



SterlingCRE
A D V I S O R S

Flex Warehouse & Lab Suites

**5840 Expressway Building
Missoula, Montana**

±8,810 Square Feet | Flex Warehouse

±4,666 Square Feet | Lab

±555 Square Feet | Warehouse

Exclusively listed by:

Claire Matten, CCIM | SIOR

Claire@SterlingCREadvisors.com

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Opportunity Overview

In an optimal location off Expressway in Missoula's Development Park with convenient access to Interstate 90, this ±19,142 SF mixed-use warehouse building offers multiple flex spaces for lease. The building sits on ±3.81 acres with a paved parking lot and fenced yard. The interior offers up to three (3) warehouse suites with grade level overhead doors one featuring a dock high loading door. Private mezzanine offices overlook the warehouse. The subject property shares ±3.81 acres of secured yard and a dedicated parking lot.

Spanning across the second floor, the lab space features multiple private rooms with hood vents and/or hood vent connections. The suite may be demised down from ±4,666 square feet to ±2,094 square feet.

Power capacity to the building is 480V up to 1 MW of power available. The property features a full fire suppression system. Internet may be offered for an additional fee.



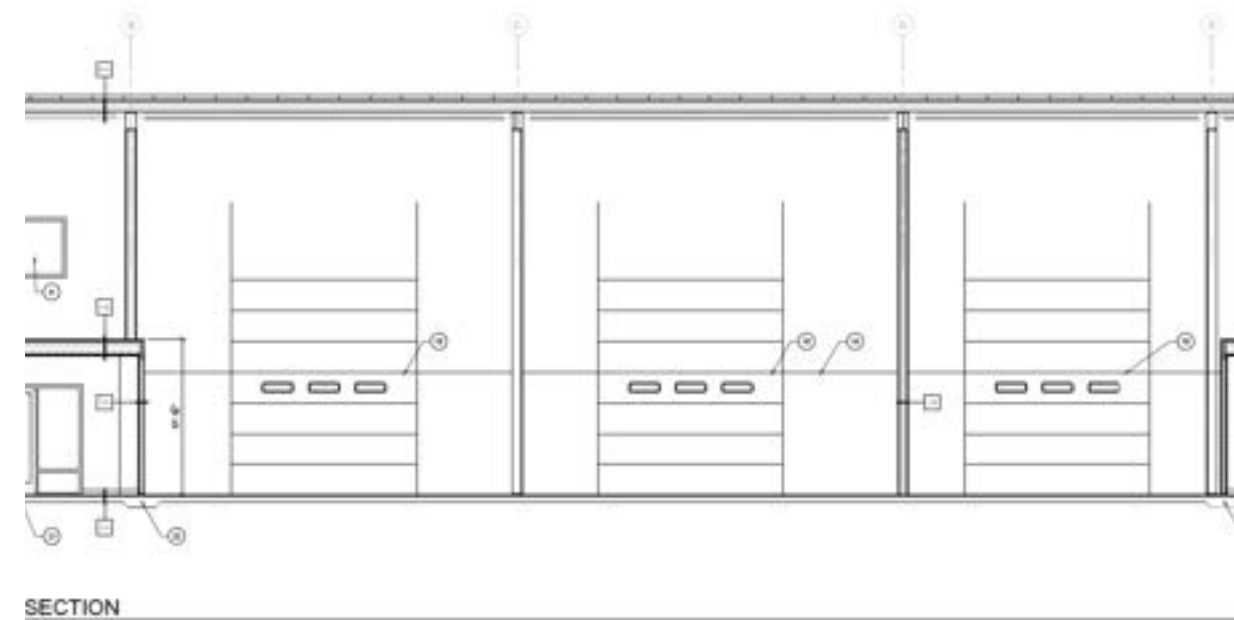
[Link to Listing](#)

[Street View](#)

Address	5840 Expressway
Property Type	Flex Warehouse Lab Space
List Rate	\$13/SF to \$22/SF plus NNN
Estimated NNN	\$5.33/SF
Total Square Feet	±8,207 Square Feet
Total Acreage	±3.81 Acres

Property Details

Address	5840 Expressway
Property Type	Flex Warehouse
Total Acreage	±3.81 Acres
Zoning	M1-2
Access	Expressway
Year Built	1993
Geocode	04-2325-36-3-07-01-0000
Traffic Count	±6,351 AADT
Power	3-Phase; 480V, up to 1 MW
Clear Height	9'-16' clear height
Parking	Dedicated paved lot



