

LEASE

4039 US-93 N | UNIT D

Stevensville, MT 59870



Monthly Lease
Rate

\$475-1650
+ NNN

OFFERING SUMMARY

Available Space:	950-3,200 SF
Ceiling Height:	approx. 10' - 15'
Parking:	Shared
Lease Term:	Negotiable
Year Built:	1997
Traffic Count:	11,657 (2025 AADT)
Overhead Doors:	1 (12-ft) & 1 (9-ft)
Loading:	Grade Level

PROPERTY OVERVIEW

3,200 SF of commercial warehouse and office space available in a high-visibility strip mall on US Hwy 93 N just north of Stevensville, right off the Bitterroot Trail Bike Path. The space features an open warehouse layout split into two spaces, two overhead doors, and ample shared parking. Currently vacant and move-in ready. What sets this listing apart is its flexibility. The two distinct warehouse spaces can be leased individually, as a whole, with a combination option to add on a private office/bathroom, making it an ideal fit for a range of tenants and budgets. See next page for space layout and breakdown.

LOCATION OVERVIEW

Located on the west side of US Highway 93 N just north of Stevensville in the heart of the Bitterroot Valley, this property sits within an established commercial strip mall with exceptional highway frontage and exposure to over 11,000 vehicles per day. Easy access directly off Hwy 93, ample on-site parking, and signage availability on both the ground sign and building exterior. Positioned adjacent to the Bitterroot Trail Bike Path, providing additional visibility to pedestrian and cyclist traffic throughout the valley.

Kelsey Ward
(406) 544-7772
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**COLDWELL BANKER | DREW WARD
COMMERCIAL | WARNE**

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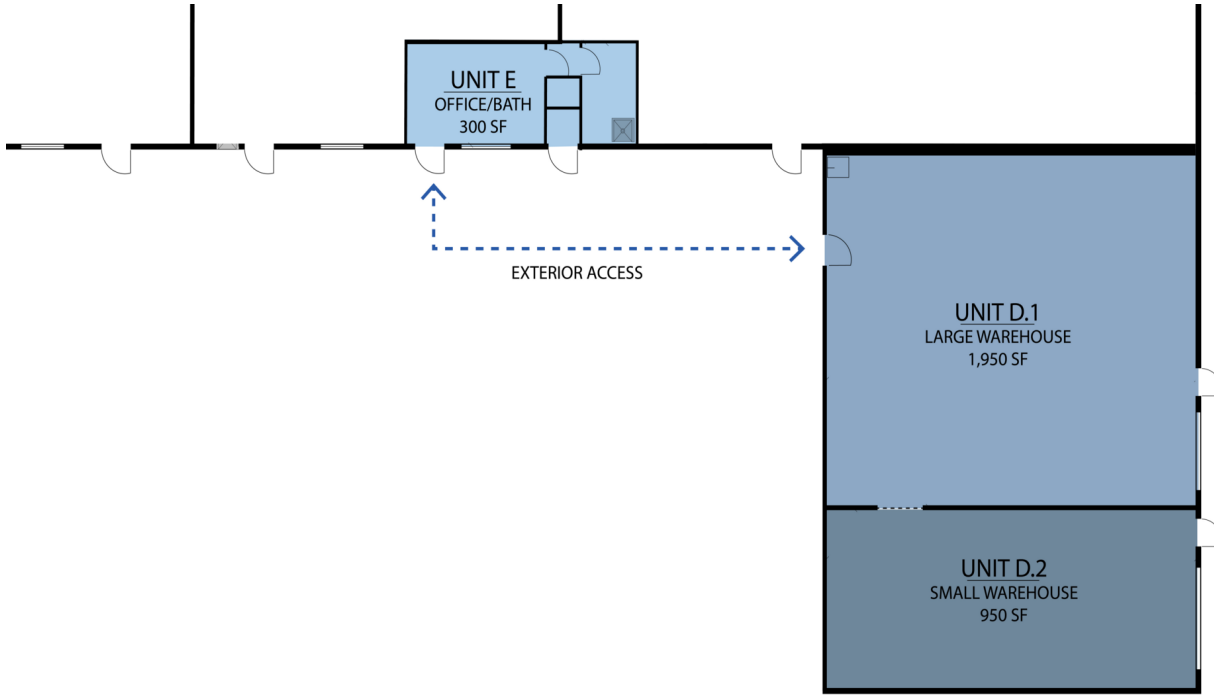
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Available Space:	3,200 SF	Total Lease Rate: (All Spaces Combined)	\$2,348/month (Base \$1,650 + NNN \$697)

AVAILABLE SPACES

SUITE	SIZE	MONTHLY RATE	DESCRIPTION
All Units Combined	3,200 SF	\$1,650.00 + NNN	\$2,348/mo (Base \$1,650 + NNN \$698) All three units combined. Best value for a single tenant needing warehouse, secondary room, and dedicated office with restroom.
Unit D.1	1,950 SF	\$975 + NNN	\$1,400/mo (Base \$975 + NNN \$425) Open warehouse space complete with 10-ft ceiling height, utility sink, grade-level 9-ft overhead door, front entrance door, and back exit door to Unit E (office/bath) exterior access. Best suited for storage, distribution, light industrial, or flex use.
Unit D.2	950 SF	\$475 + NNN	\$682/mo (Base \$475 + NNN \$207) Versatile secondary warehouse space ideal for overflow storage, a workshop, or a secondary operation complete with 15-ft ceiling height, exterior door access at entry and grade-level 12-ft overhead door.
Unit E	300 SF	\$200 + NNN	\$266/mo (Base \$200 + NNN \$66) Private office complete with 10-ft ceiling height, and full restroom with separate exterior door access. Available as an add-on to either warehouse unit space.

