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ADVISORS

## ±8,050 SF Warehouse w/ Dock and Outdoor Storage

**5840 Expressway**  
**Missoula, Montana**

Up to ±13,271 Square Feet on ±3.81 acres

Exclusively listed by:

**Claire Matten, CCIM | SIOR**

Claire@SterlingCREadvisors.com

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# Opportunity Overview

5840 Expressway offers a rare combination of **warehouse space and large-scale secured outdoor storage** on ±3.81 acres.

The property includes a ±19,142 SF industrial building, anchored by an approximately **8,050 SF warehouse**. The warehouse features **grade-level loading and dock-high loading, including a truck well**, allowing for efficient operations and circulation. The warehouse can be leased on its own or combined with additional space.

A primary feature of the property is **the expansive, secured yard, well-suited for fleet parking, equipment staging, or industrial outdoor storage**. The site is fully fenced with easy truck access throughout.

The building is equipped with **three-phase power**, supporting a range of power-intensive uses, and is located within industrial zoning. Office and lab space are also available, offering flexibility to align operational and administrative needs.

Located just off Expressway, the property provides quick access to I-90, North Reserve Street, and Missoula International Airport, making it well-positioned for local and regional operations.

## Interactive Links

 [Link to Listing](#)

 [Street View](#)

 [3D Tour](#)

<b>Address</b>	5840 Expressway Missoula, MT 59808
<b>Lease Rate</b>	\$13.00/SF + NNN (Flex Warehouse) \$19.80/SF + NNN (Lab Space)
<b>Estimate NNN</b>	\$5.31/SF
<b>Property Type</b>	Flex Warehouse; Office; Lab Space
<b>Total Acreage</b>	Acreage: ±3.81
<b>Building Size</b>	±19,142
<b>Loading</b>	Two (2) Grade Level Doors One (1) Truckwell



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# Lease Offering-Warehouse

The warehouse totals approximately 8,050 square feet, comprising  $\pm 7,565$  square feet of open warehouse space and  $\pm 485$  square feet of mezzanine office. Clear heights range from 15 to 17 feet, and the space includes a private restroom and private access for convenience.

The building is outfitted with two 12' x 14' grade-level overhead doors, one dock-high truckwell, and power capacity up to 1 MW. Situated on  $\pm 3.81$  acres of excess land, the property offers secure chain-link fencing and paved surface-level parking.

The supplemental acreage can accommodate close to 30 additional parking spaces or lay-down yard space.



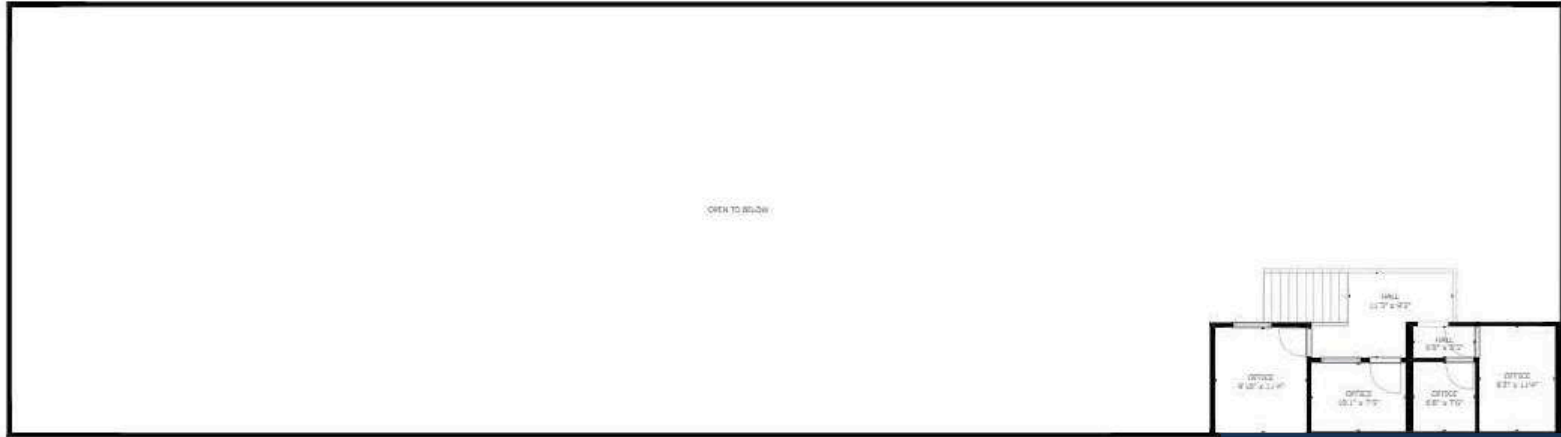
<b>Suite Type</b>	Warehouse; Office
<b>Suite Number</b>	Suite 107
<b>Suite Size</b>	$\pm 8,050$ SF
<b>Lease Rate</b>	\$13.00/SF + NNN
<b>Lease Terms</b>	Negotiable
<b>Clear Height</b>	15' Clear Height
<b>Loading</b>	Two grade level loading and one dock high loading door with a truck-well
<b>Power</b>	3-Phase/480V