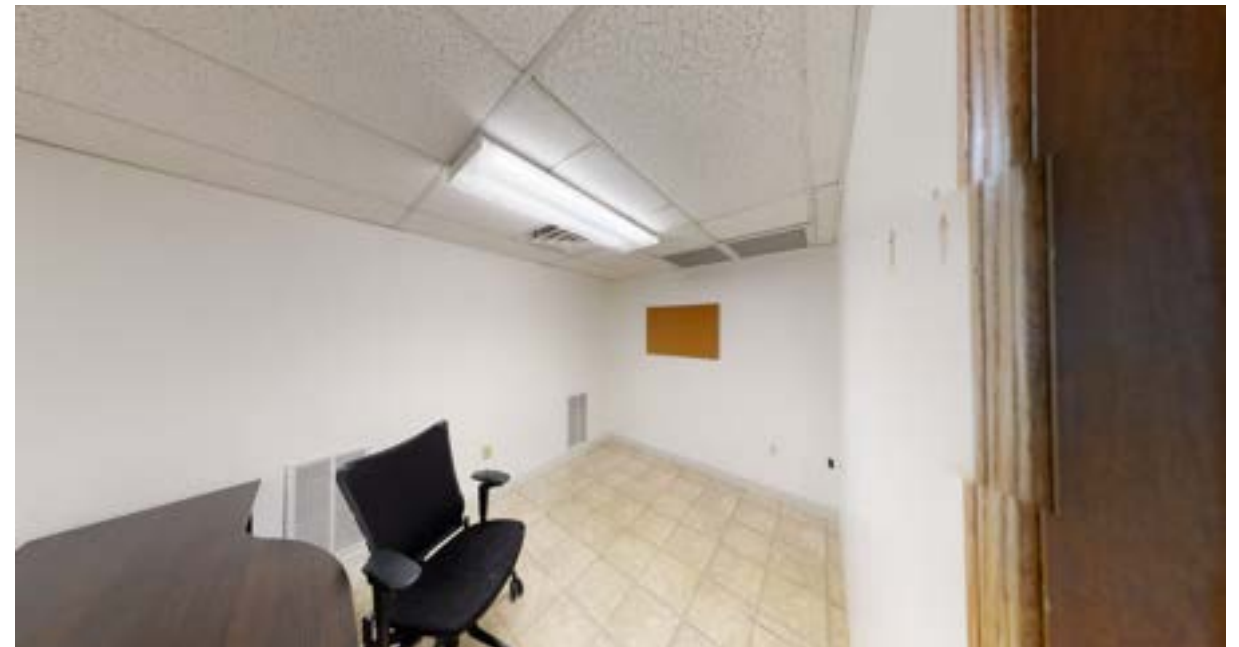
Property Details

Address	5840 Expressway Suite 101
Suite Type	Warehouse
List Price	\$14.25/SF NNN
Suite Size	RSF: ±555 SF
Power	3-Phase
Clear Height	12' clear height
Loading Door	10' grade level loading



Property Details

Address	5840 Expressway Suite 107
Suite Type	Warehouse
List Price	\$13.00/SF NNN
Suite Size	RSF: ±8,810 SF
Power	3-Phase; up to 1 MW
Clear Height	15' pitch height
Loading Doors	Two 10' grade level loading One 10' dock high loading
Suite Highlights	Private restroom Four offices Private entrance



Property Details

Address	5840 Expressway Suite 201
Suite Type	Lab Space
List Price	\$22.00/SF NNN
Suite Size	RSF: ±4,666 SF
Power	3-Phase; up to 1 MW
Clear Height	9' pitch height
Suite Highlights	Two 10' grade level loading One 10' dock high loading