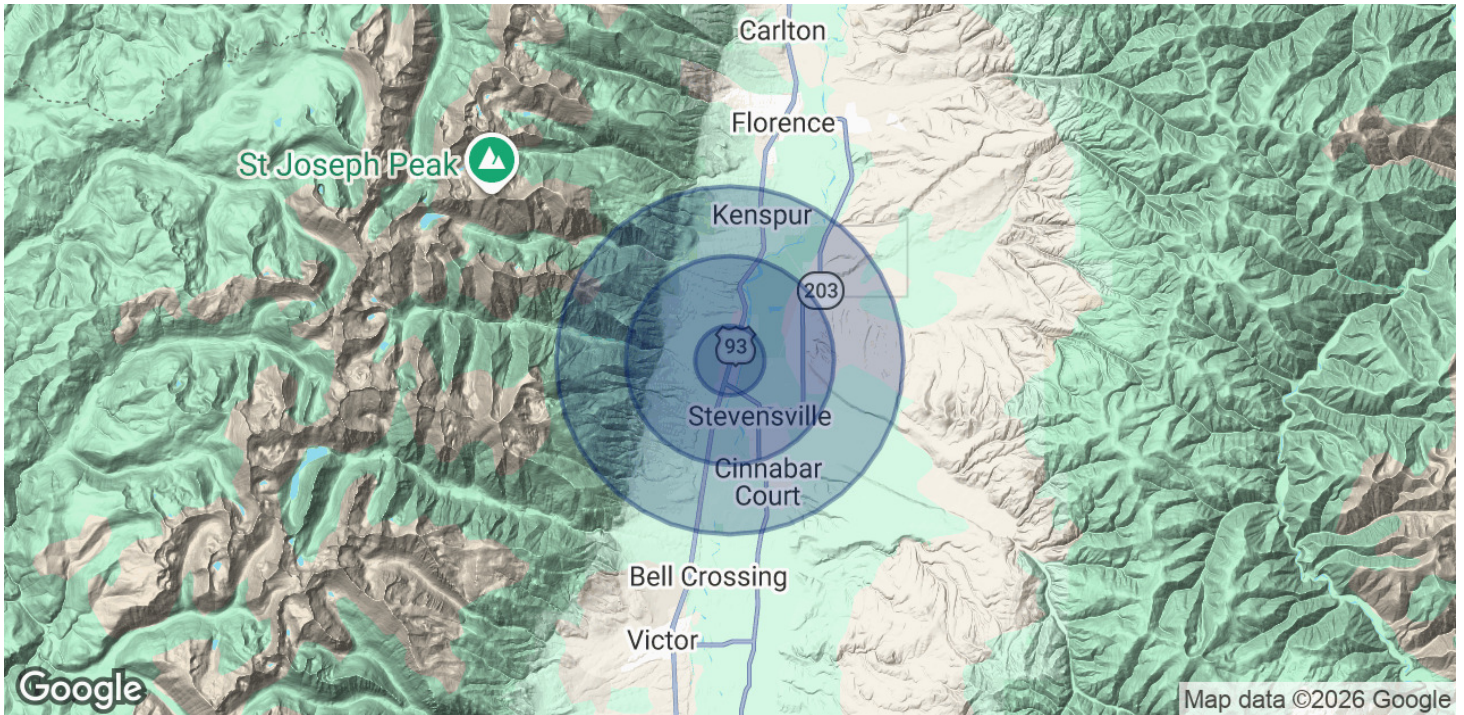
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	130	2,892	4,948
Average Age	46.6	43	46.6
Average Age (Male)	47.8	45.5	47.1
Average Age (Female)	48	43.4	47.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	52	1,181	2,006
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$92,797	\$88,254	\$95,915
Average House Value	\$506,605	\$447,883	\$495,016

2023 American Community Survey (ACS)

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**COLDWELL BANKER | DREW WARD
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KELSEY WARD

Sales Associate

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Direct: (406) 544-7772

MT #RRE-RBS-LIC-127781

PROFESSIONAL BACKGROUND

Kelsey offers a unique blend of expertise in architecture, graphic design, and real estate, making her an invaluable resource for sellers, developers, investors, and homeowners seeking top-tier marketing strategies, compelling content, and maximized investment potential.

Kelsey brings a wealth of expertise in commercial and residential architecture, as well as landscape and graphic design. A graduate of Montana State University with a Master of Architecture (M.Arch, Class of 2012), she has over a decade of experience in design and project management within Big Sky/Bozeman and the Missoula/Flathead regions. Her portfolio includes custom homes, tenant improvements, commercial buildings & remodels, where she served as a lead designer and project manager.

In addition to her architectural background, Kelsey has honed skills in marketing, website design, and content creation—valuable assets she applies to staging homes, crafting marketing materials for listings, and drafting plans for leasing or development opportunities. Kelsey is excited to bring her diverse skill set full circle and contribute to the continued success of Coldwell Banker Commercial.

EDUCATION

Montana State University: MArch - Master of Architecture (2014)
B.A. Bachelor of Arts in Environmental Design (2012)

MEMBERSHIPS

National Association of Realtors
Montana Association of Realtors
Certified Commercial Investment Member (CCIM) Coursework - Currently Pursuing Designation

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