



SterlingCRE
ADVISORS

Industrial Warehouse Space for Lease

7600 Desmet Road Suites A2-A3

Missoula, Montana

±11,750 SF | Multi-Tenant Warehouse

Exclusively listed by:

Claire Matten, CCIM | SIOR

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Executive Summary

This spacious and versatile industrial suite offers an excellent opportunity for businesses in need of warehouse or manufacturing space. Located in a prime industrial area with easy access to Interstate 90 and major highways, this suite features generous square footage, ideal for a wide range of operations, including storage, light manufacturing, distribution, or assembly.

This expansive ±11,750 SF suite features a fourteen (14') foot loading door, two (2) offices, two (2) restrooms, office space, a mezzanine and ample storage space.

With unparalleled visibility from I-90, this ±11,750 square foot suite is designed to accommodate industrial users with an option for expansion or yard storage. Zoned light industrial (ICL), this property can accommodate a variety of users. Contact us today to schedule a viewing and learn more about how this industrial suite can meet your business needs.

Interactive Links

 [Link to Listing](#)

 [Street View](#)

 [Video](#)

 [3-D Tour](#)

Address	7600 Desmet Road Suite A2-A3 Missoula, MT 59808
Property Type	Industrial Warehouse Suite
Lease Rate:	\$9.00/SF, NNN
2025 Est. NNN	\$1.78 SF (includes taxes, insurance); Tenant to contract for separately metered utilities
Suite Size:	±11,750 SF
Services	City Water; Private Sewer
Buildout	• Three (3) Heating Units • Two (2) Offices • Conference Room • Bullpen • Mezzanine • Reception • Shower Area with Drain • Two (2) Restrooms • Storage Downstairs • Fourteen (14') Grade Door

Property Details

Address	7600 Desmet Road Suite A2-A3 Missoula, MT 59808
Lease Rate	\$9.00/SF, NNN
2025 Estimated NNN	\$1.78 SF plus separately metered utilities
Utilities	City Water Private Sewer Northwestern Energy
Access	Desmet Road via Expressway
Zoning	Industrial Center Light (ICL) Missoula County
Interstate Proximity	±3 Miles from the I-90/Hwy 93 N Interchange ±2.7 Miles via Airport Blvd

Buildout

- Three (3) Heating Units
- Two (2) Offices
- Conference Room
- Bullpen
- Mezzanine
- Reception
- Shower Area with Drain
- Two (2) Offices
- Two (2) Restrooms
- Storage Downstairs
- Fourteen (14') Grade Door





