



Industrial Flex Campus | Individual Parcels Available

5840 Expressway
Missoula, Montana
Multiple Offerings | Flex Industrial

Exclusively listed by:
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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 $\pm 8,050$ SF warehouse facility with loading capabilities (Lot B), along with a separate approximately $\pm 11,362$ 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 ± 0.48 acres to ± 1.72 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: 0.59 Acres Property Type: Land
Lot B	Price: \$1,799,000 Acreage: 1.72 Acres Building: $\pm 8,050$ SF Warehouse
Lot C	Price: \$275,000 Acreage: 0.48 Acres Property Type: Land
Lot D	Price: \$2,499,000 Acreage: 1.02 Acres Building: $\pm 11,362$ 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

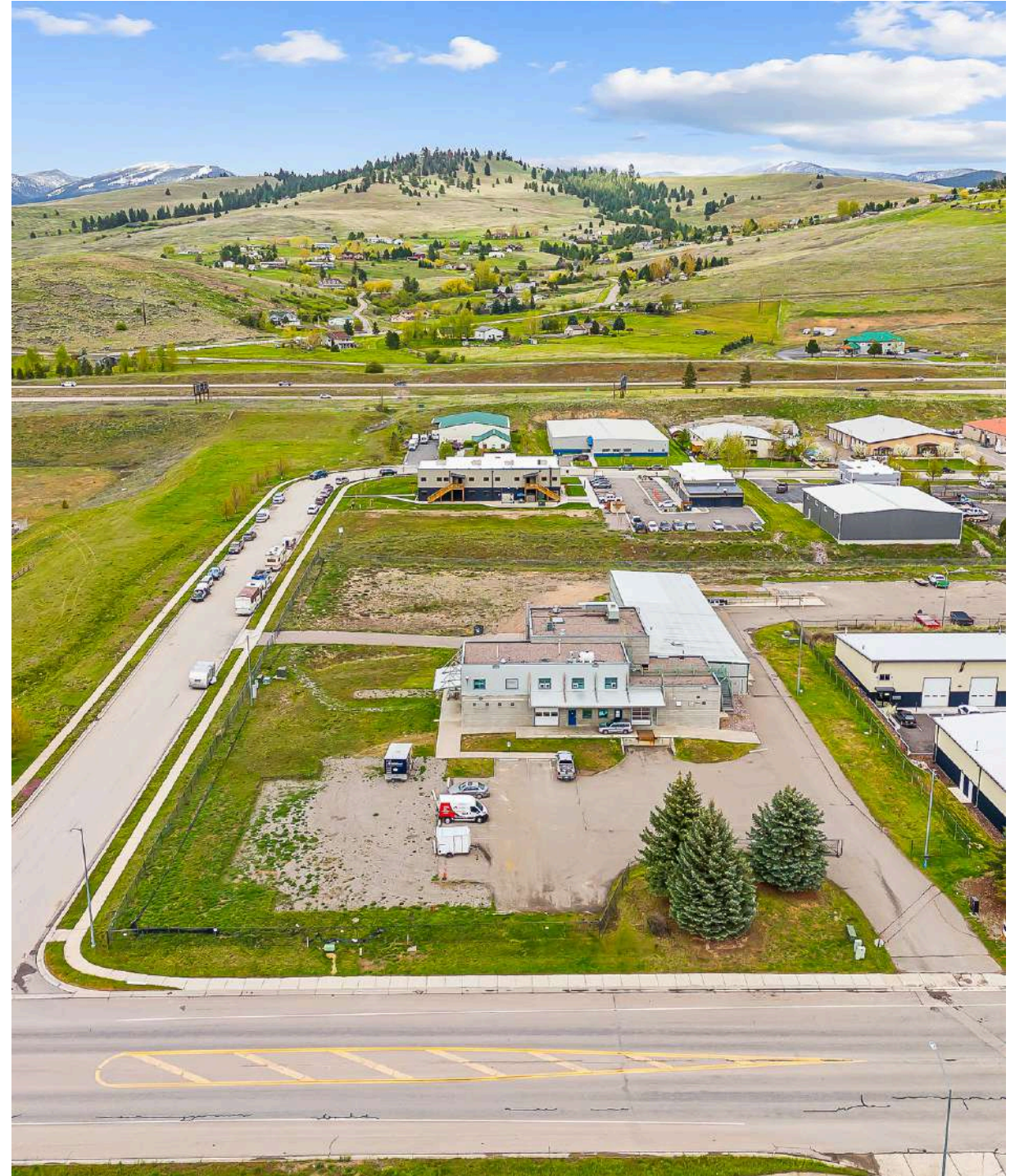
 [Lot A & C Listing Link](#)

 [Lot B Listing Link](#)

 [Lot D Listing Link](#)

