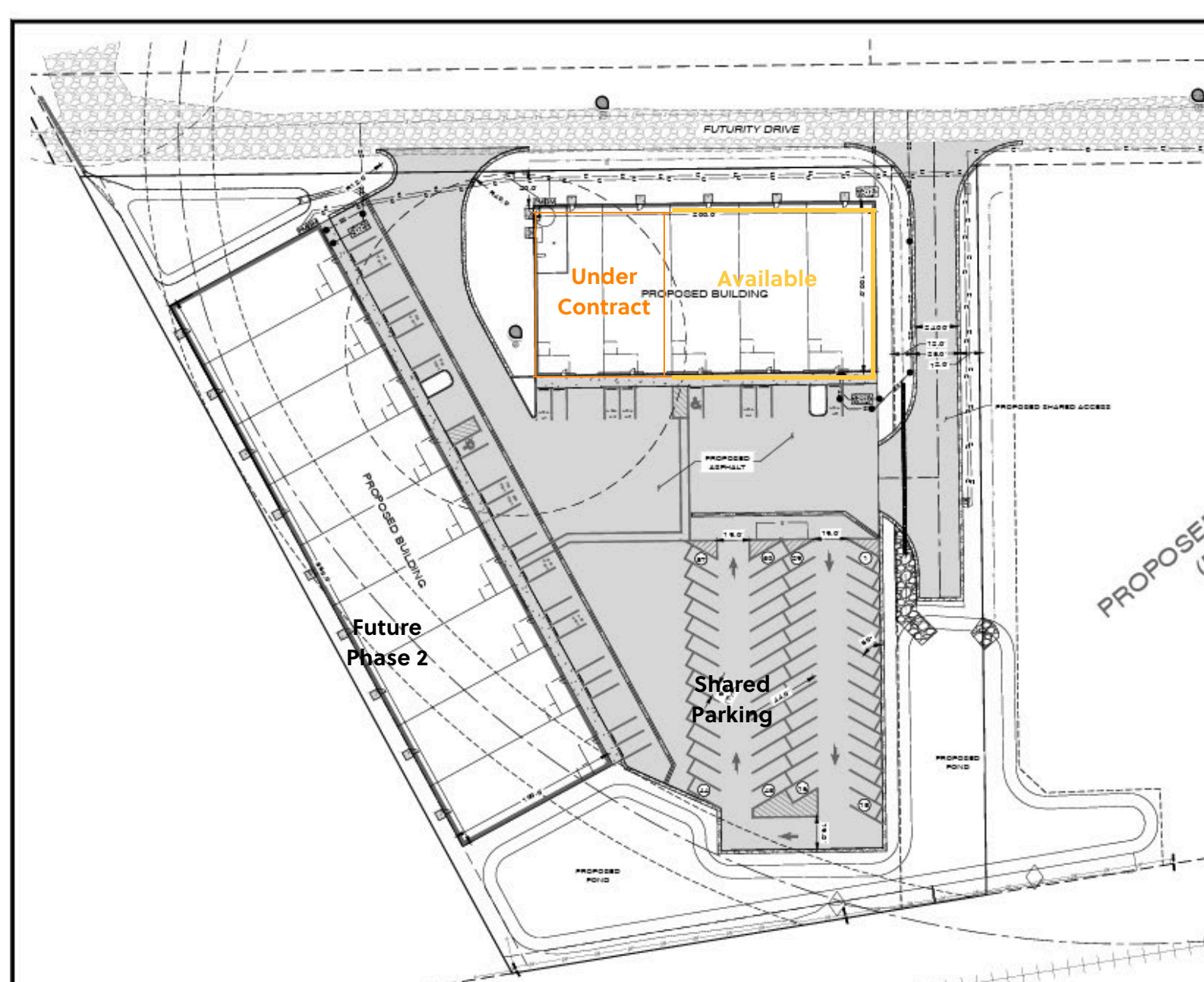
Completion scheduled for July 2026.

Units are also available for purchase - please inquire for details.