Ample yard storage if Needed



Municipal water to site; private sewer; public sewer nearby



Site design allows for healthy truck circulation



Interstate-90 highway visibility and easy accessibility



Fourteen (14') grade door



Locator Map

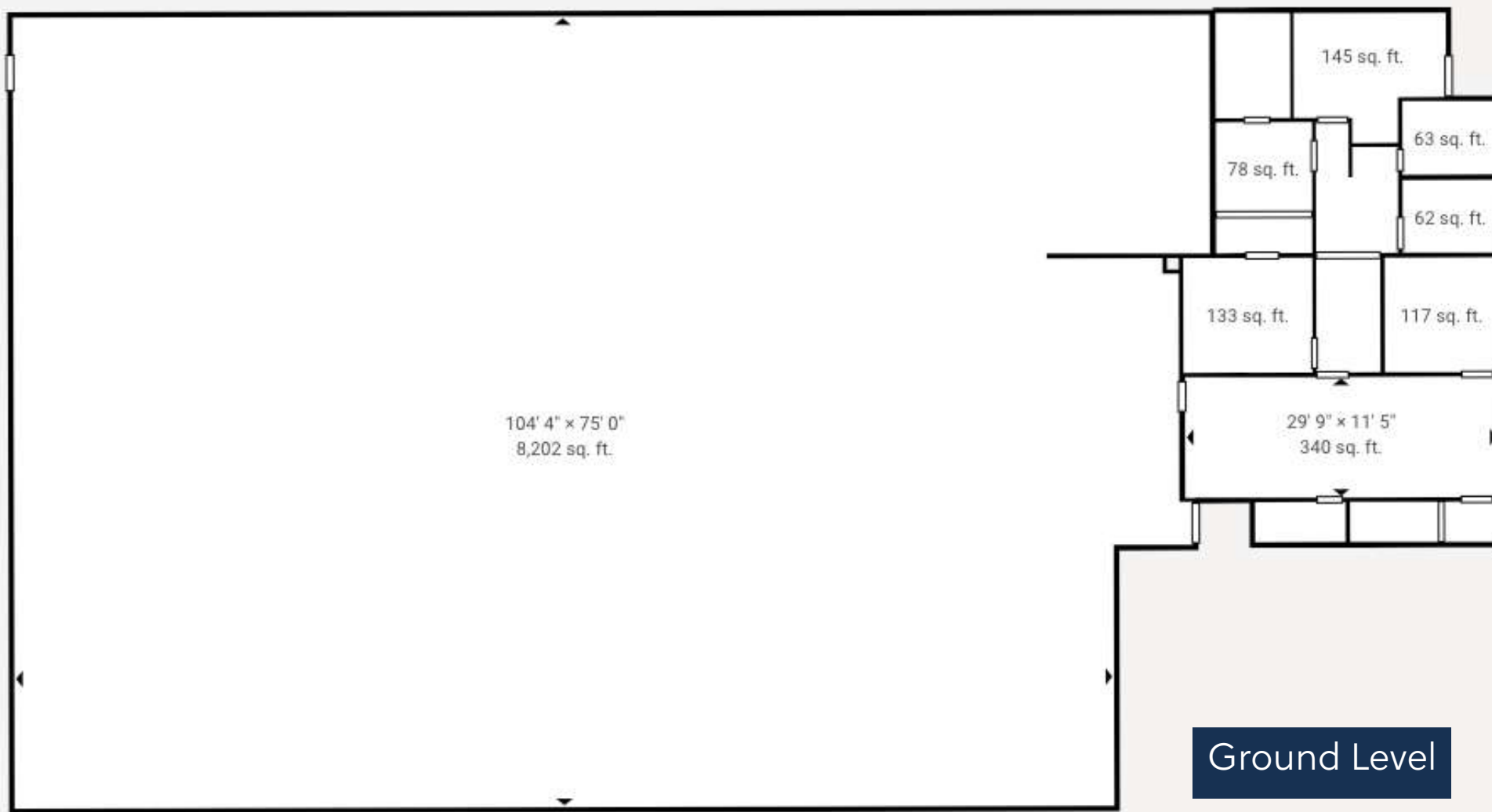


Front Photo

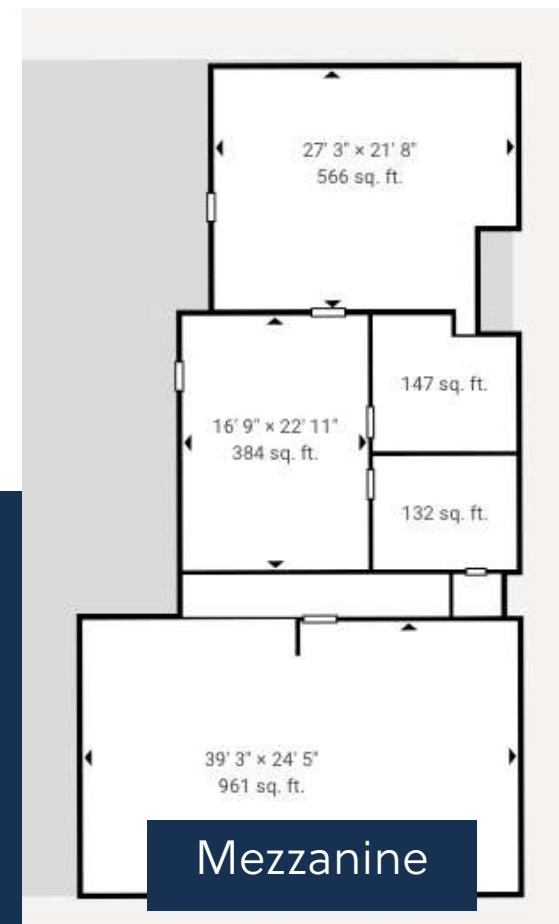


Rear Photo

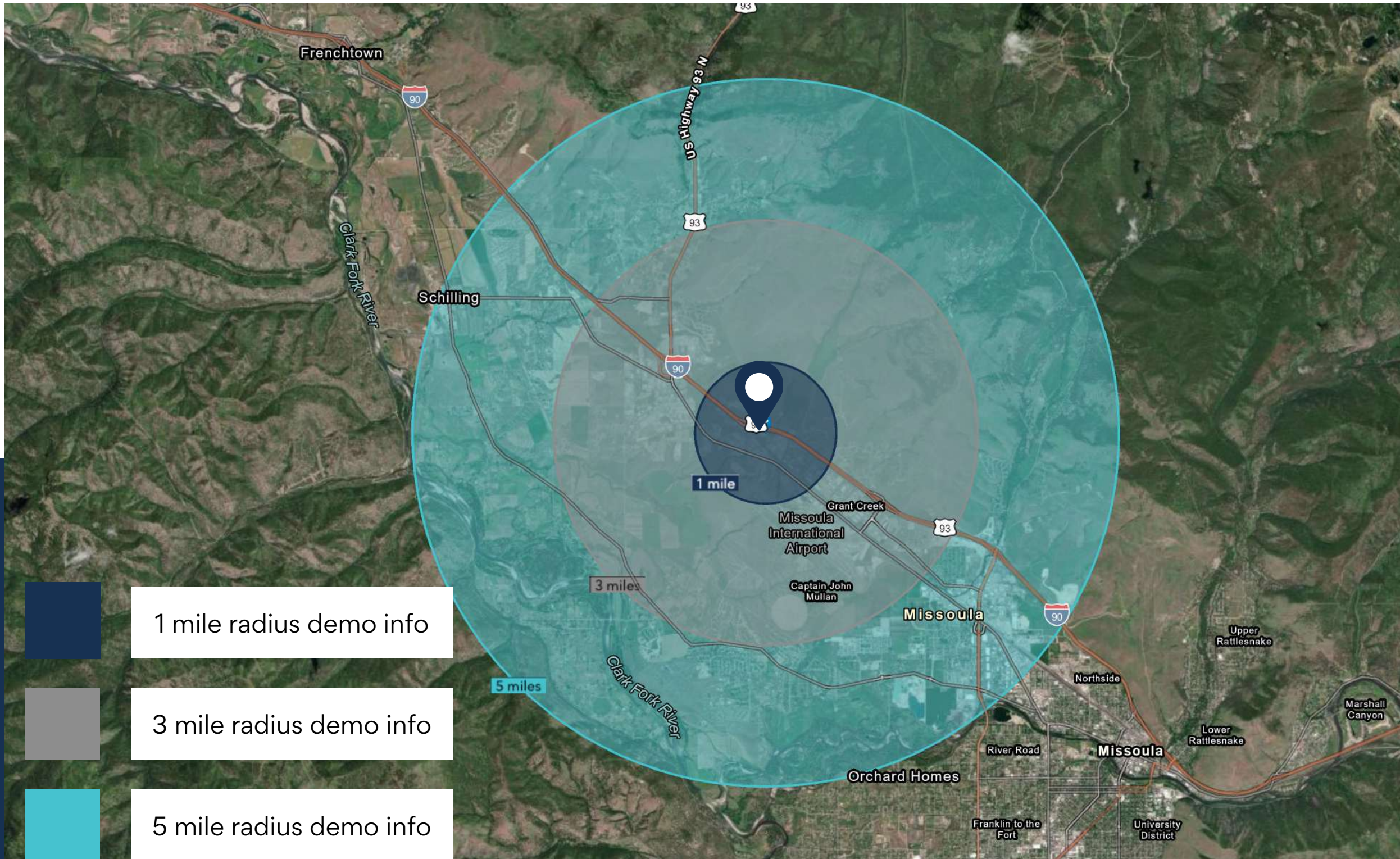




Ground Level



Mezzanine



KEY FACTS

3 miles

4,945

Population



Median Age



Average Household Size

\$101,681

Median Household Income

1,449

2023 Owner Occupied Housing Units (Esri)

445

2023 Renter Occupied Housing Units (Esri)

BUSINESS

3 miles



424

Total Businesses



5,079

Total Employees

HOUSING STATS

3 miles



\$572,256

Median Home Value



\$14,273

Average Spent on Mortgage & Basics



\$1,055

Median Contract Rent

2024 Households by income (Esri)

3 miles

The largest group: \$100,000 - \$149,999 (28.4%)

The smallest group: \$25,000 - \$34,999 (1.7%)

Indicator ▲	Value	Diff	
<\$15,000	5.3%	-1.9%	
\$15,000 - \$24,999	2.0%	-4.9%	