Close proximity to the I-90 Interchange and the Missoula Airport



Turn-key lab space complete with multiple hood vents



480V with up to 1 MW of power to the building



Grade level and dock high loading available

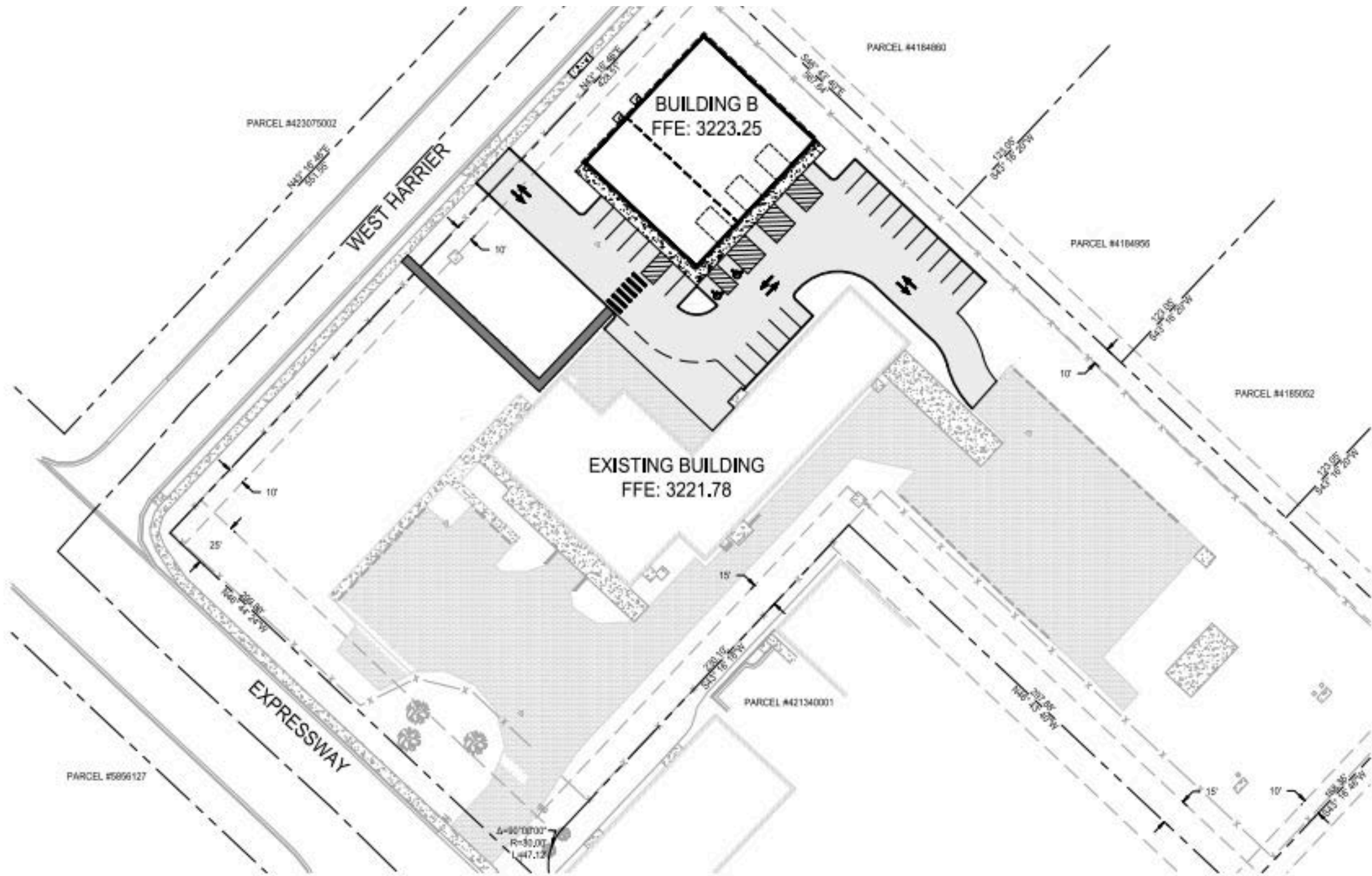


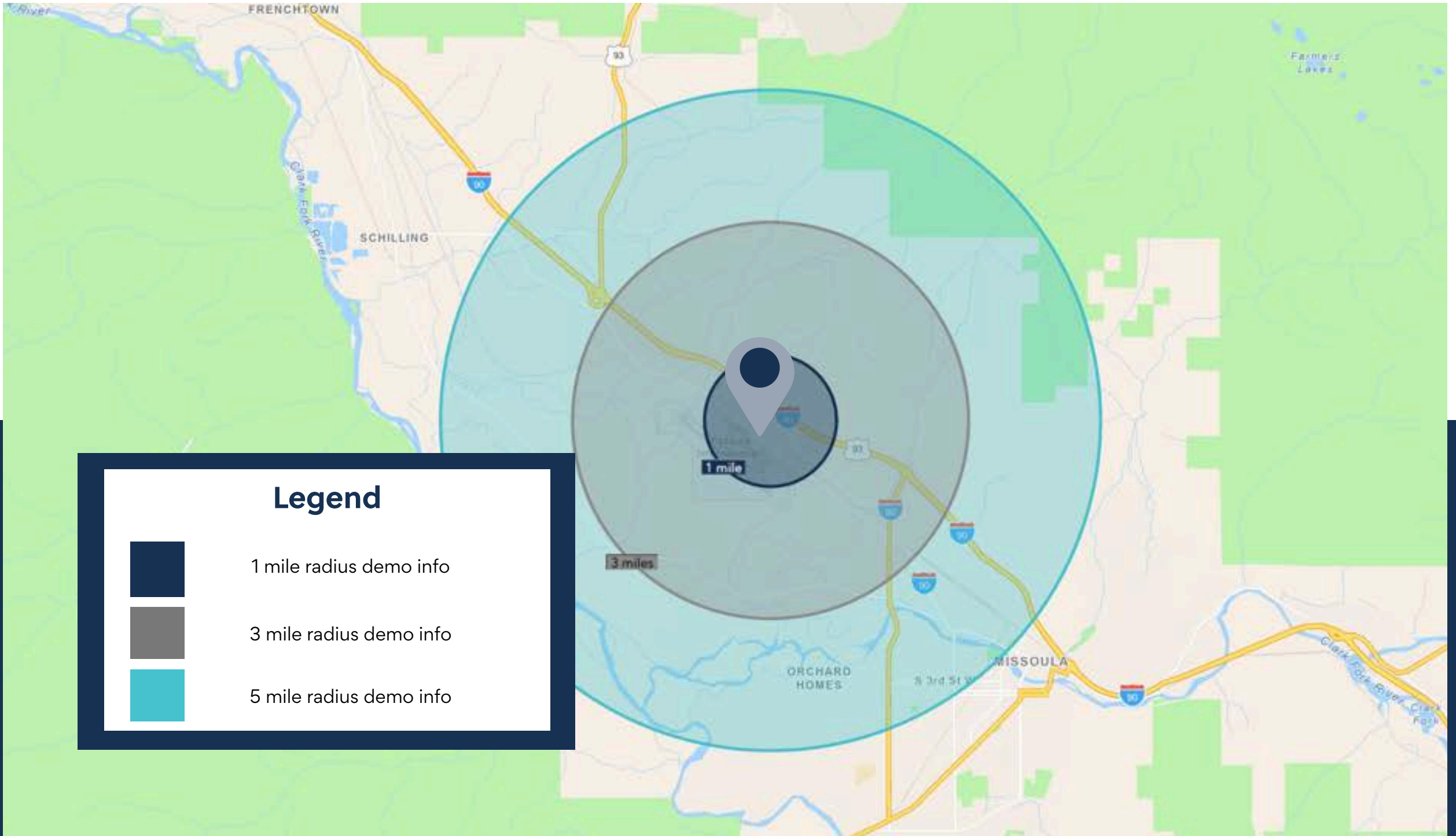
Dedicated parking lot with a secured yard

Flex Warehouse & Lab

5840 Expressway Missoula, Montana







Legend



1 mile radius demo info



3 mile radius demo info



5 mile radius demo info

KEY FACTS

3 miles

14,720

Population



Median Age



Average Household Size

\$79,202

Median Household Income

3,820

2023 Owner Occupied Housing Units (Esri)

2,730

2023 Renter Occupied Housing Units (Esri)

BUSINESS

3 miles



846

Total Businesses



12,292

Total Employees

HOUSING STATS

3 miles



\$472,003

Median Home Value



\$11,651

Average Spent on Mortgage & Basics



\$1,122

Median Contract Rent

2024 Households by income (Esri)

3 miles

The largest group: \$100,000 - \$149,999 (20.6%)