# Lease Offering- Suite 101

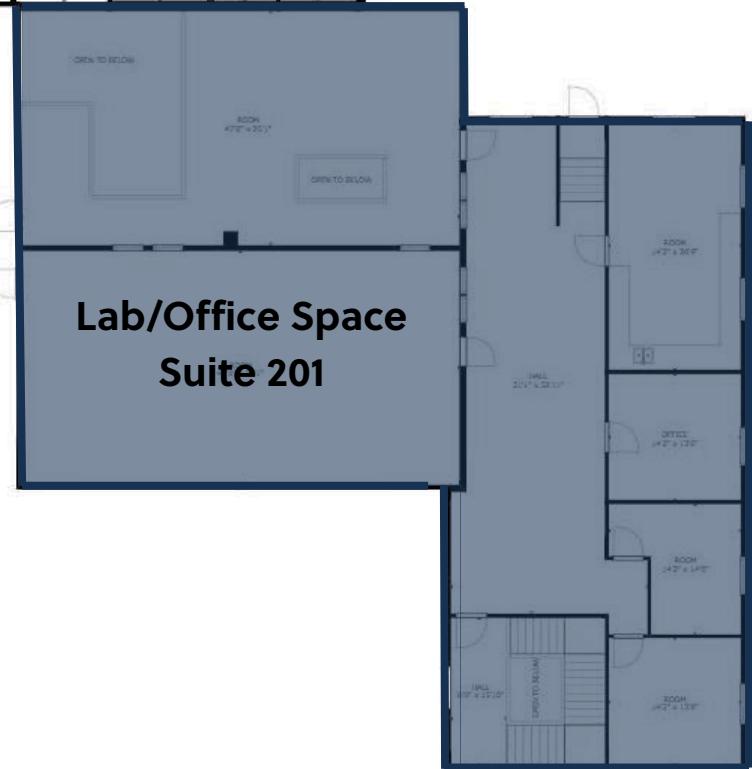
Spanning approximately 555 square feet, this flex warehouse features a 9-foot grade-level overhead door and two convenient points of ingress/egress, including an exterior door with paved access and an interior entry through the building's main foyer. Tenants benefit from access to shared common areas, including restrooms, a welcoming foyer, and mailbox facilities. The property also offers a secured ±3.81-acre yard enclosed by chain-link fencing, with additional parking or storage space available for an added charge.

<b>Suite Type</b>	Flex Warehouse
<b>Suite Number</b>	Suite 101
<b>Suite Size</b>	±555 SF
<b>Lease Rate</b>	\$660/Mo + NNN