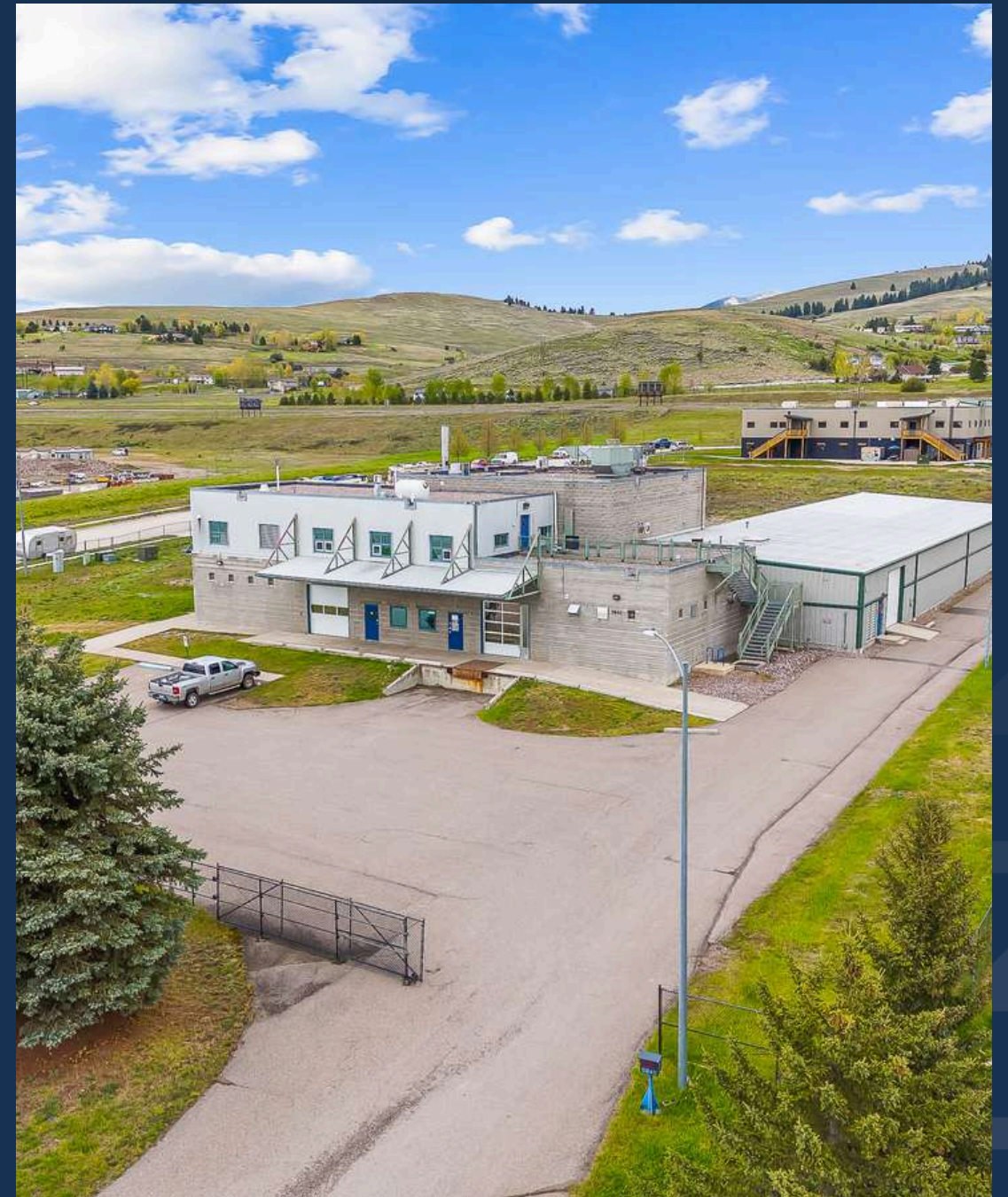
 [Street View](#)

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

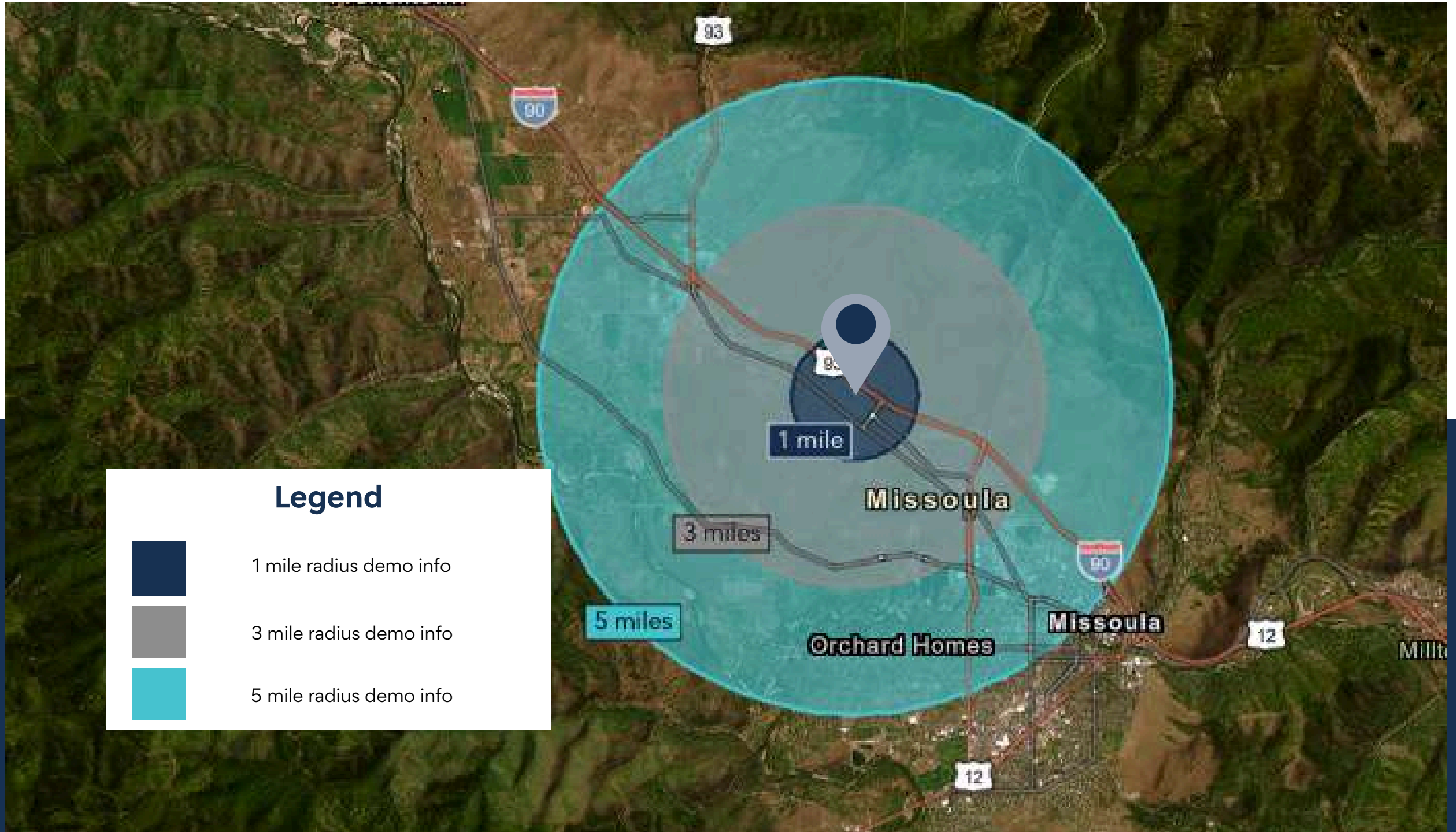
LOCATION



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Image Courtesy of Google Earth



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)

BUSINESS 5 miles ▾

2,149

Total Businesses

25,824

Total Employees

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 ▾

Variables	1 mile	3 miles	5 miles	ZIP Codes 59808 (Missoula)	Counties Missoula County	States Montana	United States of America
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

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.