The smallest group: \$25,000 - \$34,999 (4.9%)

Indicator ▲	Value	Diff	
<\$15,000	5.2%	-2.0%	
\$15,000 - \$24,999	5.6%	-1.3%	
\$25,000 - \$34,999	4.9%	-1.7%	
\$35,000 - \$49,999	20.1%	+5.0%	
\$50,000 - \$74,999	10.5%	-5.0%	
\$75,000 - \$99,999	16.4%	-0.4%	
\$100,000 - \$149,999	20.6%	+4.5%	
\$150,000 - \$199,999	7.2%	+0.4%	
\$200,000+	9.3%	+0.3%	

Bars show deviation from

Variables	1 mile	3 miles	5 miles	Variables	1 mile	3 miles	5 miles
2022 Total Population	1,460	14,720	40,589	2022 Per Capita Income	\$48,387	\$45,528	\$41,799
2022 Household Population	1,460	14,637	39,835	2022 Median Household Income	\$100,394	\$79,202	\$69,121
2022 Family Population	1,198	10,710	26,673	2022 Average Household Income	\$123,620	\$102,488	\$91,674
2027 Total Population	1,846	17,458	43,804	2027 Per Capita Income	\$58,502	\$55,135	\$49,954
2027 Household Population	1,846	17,375	43,050	2027 Median Household Income	\$107,804	\$93,517	\$81,349
2027 Family Population	1,513	12,700	28,842	2027 Average Household Income	\$145,766	\$123,359	\$108,872