\$25,000 - \$34,999	1.7%	-4.9%	
\$35,000 - \$49,999	16.7%	+1.6%	
\$50,000 - \$74,999	7.8%	-7.7%	
\$75,000 - \$99,999	14.9%	-1.9%	
\$100,000 - \$149,999	28.4%	+12.3%	
\$150,000 - \$199,999	10.5%	+3.7%	
\$200,000+	12.8%	+3.8%	

Bars show deviation from Missoula County

Variables	1 mile	3 miles	5 miles
2022 Total Population	299	4,945	21,872
2022 Household Population	299	4,942	21,616
2022 Family Population	242	3,982	16,235
2027 Total Population	315	5,596	24,760
2027 Household Population	315	5,593	24,503

Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	\$43,261	\$46,654	\$48,341
2022 Median Household Income	\$102,142	\$101,681	\$85,007
2022 Average Household Income	\$114,901	\$122,086	\$112,894
2027 Per Capita Income	\$51,190	\$55,648	\$57,515
2027 Median Household Income	\$110,302	\$110,646	\$99,597

Missoula Industrial Market Data | Q3 2025

LEASING ACTIVITY | INDUSTRIAL

	T12 Ending 6.30.2024	T12 Ending 6.30.2025	Change
County Average Lease Rate	\$11.07	\$11.98	8.22% ↑
NNN Average	\$3.27	\$3.44	5.20% ↑
County Vacancy	3.64%	9.26%	5.62% ↑