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PROPERTY DETAILS



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Lot A

Price	\$295,000
Property Type	Vacant Land
Total Acreage	0.59 Acres
Total SF	±25,700 SF
Price/SF	\$11.48/SF

Lot A offers an approximately ±0.59-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
(0.59 Acres)

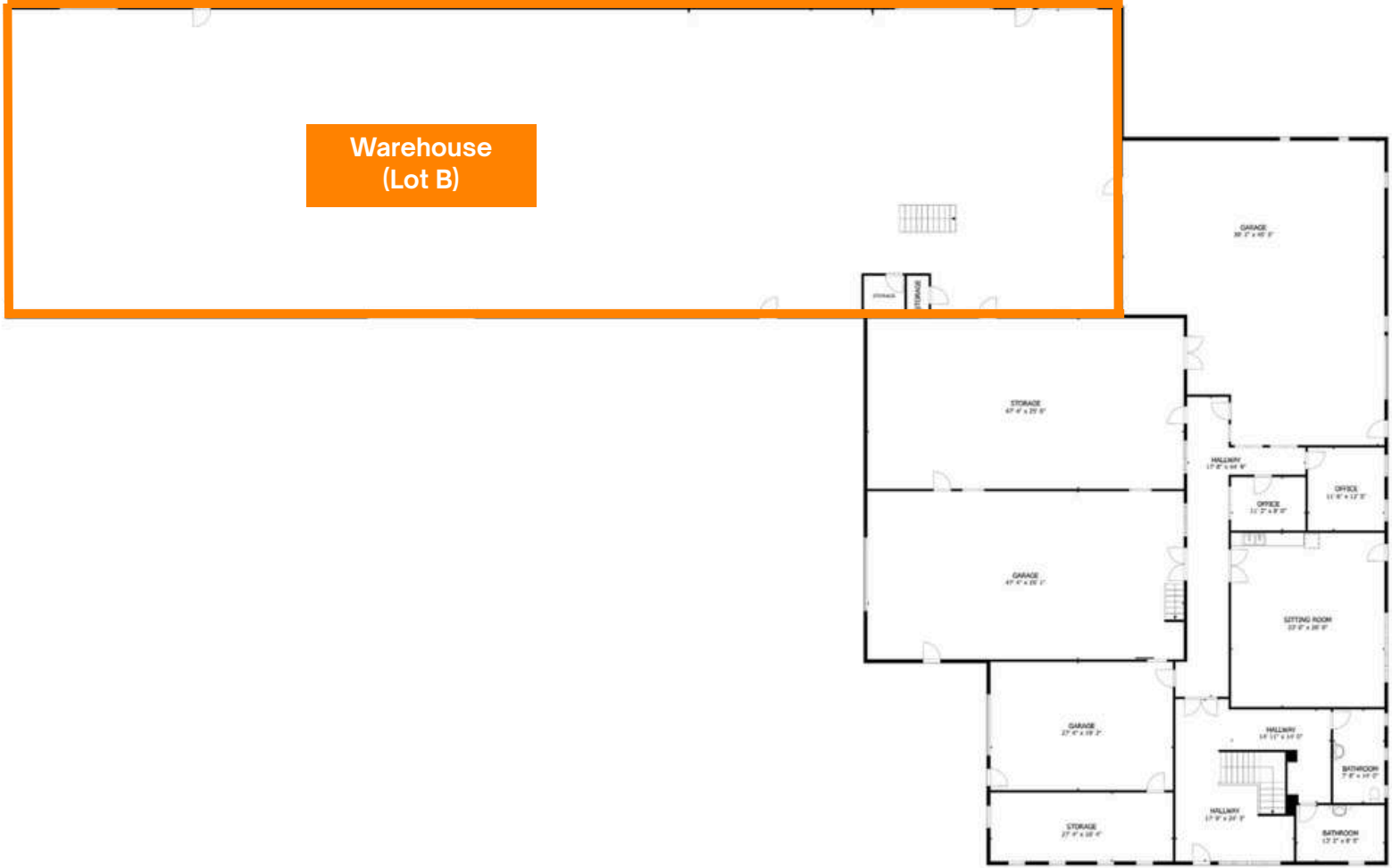
Lot A Photo



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	1.72 Acres
Total SF	±74,923 SF

Lot B features an approximately ±1.72-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.