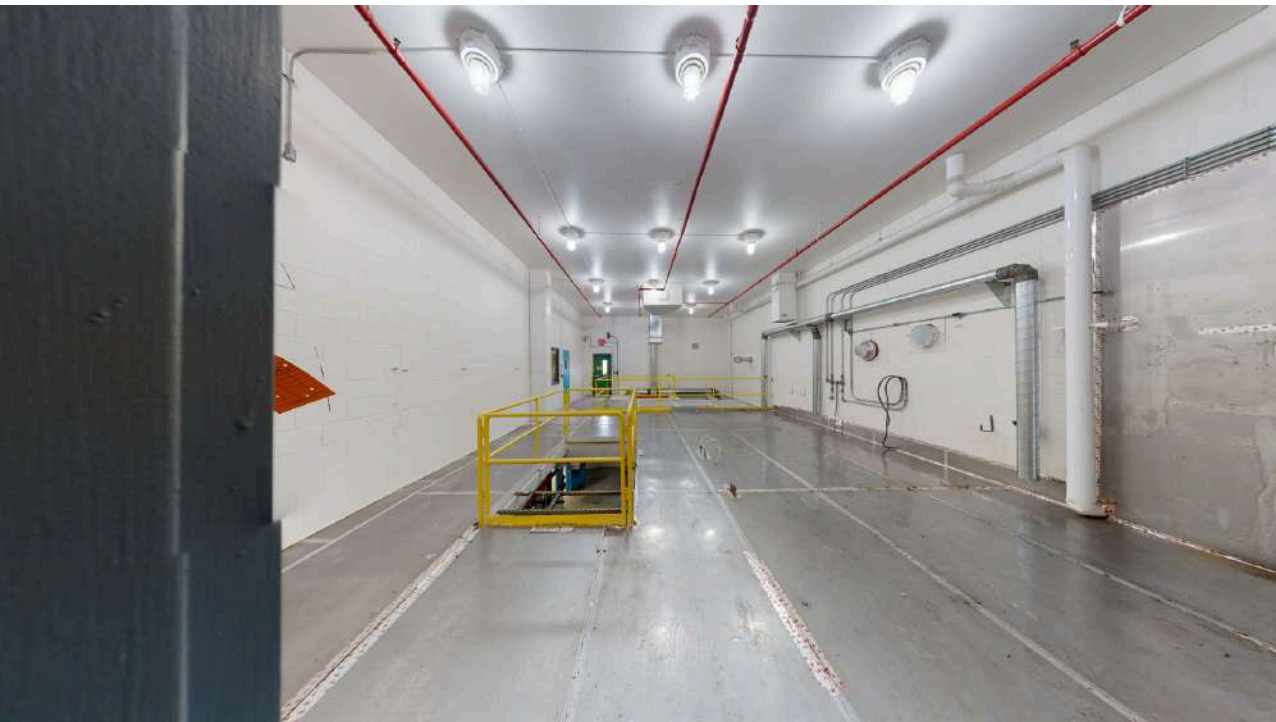
FLOOR 2



# Lease Offering-Suite 201

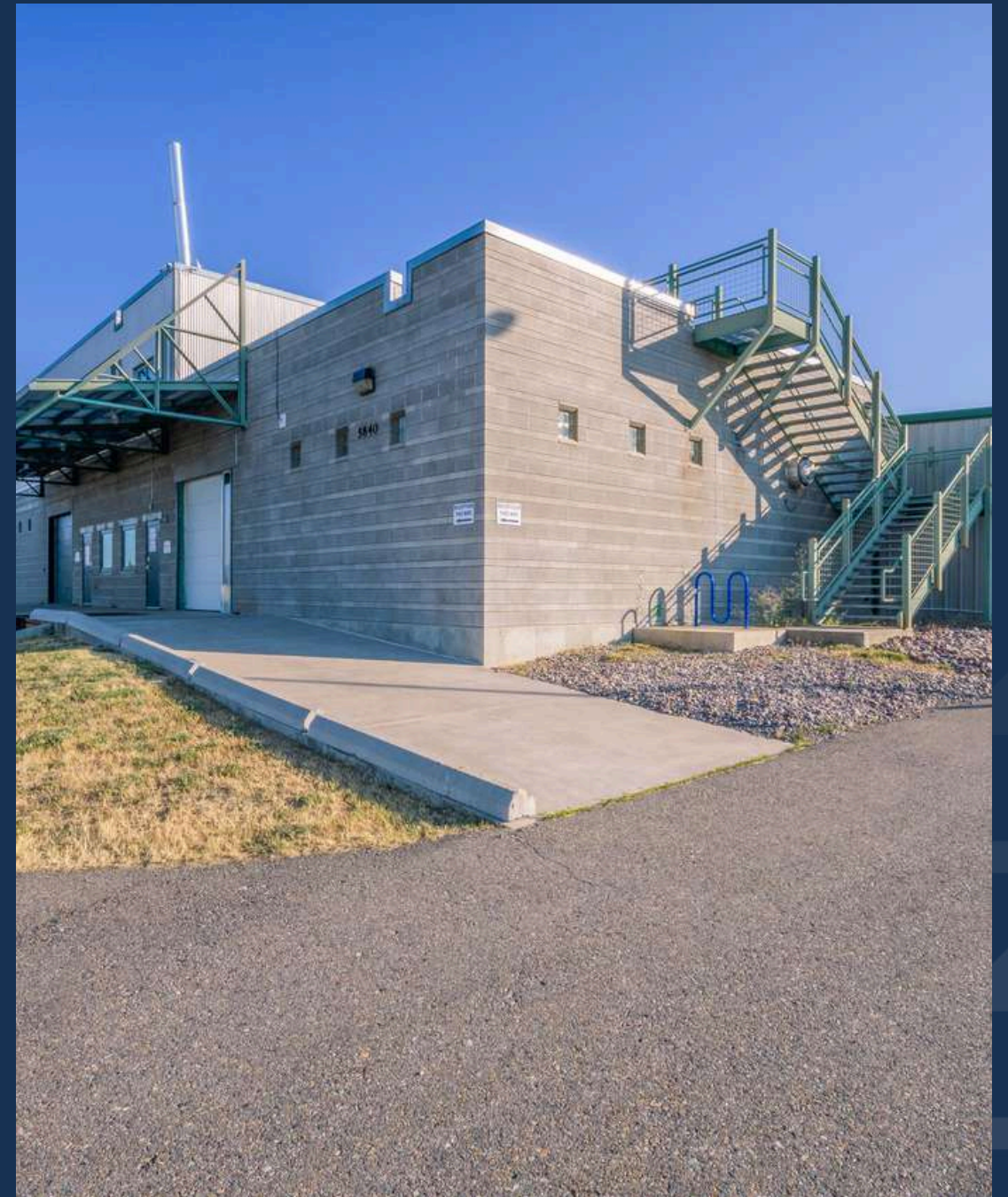
The second floor encompasses approximately 4,666 square feet across multiple suites, with the flexibility to be demised into smaller configurations as needed. Three rooms are equipped with in-suite sinks and hood ventilation systems, offering versatility for specialized uses. The space also presents strong potential for conversion into additional office areas, featuring multiple windows that provide abundant natural light—ideal for executive-style suites or open collaborative workspaces.

<b>Suite Type</b>	Lab Space; Office
<b>Suite Number</b>	Suite 201
<b>Suite Size</b>	up to ±4,666 SF
<b>Lease Rate</b>	\$19.80/SF + NNN



# 5840 Expressway

<b>Building Size</b>	±19,142 SF
<b>Geocode</b>	04-2325-36-3-07-01-0000
<b>Year Built/Renovated</b>	1993
<b>Zoning</b>	City of Missoula (I-1)
<b>Access</b>	Expressway
<b>Services</b>	City water and sewer; 1 MW
<b>Taxes (2025)</b>	\$44,323.93
<b>Parking</b>	Surface Level Secured Lot
<b>Traffic Count</b>	±21,901 (AADT)
<b>Interstate Proximity</b>	±0.60 miles from Interstate 90 Interchange





Located less than  $\pm 0.75$  mile from the Interstate 90 Interchange and close to the North Reserve Street commercial corridor



3-Phase power on-site ideal for industrial, manufacturing, cold storage, and power-intensive operations



City of Missoula, Industrial (I-1) zoning



Highly visible from Interstate 90 with an average daily driver count  $\pm 22,894$  (2022 AADT)



Five grade-level overhead doors, one dock-high loading door, and one dock-high loading door with a truck well