<b>Address</b>	9435 Futurity Drive Missoula, Montana 59808
<b>Lease Rate</b>	\$12.00/SF NNN
<b>Property Type</b>	Industrial Condominiums
<b>NNN Estimate</b>	\$4.00/SF
<b>Condo Size</b>	±3,700 SF Warehouse ±220 SF Office + Bathroom ±4,000 SF Total
<b>Loading</b>	Grade Level: 14'x14'
<b>Zoning</b>	ICL -Industrial Commercial Light
<b>Power</b>	3-phase available
<b>Phase 1 Units</b>	Five (5) Total Units Three Available Two Currently Under Contract

Opportunity Overview

# Opportunity Overview



# 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

# 9435 Futurity Drive

\$12.00/SF NNN

<b>Unit SF</b>	±3,700 SF Warehouse <u>±220 SF Office + Bathroom</u> ±4,000 SF Total
<b>Geocode</b>	04-2325-28-4-02-08-0000
<b>NNN Estimate</b>	\$4.00/SF
<b>Delivery Date</b>	Scheduled for July 2026
<b>Zoning</b>	ICL -Industrial Commercial Light
<b>Access</b>	Futurity Drive via Hwy 10 W
<b>3-Phase</b>	Available
<b>Parking</b>	Dedicated parking + additional shared parking
<b>Loading</b>	Grade Level: 14'x14'
<b>Clearance Height</b>	24' Front; 18' Rear
<b>Floor Drain</b>	Single Floor Drain (12" circle drain)
<b>Fire Suppression</b>	Sprinklers
<b>HVAC</b>	Shop: Unit Heater Office/Bath: Electric Cadet Heater
<b>Utilities</b>	Well Water & Septic System





**Strategic I-90 Access only minutes from the Interstate 90 interchange and regional transportation routes.**



**Modern Functional Design with grade-level loading, flexible warehouse-to-office configurations, and efficient layouts built for performance.**



**Zoned Industrial Center Light (ICL) which allows most light industrial and logistics uses**



**Estimated Completion July 2026. Secure your unit prior to delivery in one of Western Montana's most active industrial submarkets.**



**Corporate neighbors are Amazon, XPO, DSV, Old Dominion Freight, Montana Knife Company, TEMCO Logistics and others**

# LOCATION



SterlingCRE  
ADVISORS

# Location Overview



Highway Access Via:



Image Courtesy of Google Earth

# Area Businesses

Companies including:

Amazon

Montana Knife Company

Paradise Dental Technologies

XPO Logistics

Old Dominion Freight

Love's Travel Center

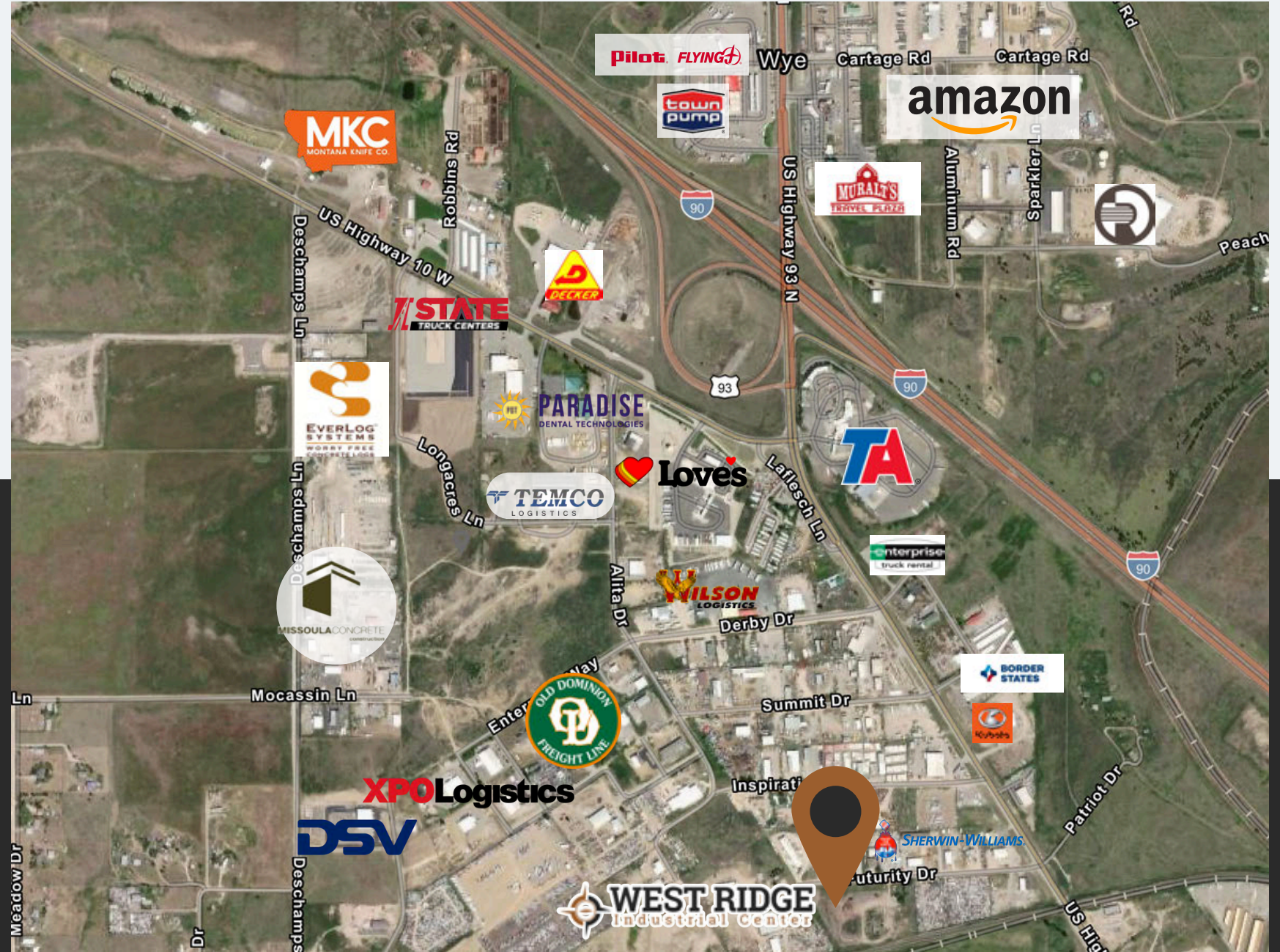
EverLogs

TEMCO Logistics

DSV

Border States

Wilson Logistics



Location Details



Drive Time Map

# Key Facts

## KEY FACTS

15 minutes

49,497

Population

36.5

Median Age



Average Household Size

\$67,249

Median Household Income

10,918

2023 Owner Occupied Housing Units (Esri)

12,416

2023 Renter Occupied Housing Units (Esri)



3,426

Total Businesses



41,366

Total Employees

## BUSINESS

15 minutes

## HOUSING STATS

15 minutes



\$484,181

Median Home Value



\$8,834

Average Spent on Mortgage & Basics



\$1,029

Median Contract Rent

## 2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (16.6%)

The smallest group: \$200,000+ (6.5%)

15 minutes

Indicator ▲	Value	Diff
<\$15,000	10.4%	+1.7%
\$15,000 - \$24,999	7.8%	+1.3%
\$25,000 - \$34,999	8.8%	+1.3%
\$35,000 - \$49,999	11.5%	+1.6%
\$50,000 - \$74,999	15.5%	+0.2%
\$75,000 - \$99,999	14.8%	+0.5%
\$100,000 - \$149,999	16.6%	-2.0%
\$150,000 - \$199,999	7.9%	-1.7%
\$200,000+	6.5%	-3.0%