FLOOR 1



FLOOR 2

Mezzanine Office
(Lot B)





**Lot B
(1.72 Acres)**

±8,050 SF Warehouse

Access Easement-Lot B



Lot B Warehouse Photos



Lot C

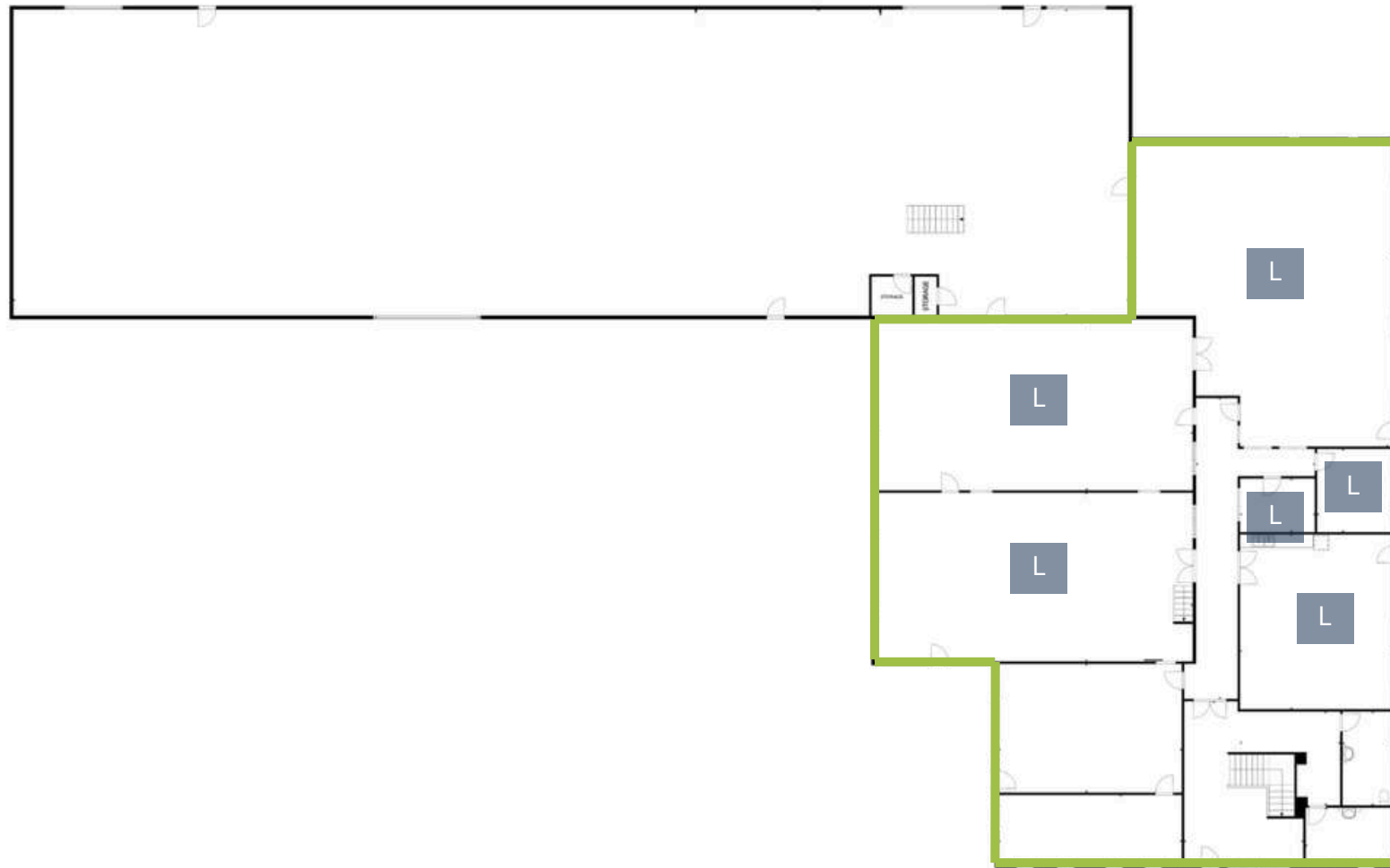
Price	\$275,000
Property Type	Vacant Land
Total Acreage	0.48 Acres
Total SF	±20,908 SF
Price/SF	\$13.15/SF

Lot C offers an approximately ±0.48-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	1.02 Acres
Total Land SF	±20,908 SF
In Place Income	\$7,957.17/Month (\$95,486.04 Annually)

Lot D features an approximately ±1.02-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.