# LOCATION



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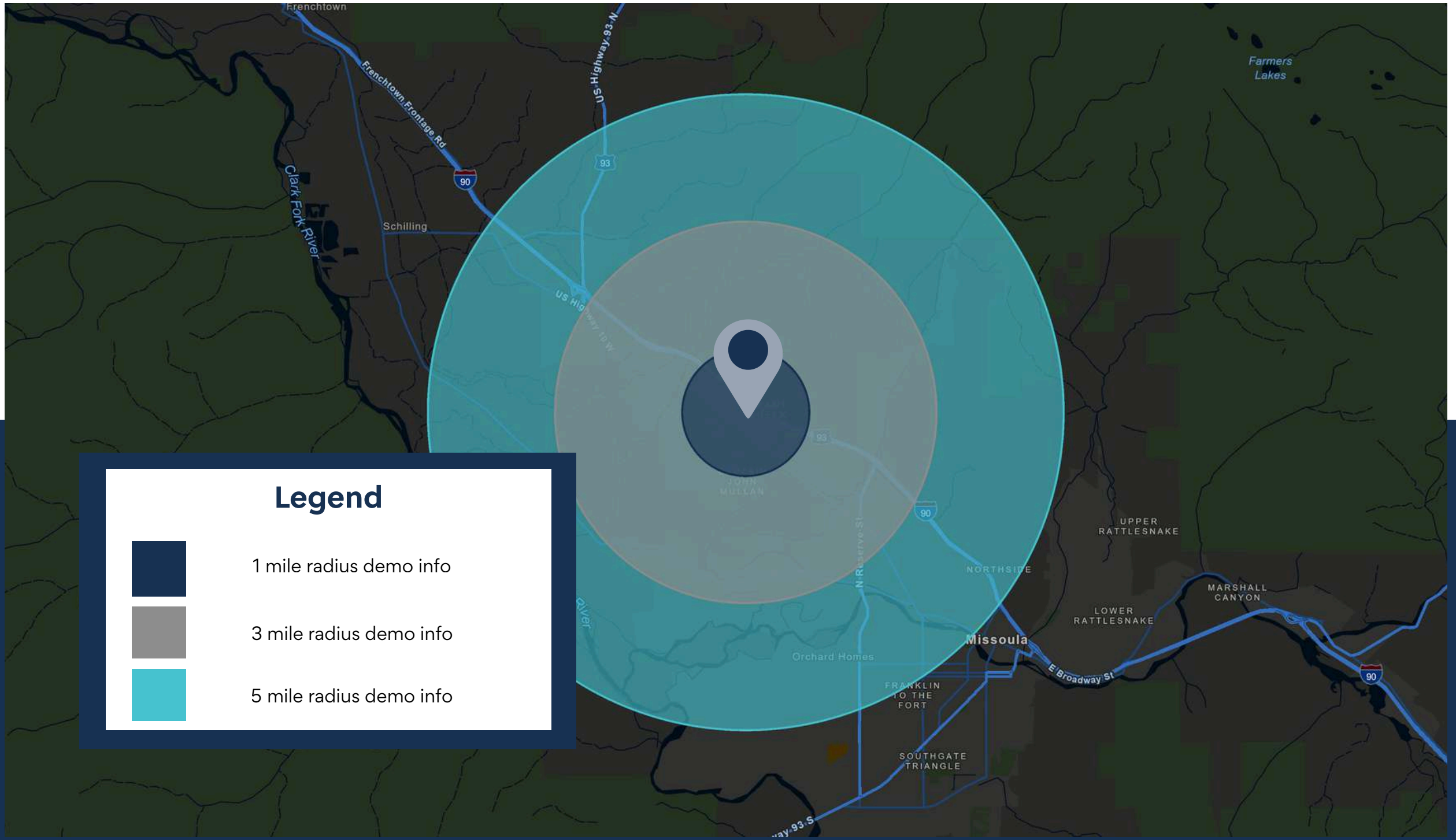


Locator Map



Image Courtesy of Google Earth





### Legend



1 mile radius demo info



3 mile radius demo info



5 mile radius demo info

## KEY FACTS

1 mile

1,694

Population

38.6

Median Age

2.4

Average Household Size

\$106,969

Median Household Income

465

2023 Owner Occupied Housing Units (Esri)

233

2023 Renter Occupied Housing Units (Esri)

## BUSINESS

1 mile



171

Total Businesses



2,450

Total Employees

## HOUSING STATS

1 mile



\$705,357

Median Home Value



\$14,894

Average Spent on Mortgage & Basics



\$1,230

Median Contract Rent

### 2025 Households by income (Esri)

1 mile

The largest group: \$100,000 - \$149,999 (25.6%)

The smallest group: \$25,000 - \$34,999 (2.4%)

Indicator ▲	Value	Diff	
<\$15,000	6.2%	-2.5%	
\$15,000 - \$24,999	2.7%	-3.8%	
\$25,000 - \$34,999	2.4%	-5.1%	
\$35,000 - \$49,999	13.5%	+3.6%	
\$50,000 - \$74,999	7.9%	-7.4%	
\$75,000 - \$99,999	14.0%	-0.3%	
\$100,000 - \$149,999	25.6%	+7.0%	
\$150,000 - \$199,999	12.0%	+2.4%	
\$200,000+	15.6%	+6.1%	

Bars show deviation from Missoula County

Variables	1 mile	3 miles	5 miles	Variables	1 mile	3 miles	5 miles
2022 Total Population	1,694	15,146	41,587	2022 Per Capita Income	\$53,011	\$48,537	\$44,219
2022 Household Population	1,694	15,064	40,833	2022 Median Household Income	\$106,969	\$86,407	\$75,012
2022 Family Population	1,389	11,074	27,308	2022 Average Household Income	\$133,783	\$109,086	\$96,645
2027 Total Population	1,889	17,167	44,579	2027 Per Capita Income	\$61,234	\$55,536	\$49,991
2027 Household Population	1,889	17,085	43,825	2027 Median Household Income	\$125,222	\$100,457	\$83,062
2027 Family Population	1,546	12,498	29,201	2027 Average Household Income	\$152,491	\$124,512	\$108,721