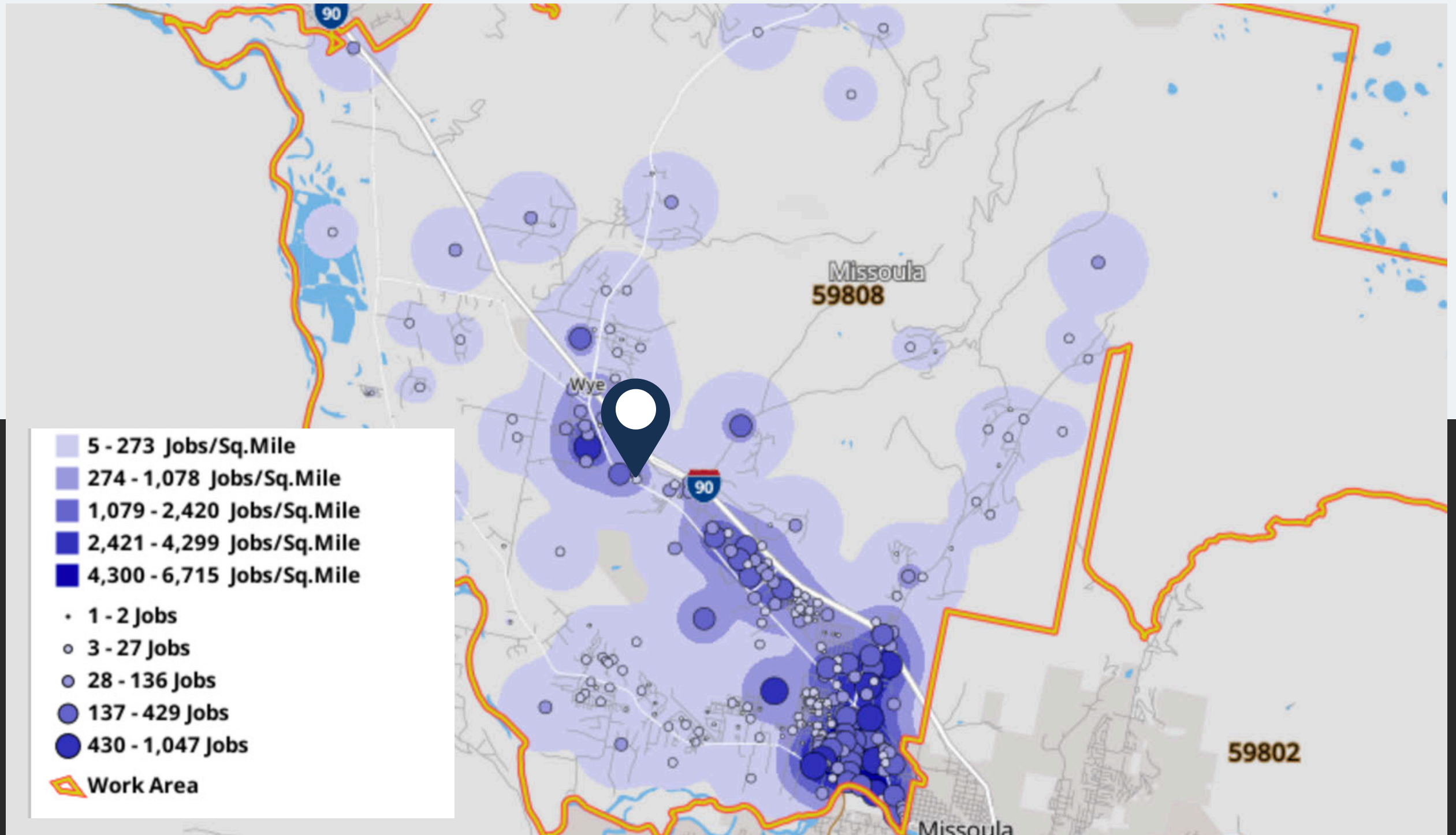
Bars show deviation from Missoula County