Missoula Air Service

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

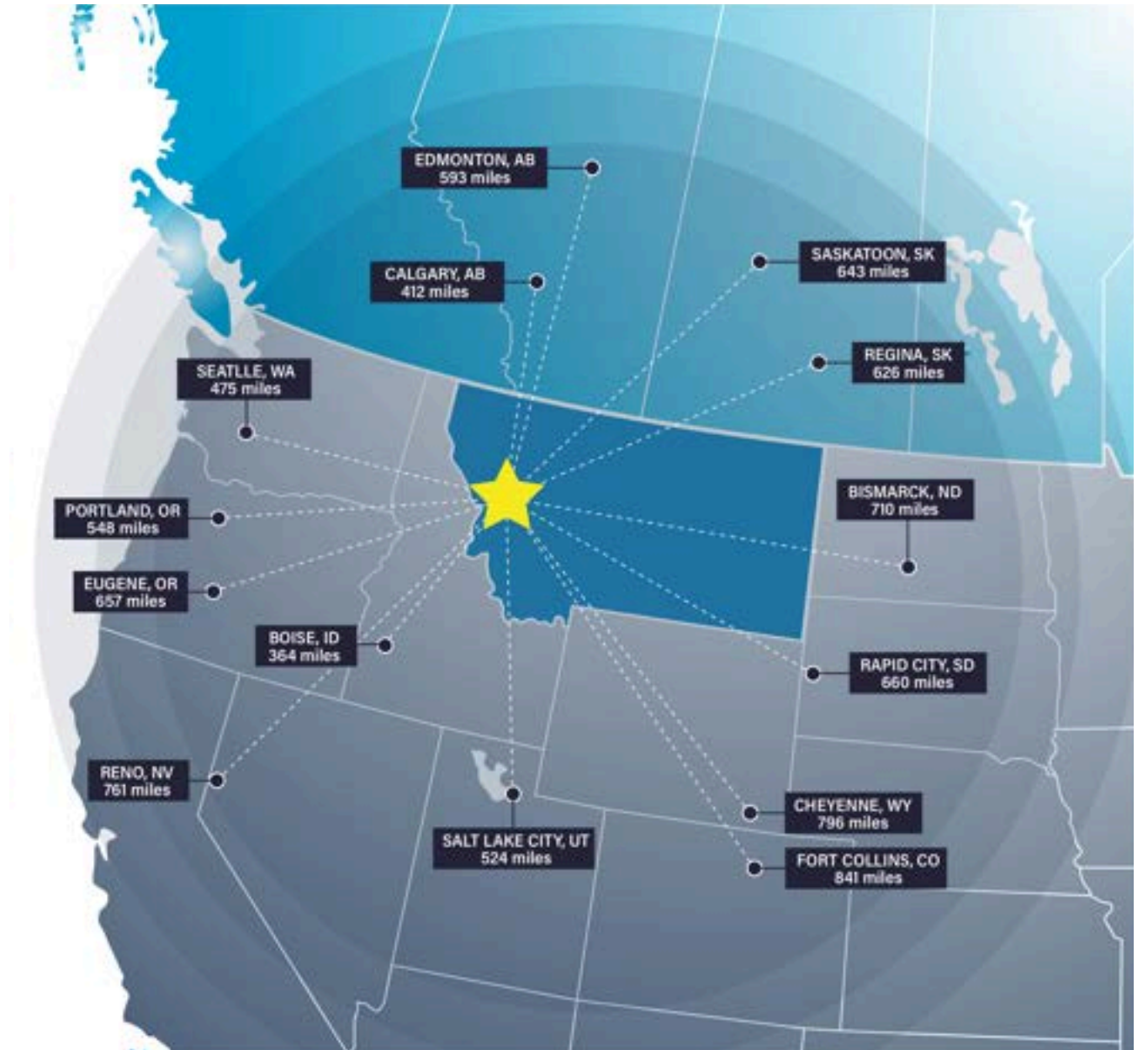


Missoula Access

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+r 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 & Zippia | zippia.com



ACCOLADES

#1 Most Fun City for Young People

Smart Assets

#2 Best Places to Live in the American West

Sunset Magazine

Top 10 Medium Cities for the Arts

2023 Southern Methodist University

#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

Top 10 Cities for Beer Drinkers

2015, 2016, 2017, 2019, 2022

International Public Library of 2022

The International Federation of Library Associations World Congress

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



Listing 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.



CARLY CHENOWETH
Transaction Coordinator

Carly brings an affinity for details, organizational skills and a passion for real estate to the team. After spending several years in the busy world of residential real estate, she knows how to get the most complex deals to closing. Her goal is to make the process effortless for buyers and sellers

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