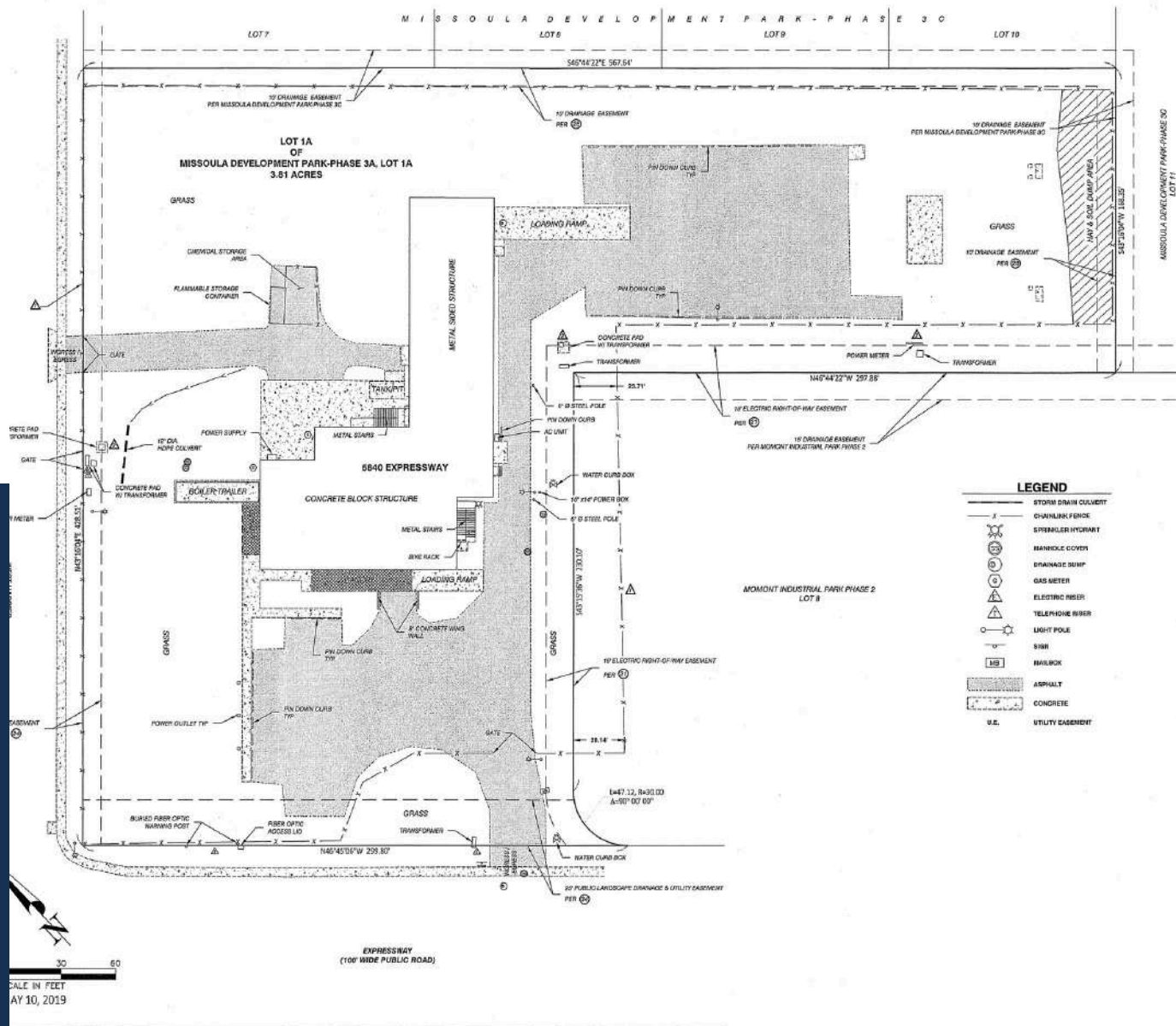
# PROPERTY DETAILS



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# ALTA / ACSM LAND TITLE SURVEY

LOCATED IN THE SW1/4 OF SECTION 36, T.14N., R.20W., P.M.M., MISSOULA COUNTY, MONTANA



## LEGAL DESCRIPTION FROM TITLE COMMITMENT

(Legal description found by this survey and as found in Schedule A, Section 4, of Insured Titles LLC Commitment No. 726304-R, Effective Date: April 11, 2019 at 7:30A.M.)

LOT 1A OF MISSOULA DEVELOPMENT PARK - PHASE 3A, LOT 1A, A PLATTED SUBDIVISION IN MISSOULA COUNTY, MONTANA, ACCORDING TO THE OFFICIAL RECORDED PLAT THEREOF.

## SURVEYOR'S CERTIFICATION

To: Seacott Corporation, 5840 EXPY BLDG, LLC, Insured Titles LLC, and to whom it may concern:

This is to certify that this map or plat and the survey on which it is based were made with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, NSPS and NSPS in 2016. Pursuant to the Accuracy Standards adopted by ALTA, NSPS and ACSM and in effect on the date of this certification.