Variables	5 minutes	10 minutes	15 minutes	ZIP Codes 59808 (Missoula)	Counties Missoula County	States of America Montana	United States
2022 Total Population	474	9,256	49,497	24,014	123,770	1,144,799	339,887,819
2022 Household Population	474	9,169	48,373	23,559	120,643	1,115,471	331,671,159
2022 Family Population	380	6,748	30,512	17,158	85,153	851,883	264,093,561
2027 Total Population	492	9,999	52,526	26,248	128,306	1,205,657	347,149,422
2027 Household Population	491	9,912	51,402	25,793	125,179	1,176,329	338,932,762
2027 Family Population	393	7,250	32,349	18,749	88,019	895,113	269,093,856

Variables	5 minutes	10 minutes	15 minutes
2022 Per Capita Income	\$46,495	\$44,369	\$41,803
2022 Median Household Income	\$111,164	\$85,759	\$67,249
2022 Average Household Income	\$126,270	\$102,112	\$89,918
2027 Per Capita Income	\$53,047	\$50,379	\$47,122
2027 Median Household Income	\$126,150	\$97,855	\$77,098
2027 Average Household Income	\$142,756	\$115,137	\$100,825

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.

© 2026 Esri



Area Employment Heat Map

# PROPERTY DETAILS



SterlingCRE  
ADVISORS



*Photo of the actual units during construction.*



*Photo of the actual units during construction.*



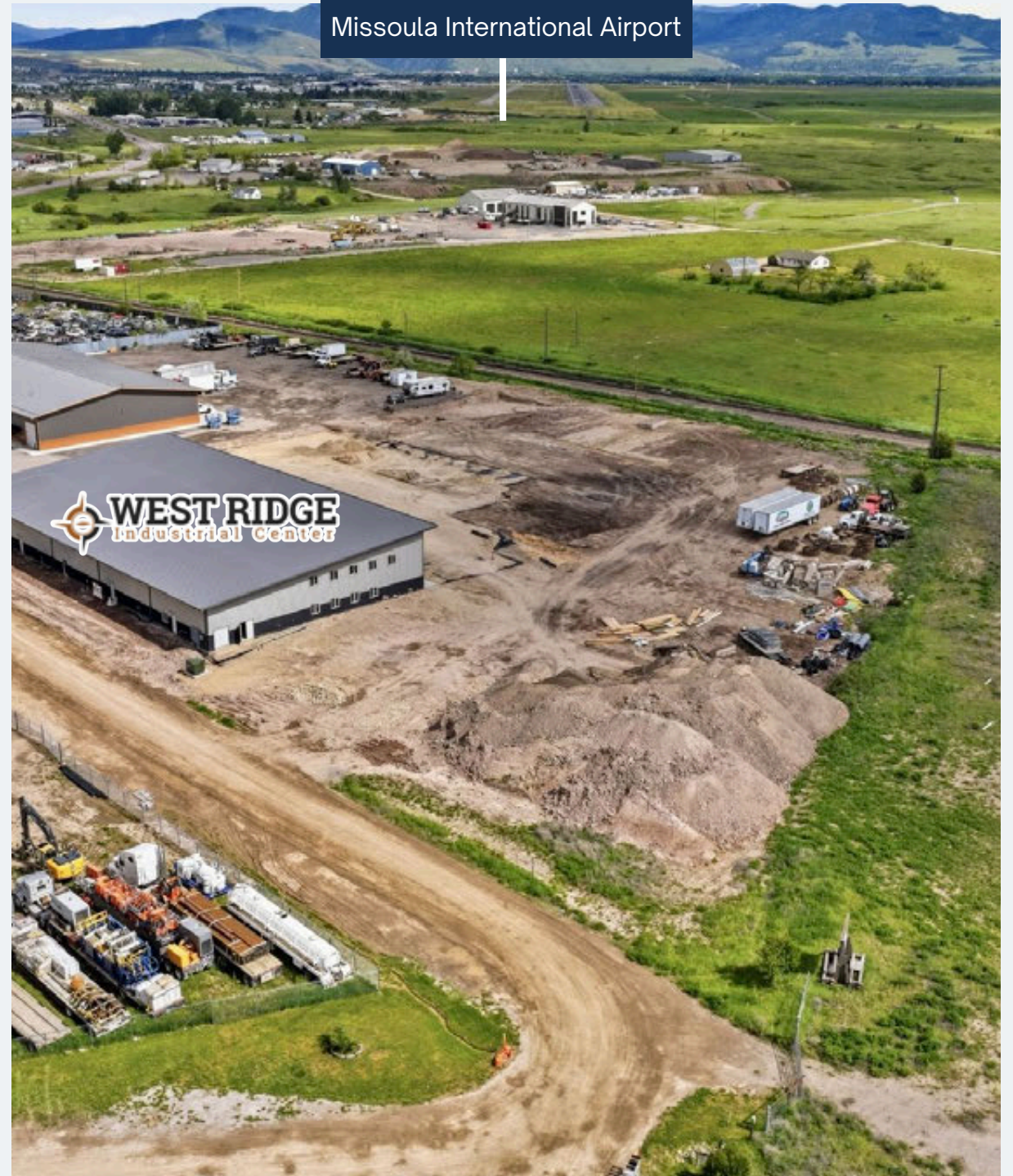
*Representative photo of a similar unit*