SALES ACTIVITY | INDUSTRIAL

	T12 Ending 6.30.2024	T12 Ending 6.30.2025	Change
County Average Sale Price PSF	\$138.68	\$189.68	36.78% ↑
Condominium Average Sale Price PSF	\$191.51	\$186.72	-2.50% ↓
Freestanding Average Sale Price SF	\$128.11	\$190.66	48.83% ↑

All data covers the trailing 12 months
Lease data is based on NNN or NNN Equivalent

INDUSTRIAL DEVELOPMENT PIPELINE

Construction	±139,782 SF
Permitting	±3,350 SF
Planning	±62,600 SF
Completed YTD 2025	±20,000 SF



Missoula Air Service

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

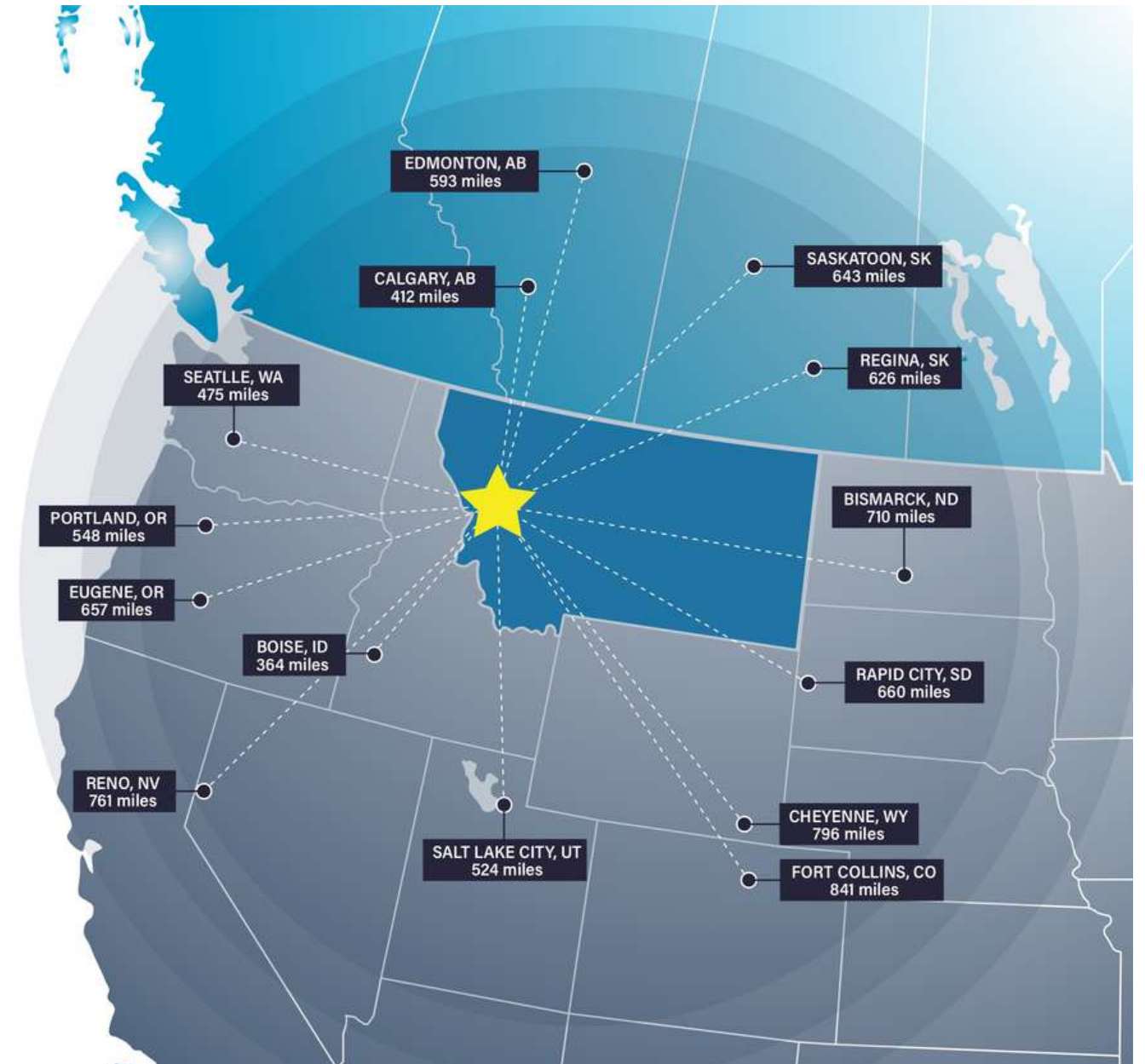


Missoula Access

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.



Access Across the Northwest

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



#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



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.

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