*Toby Dumont* 5/10/2019 Date  
Toby Dumont, Professional Land Surveyor  
Montana Registration No. 126715

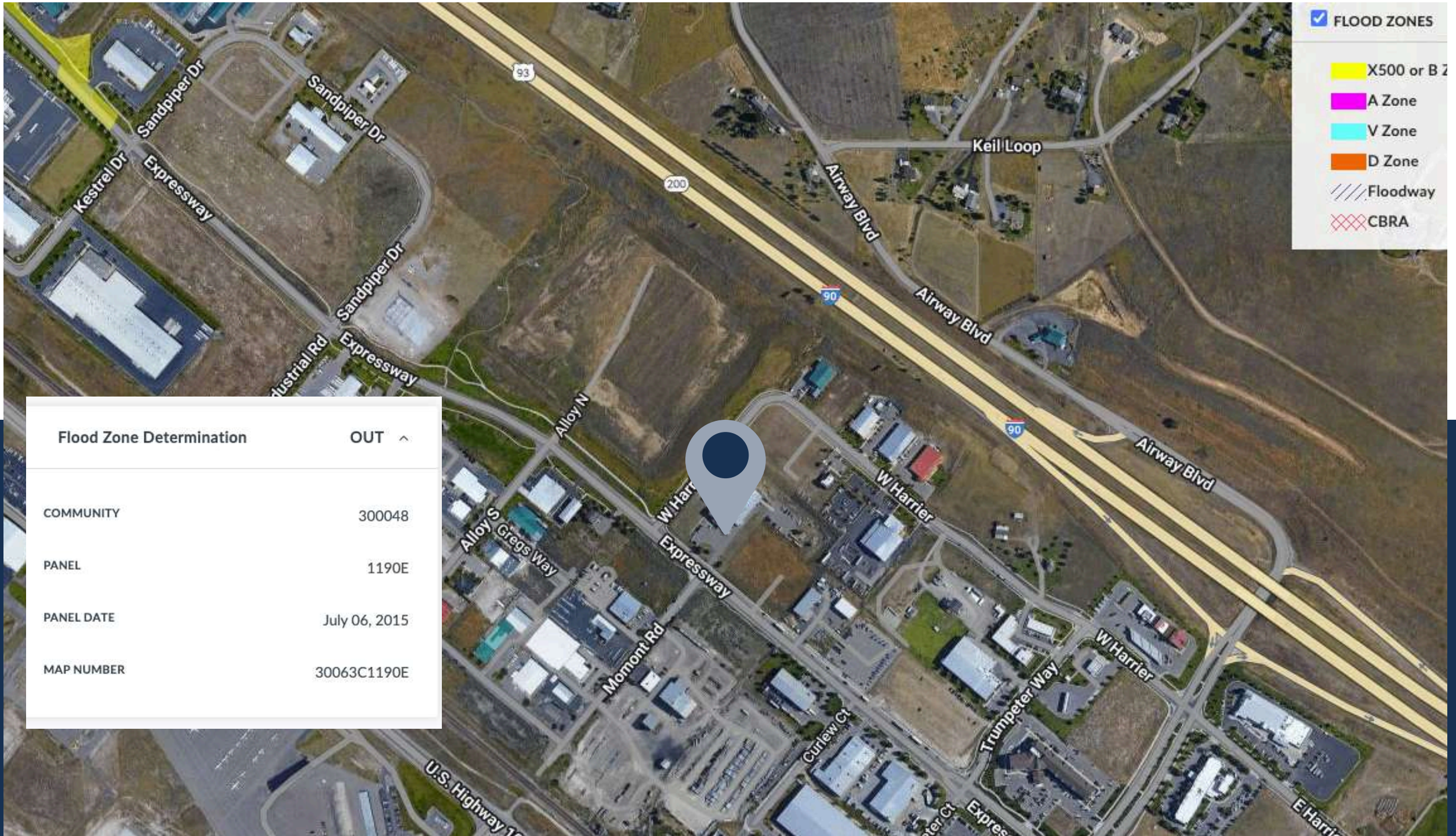


## SURVEY NOTES AND / OR ENCROACHMENTS

Perimeter fencing does not precisely follow the boundary. It encroaches slightly on the westerly boundary into the West Harrier right-of-way. It encroaches significantly onto adjacent Lot 8 of Moment Industrial Park Phase 2. In 3 locations a power transformer or power meter lies outside of the Utility Easement.