*Representative photo of a similar unit*



*Representative photo of a similar unit*



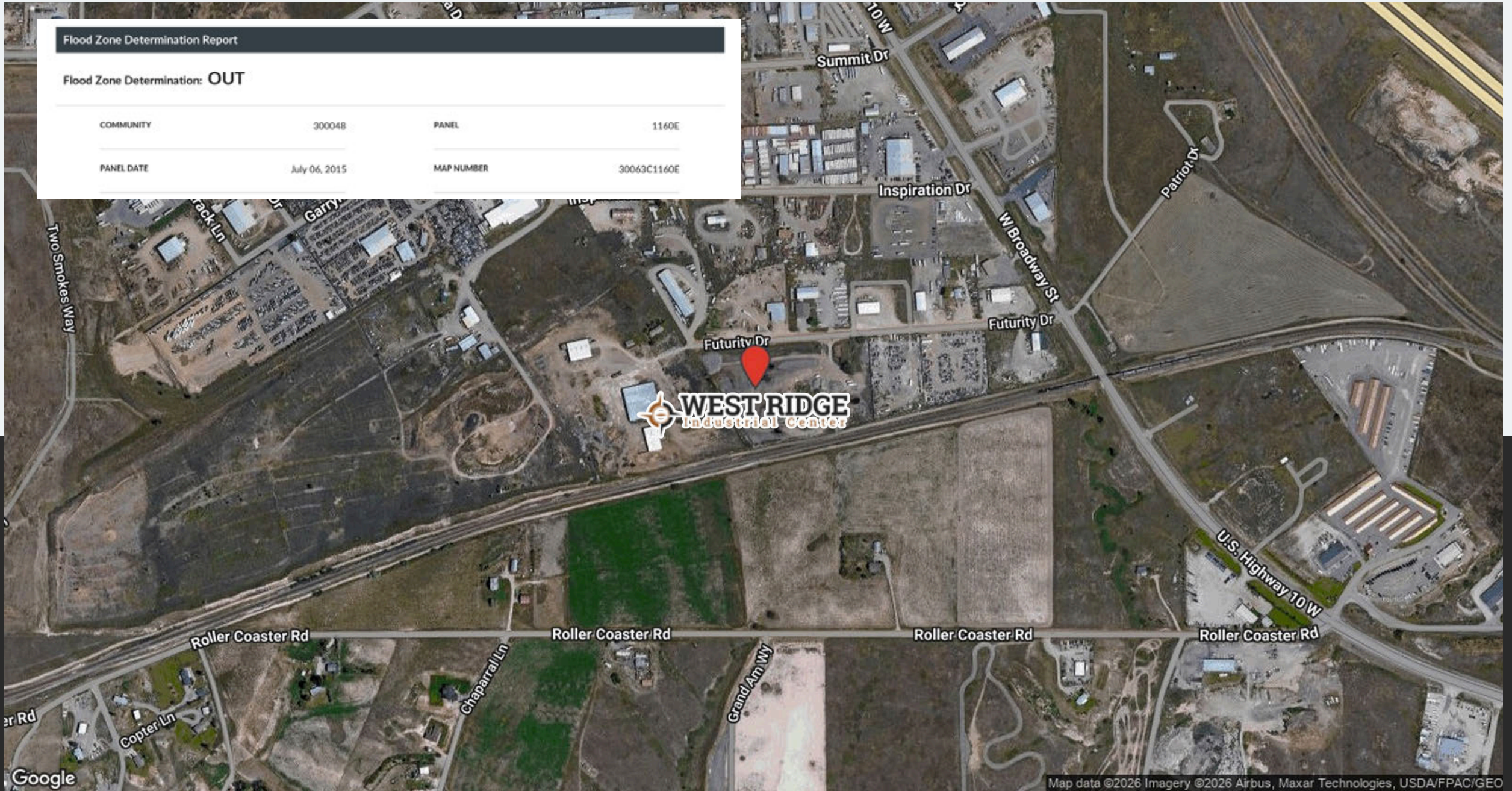




Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	300048	PANEL	1160E
PANEL DATE	July 06, 2015	MAP NUMBER	30063C1160E



Flood Zones:  X500 or B Zone  A Zone  V Zone  D Zone  Floodway  CBRA



## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
45	Grassvalley silty clay loam, 0 to 4 percent slopes	7.2	100.0%
<b>Totals for Area of Interest</b>		<b>7.2</b>	<b>100.0%</b>



# MARKET OVERVIEW



SterlingCRE



SterlingCRE  
ADVISORS

# Missoula Industrial Market Data | Q1 2026

## LEASING ACTIVITY | INDUSTRIAL

	T12 Ending 3.31.2025	T12 Ending 3.31.2026	Change
County Average Lease Rate	\$11.24	\$12.82	14.06% ↑
NNN Average	\$2.90	\$4.21	45.17% ↑
County Vacancy	6.42%	18.14%	11.72% ↑

## SALES ACTIVITY | INDUSTRIAL

	T12 Ending 3.31.2025	T12 Ending 3.31.2026	Change
County Average Sale Price PSF*	\$145.52	\$163.69	12.49% ↑
Condominium Average Sale Price PSF**	\$202.82	\$178.67	-11.91% ↓
Freestanding Average Sale Price SF**	\$187.79	\$164.61	-12.34% ↓

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	±55,000 SF
Completed YTD 2025	±34,267 SF