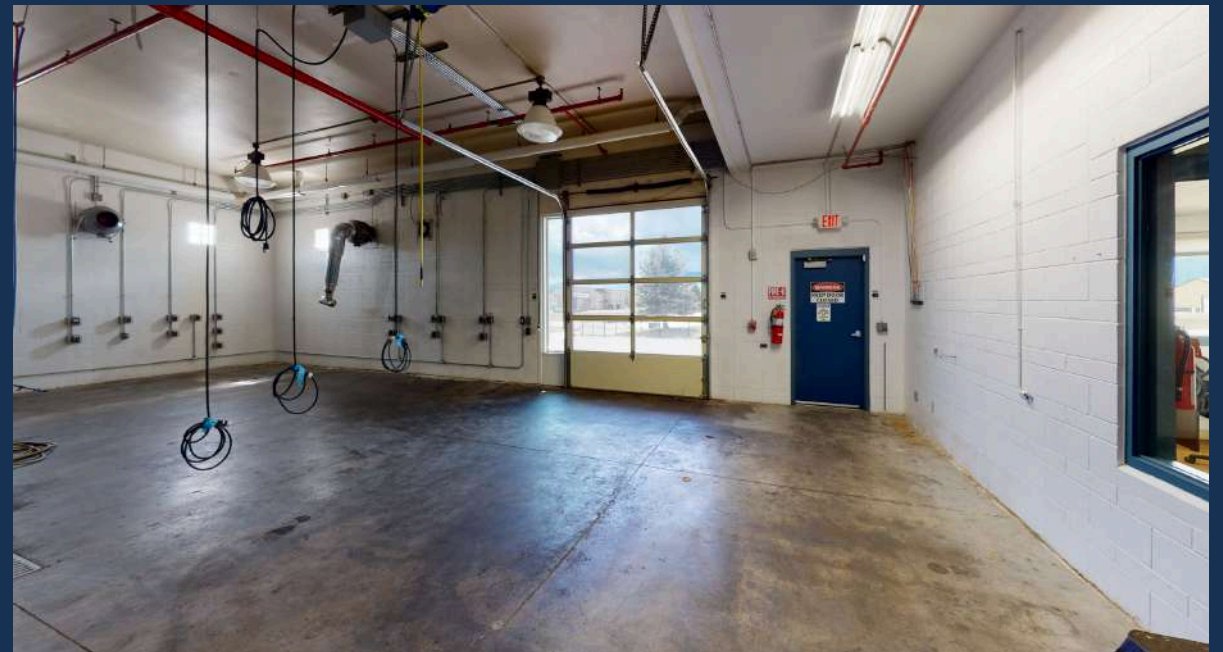
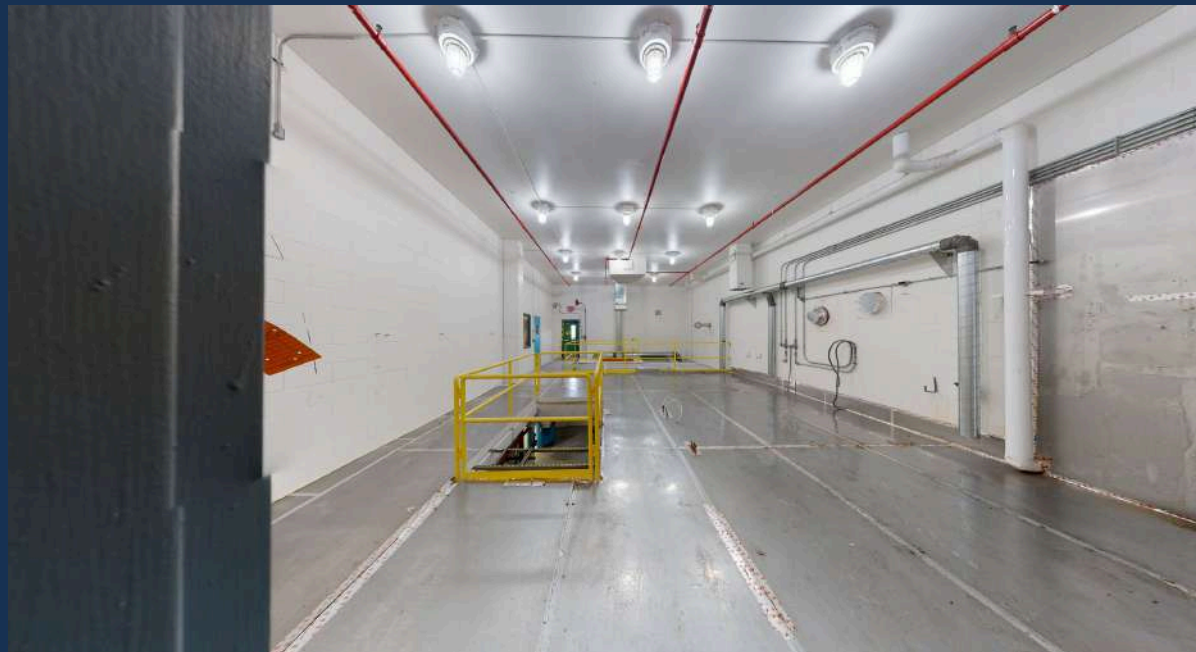
FLOOR 1