## NOTES CORRESPONDING TO SCHEDULE B, SECTION 2, SPECIAL EXCEPTIONS

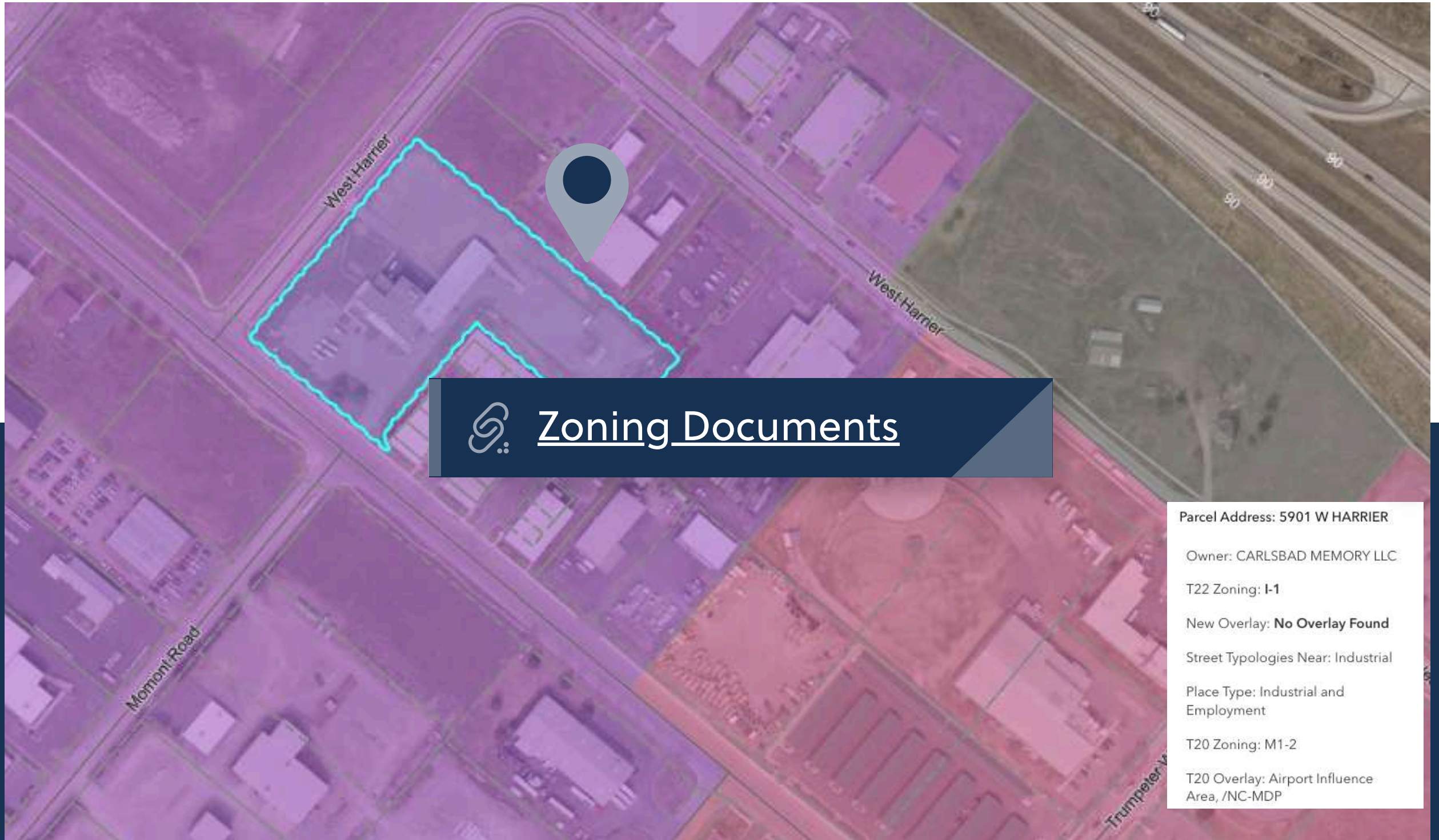
- of Insured Titles Company Commitment No. 726304-R, Effective Date: April 11, 2019 at 7:30AM
15. Easement recorded in Book N of Miscellaneous Records of Page 420.  
This easement is blanket in nature and not plottable. This easement is for an electric transmission and distribution lines. The easement did not specify a width; however did allow for trimming of any trees within 10 feet of the lines.
  16. Easement recorded in Book 202 of Deeds of Page 92 and Book 240 of Deeds of Page 510  
The gas line easement in Book 202 of Deeds of Page 92 is blanket in nature and is not plottable. The gas line easement in Book 240 of Deeds of Page 510 does not affect the subject property.
  17. Agreement recorded in Book 154 of Micro Records at Page 2353.  
This was an agreement to provide municipal sanitary sewer service to the parent parcel from which the subject property was subdivided. The contained financing details and a Consent to Annexation. The sewer service has been brought to the subject property and the subject property has been annexed into the City of Missoula.
  18. Book 121 of Micro Records of Page 1319, Book 135 of Micro Records of Page 474, and Book 750 of Micro Records of Page 919.  
These documents include the subject property into the Airport Influence Area. These documents contain criteria and guidelines to control noise sensitive land uses and heights of structures and trees, and etc within the Airport Influence Area.
  19. An easement recorded in Book 319 of Micro Records at Page 475.  
This easement is for electric power lines and communication lines. The easement location is general in nature and does not provide an exact location. This easement is not plottable.
  20. An easement recorded in Book 319 of Micro Records at Page 477.  
This easement is for a pipeline. The easement location is general in nature and does not provide an exact location. This easement is not plottable.
  21. An easement recorded in Book 372 of Micro Records of Page 1095.  
This easement is for a 15 foot wide underground electric right-of-way easement. Said easement is shown hereon.
  22. Agreement recorded in Book 387 of Micro Records of Page 2195.  
This was an agreement to provide municipal sanitary sewer service to the parent parcel from which the subject property was subdivided. The contained financing details and a Consent to Annexation. The sewer service has been brought to the subject property and the subject property has been annexed into the City of Missoula.
  23. Recorded in Book 489 of Micro Records at Page 1167  
This document created The Missoula development Park Special Zoning District. The subject property is included in this zoning district.
  24. Agreement recorded in Book 637 at Page 1075 Micro Records and Partial Termination in recorded in Book 703 at Page 526 Micro Records  
The subject property is part of a larger parent parcel that was part of an agreement to relocate common boundaries with Missoula County. This boundary relocation was completed in June 2001 and is depicted on Certificate of Survey No. 3152. The partial termination releases the subject property from any obligations of the agreement.
  25. Avigation easement recorded in Book 639 of Micro Records of Page 641.  
This limits the property to no structures built higher than an elevation of 3315 feet above sea level.
  26. Recorded in Book 695 of Micro Records of Page 306  
This document amends The Missoula development Park Special Zoning District. The subject property is included in this zoning district.
  27. Recorded in Book 703 of Page 525 Micro Records  
This agreement terminated on June 30, 2006.
  28. Easement recorded in Book 781 of Micro Records at Page 838  
This is a 10 foot wide drainage easement and is shown hereon.
  29. Recorded in Book 815 of Micro Records of Page 159  
This document amends The Missoula development Park Special Zoning District. The subject property is included in this zoning district.
  30. Recorded in Book 825 of Micro Records of Page 530  
This document approved a variance from zoning that allowed the owner to place a security fence around the perimeter of the subject property.
  31. Recorded in Book 872 of Micro Records of Page 1019  
This document amends The Missoula development Park Special Zoning District. The subject property is included in this zoning district.
  32. Recorded in Book 1006 at Page 939 Micro Records  
This document annexes the property into the City of Missoula and rezones the property with City Zoning.
  33. Recorded Plat of Missoula Development Park - Phase 3A, Lot 1A  
The easements depicted on said plat are shown hereon.
  34. Recorded in Book 663 of Micro Records of Page 1