# Missoula Air Service

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

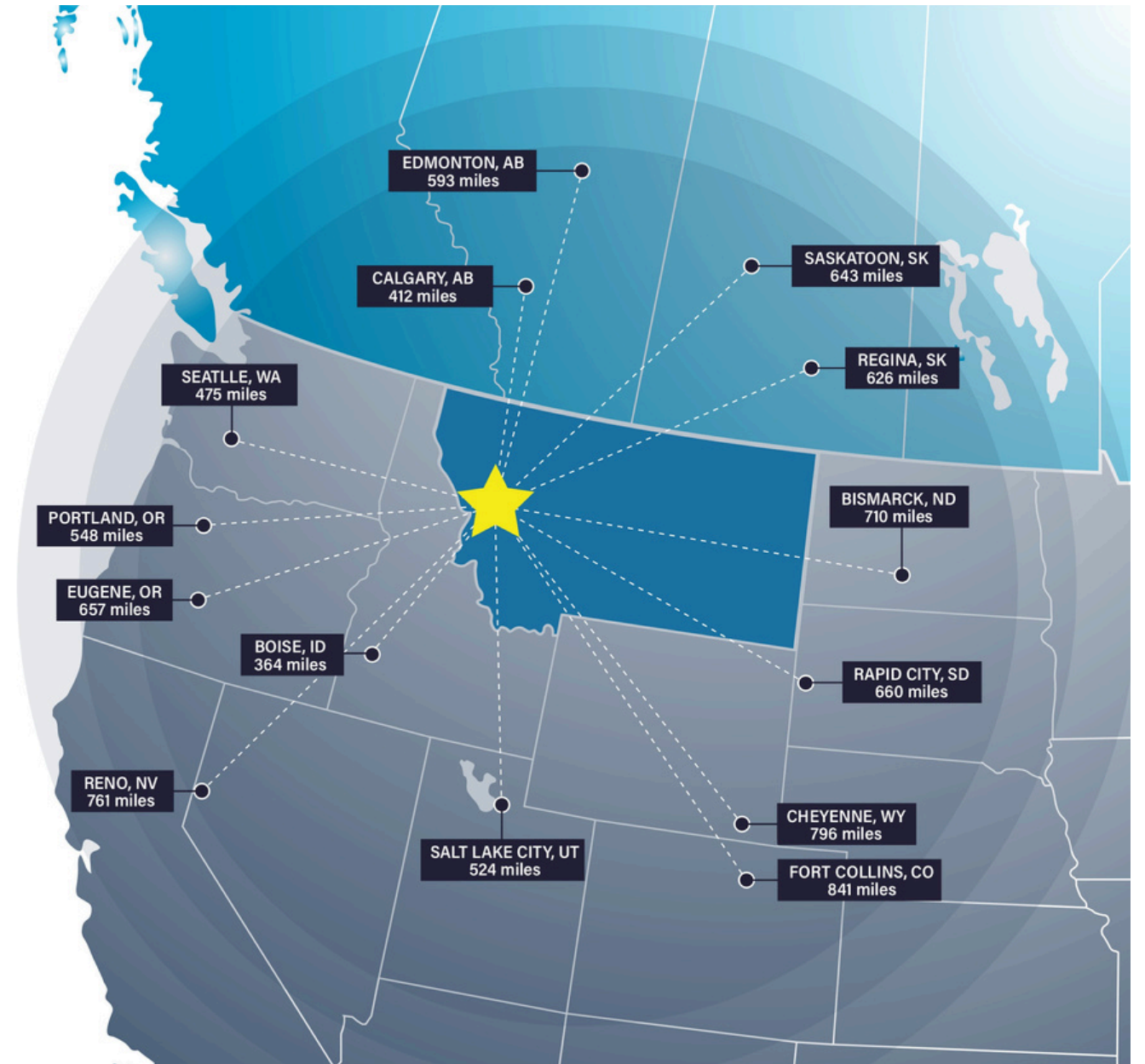


# Missoula Access

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.



# 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

PatientOne



Source: Montana Department of Labor & Industry | [lmi.mt.gov](http://lmi.mt.gov) & Zippia | [zippia.com](http://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 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 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.

# Disclaimer & Limiting Conditions

**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.

**Limiting Conditions** Study outcomes are based on our analysis of the information available to us from our research as 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 affect project feasibility. The study is based on current and expected trends of the economy and real estate market. However, economic conditions change, as do real estate markets. As such, we insist that clients continuously track the economy and real estate market. We strongly encourage clients to revisit findings from the study continuously and to revisit key project assumptions periodically to ensure they are still justified. Given the changing market conditions and potential for shifting consumer preferences, projected and actual results will likely differ. Market conditions and projections frequently are different than expected. We do not express any form of assurance on the achievability of any pricing or absorption estimates of reasonableness of the underlying assumptions. The study assumes "normal" real estate market conditions and not conditions of an "up" or "down" market. Economic, employment, population & household growth and consumer confidence are assumed to occur more or less in accordance with current expectations. There are no assurances about the ability to secure needed project entitlements; in the cost of development or construction; in tax laws that favor or disfavor real estate markets; or in the availability and/or cost of capital and mortgage financing for real estate developers, owners and buyers. If any major change in market conditions occurs, this study analysis should be updated, with the conclusions and recommendations summarized herein reviewed and reevaluated. We have no responsibility to update 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 summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this development.