FLOOR 2

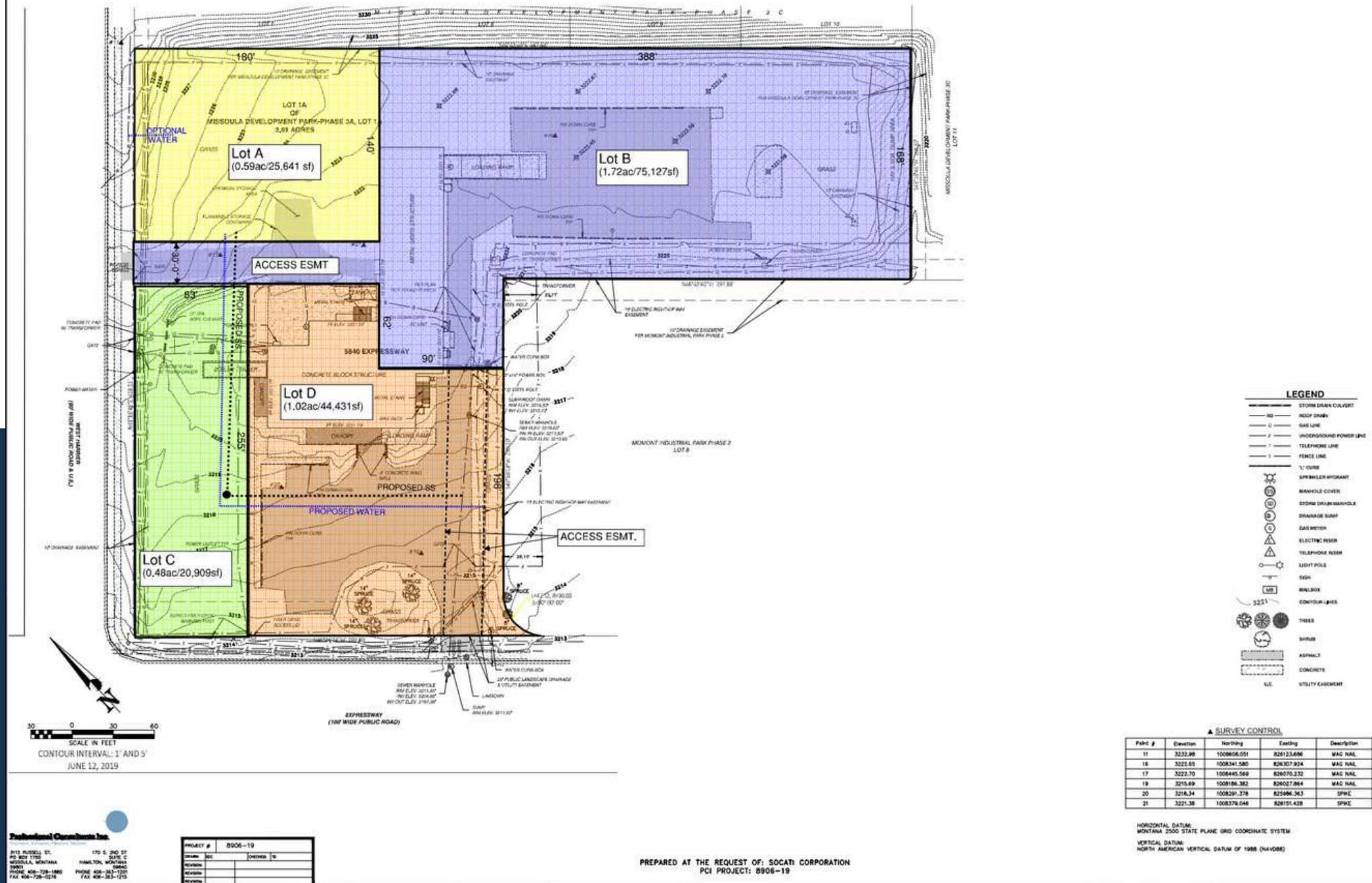
Office/Lab
Lot D

Currently Leased



Lot D Office/Lab Photos

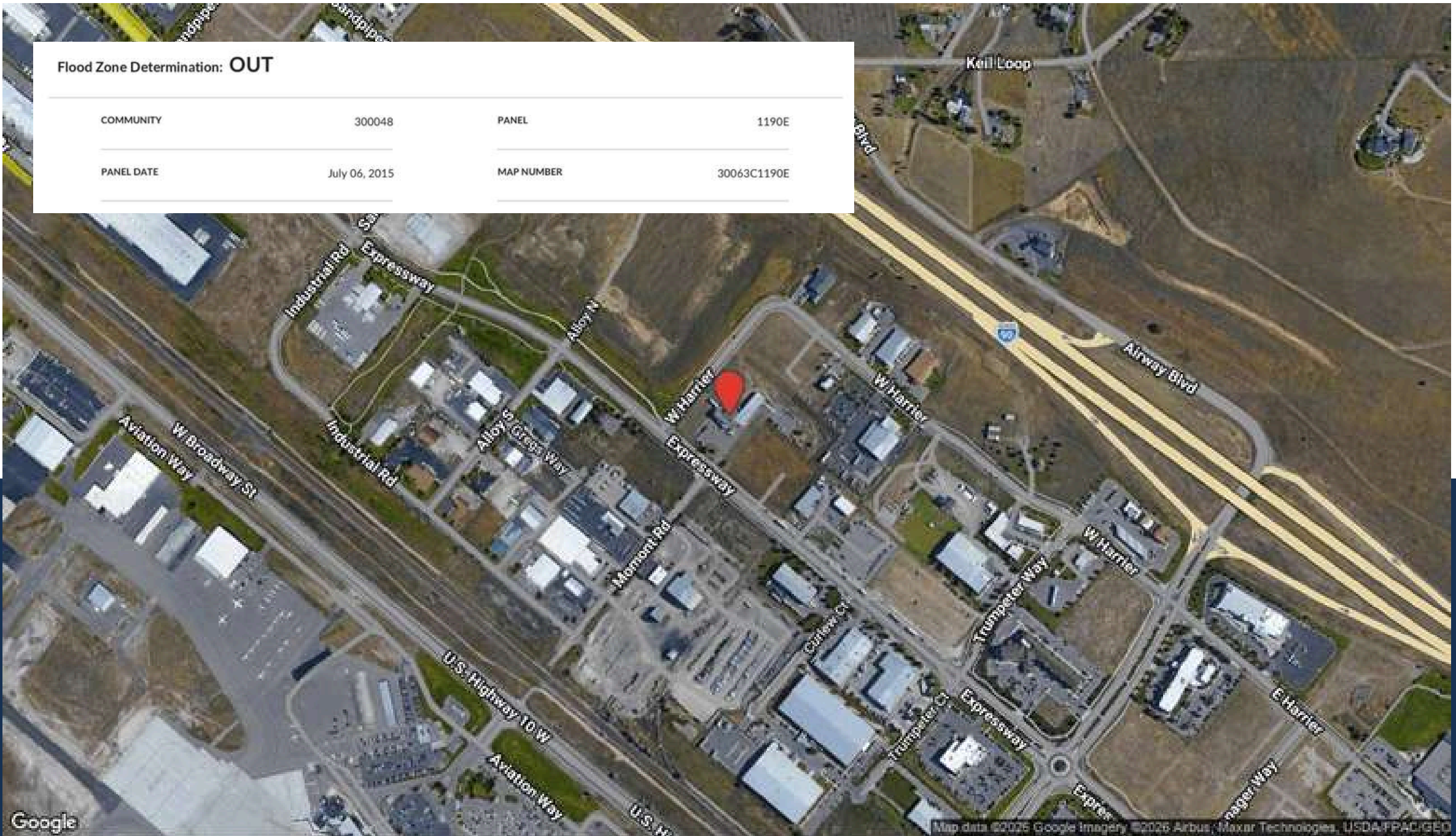
5840 EXPRESSWAY - PROPOSED 4 LOT MINOR SUBDIVISION



Proposed Subdivision







Flood Zone Determination: **OUT**

COMMUNITY	300048	PANEL	1190E
PANEL DATE	July 06, 2015	MAP NUMBER	30063C1190E



Google

Map data ©2025 Google Imagery ©2025 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%