FLOOD ZONES

- X500 or B 2
- A Zone
- V Zone
- D Zone
- Floodway
- CBRA

Flood Zone Determination	OUT ^
COMMUNITY	300048
PANEL	1190E
PANEL DATE	July 06, 2015
MAP NUMBER	30063C1190E



## Zoning Documents

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

# MARKET OVERVIEW



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# Missoula Air Service

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

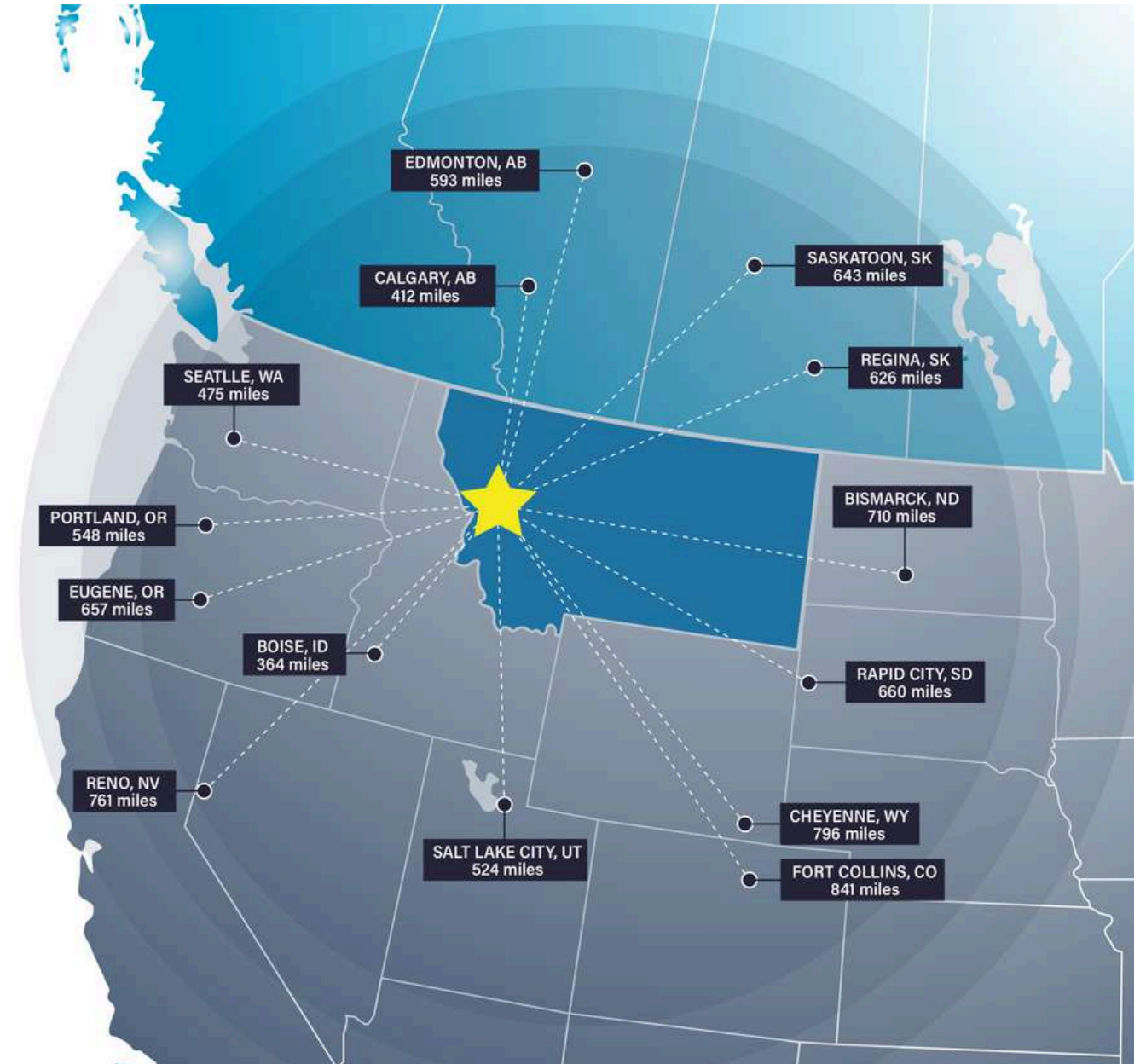


# Missoula Access

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

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

2024 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 2025- 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

## #10 Most Creative Small Cities in America

WESTAF / Creative Vitality Suite (Creative Vitality List)

## #2 America's Best Towns to Visit in 2025

CNN

# PEOPLE

## 4.8% Population Growth - 2019-2024

Missoula County has seen consistent population growth over the past two decades

## Median Age 38 Years Old

The median age in the US is 39

## 55.3% Degreed

Associates degree or higher, 19.9% have a graduate level degree

## 37.7% High Income Households

Incomes over \$100,000 a year

## 43.4% Renters

## Top 5 Occupations

Office & Admin Support, Food Service, Sales, Transportation

*Demographics are for Missoula County | 2024 ACS 1 Year Estimates  
\*Population is sourced from the Montana Department of Commerce*

# ACCESS

## **17.6 Minutes**

Average Commute Time

## **7.7% Multimodal Commuters**

Walk or bike to work

## **12.1% Worked From Home**

Lived in Missoula County/worked from home

## **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

## **93 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- Ranked second in the nation for high-tech GDP growth between 2018 and 2023.



# 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

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**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.