Parcel Address: 5901 W HARRIER

Owner: CARLSBAD MEMORY LLC

T22 Zoning: I-1


New Overlay: **No Overlay Found**

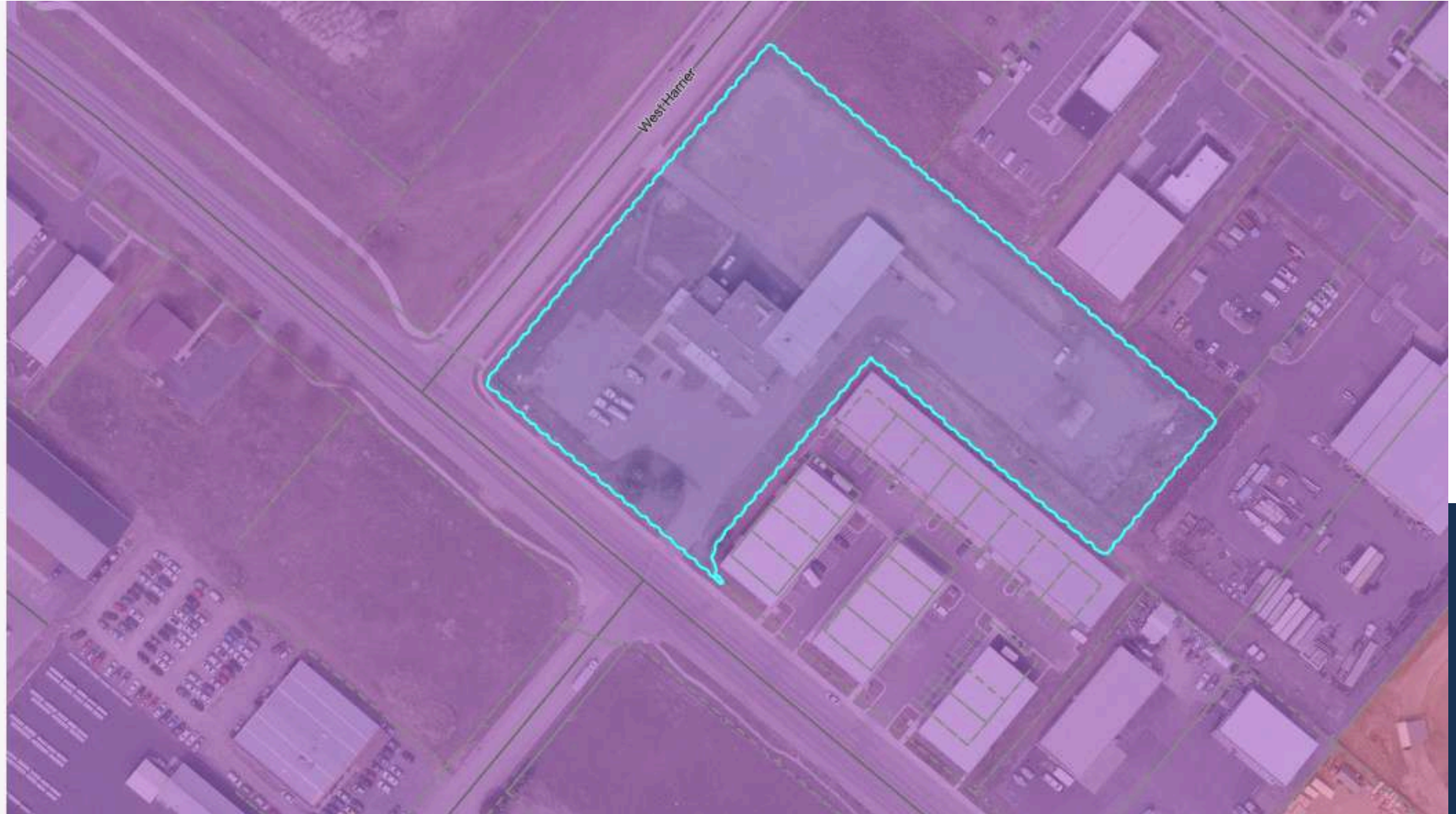
Street Typologies Near: Industrial

Place Type: Industrial and Employment

T20 Zoning: M1-2

T20 Overlay: Airport Influence Area, /NC-
MDP

 Zoom



Zoning Documents

Sanitary Sewer Flow Direction Arrows

Sanitary Gravity Main Flow Direction



Sanitary Pressurized Main Flow Direction



Sanitary Sewer

Sanitary Gravity Main



City



Other

Sanitary Pressurized Main



City



Other

Water

Water Hydrant



City



Other

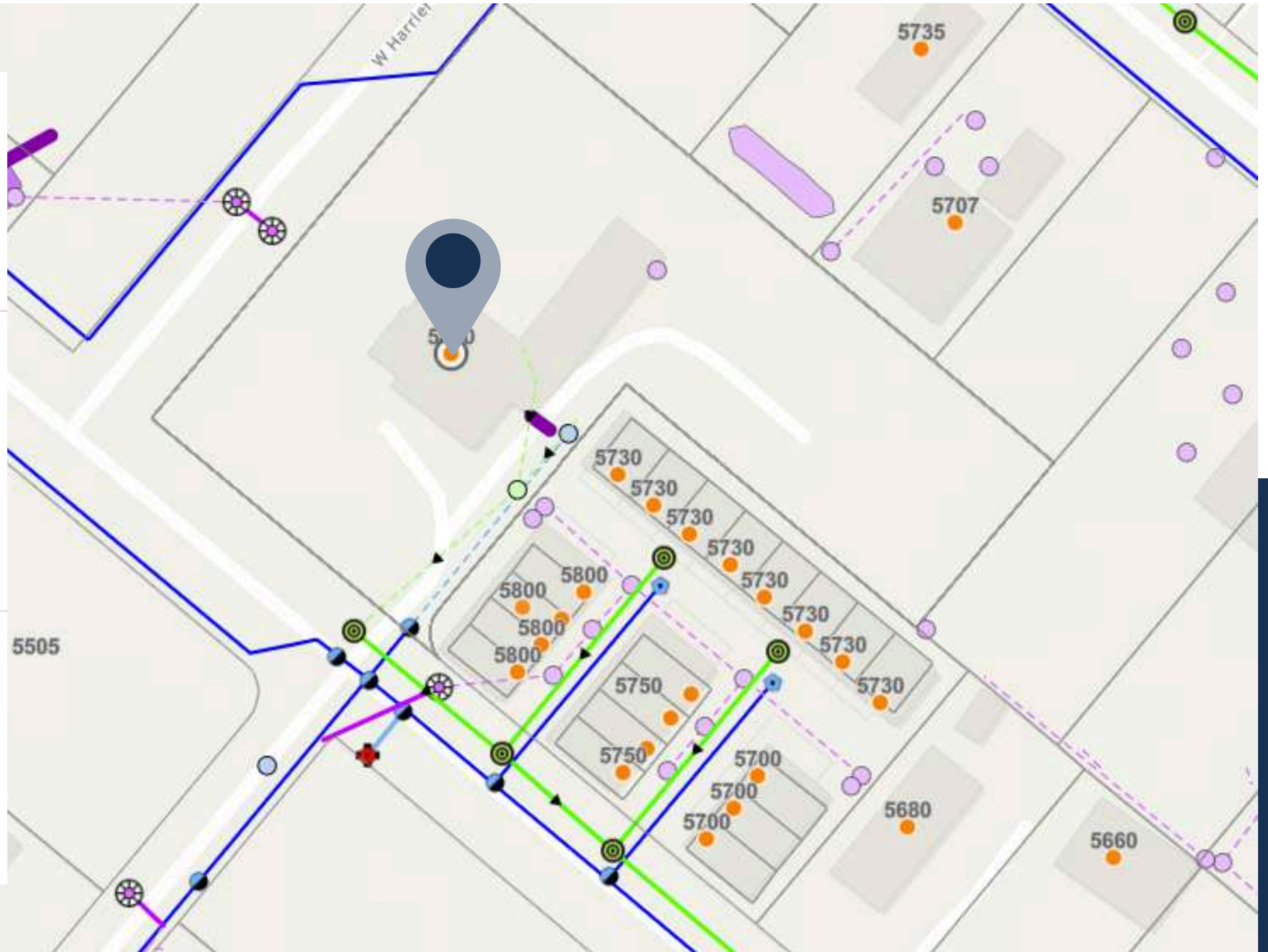
Water Main



City



Other



FINANCIALS



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Rent Roll - Lot D

Suite	Tenant	Rentable SF	Lease Rate (\$/SF)	Annual Lease Rate	NNN	Annual NNN	Lease Start	Lease End	Escalations
1B	Nationwide 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



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



Missoula Air Service

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

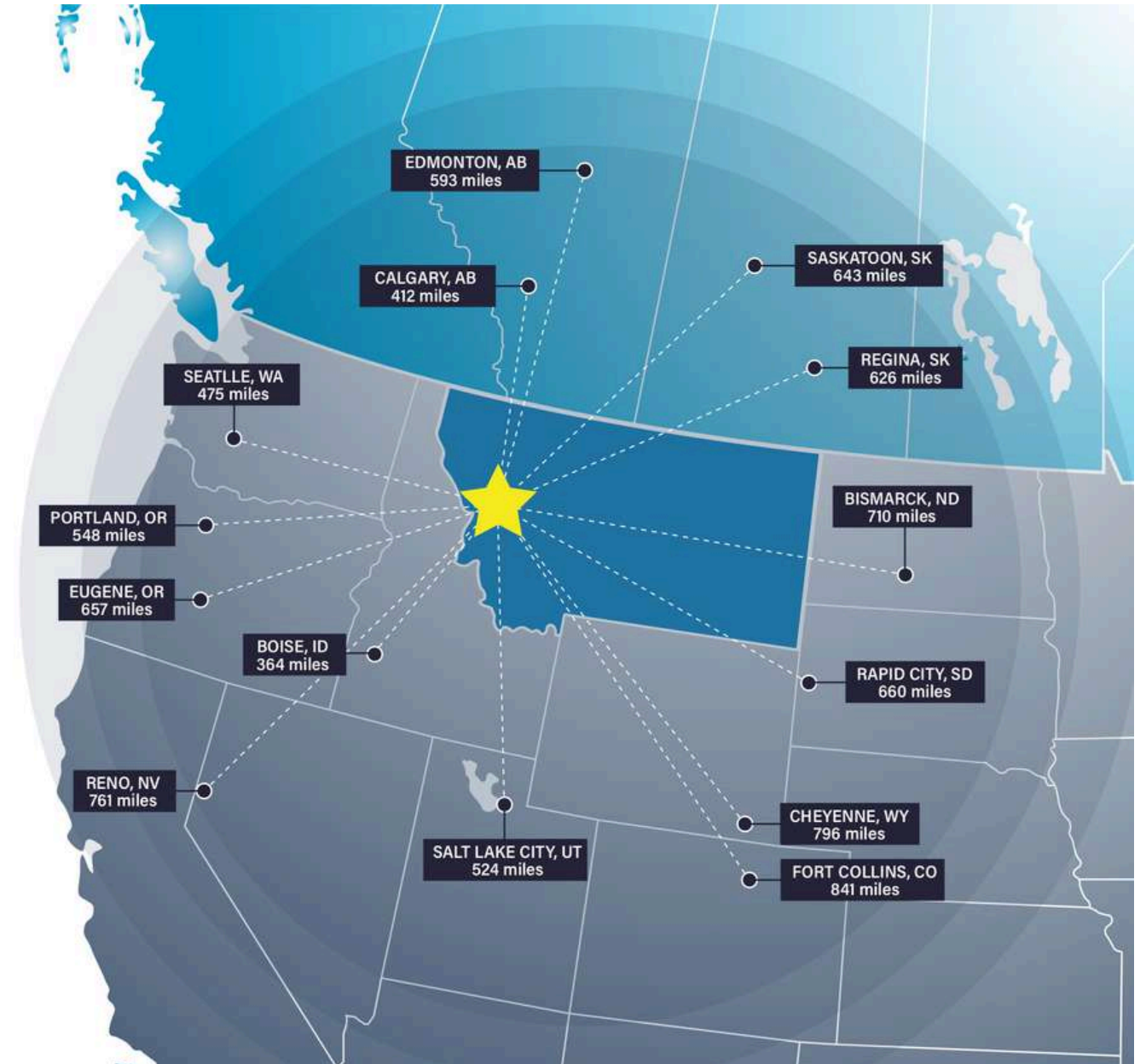


Missoula Access

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



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 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 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.