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For Lease: ±8,050 SF Warehouse w/ Dock and Outdoor Storage

**5840 Expressway
Missoula, Montana**

±8,050 SF Warehouse on ±1.78 acres

Exclusively listed by:

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Opportunity Overview

5840 Expressway offers a rare combination of **warehouse space and large-scale secured outdoor storage** on ±1.78 acres.

The ±8,050 SF 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 yard 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 for lease, 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](#)

Address	5840 Expressway Missoula, MT 59808
Lease Rate	\$13.00/SF + NNN (Flex Warehouse) + Mezzanine Offices Optional yard lease available for outdoor storage, parking, or equipment.
Estimate NNN	\$5.31/SF
Property Type	Flex Warehouse; Office; Excess Land
Total Acreage	Acreage: ±1.78
Warehouse Size	±8,050 SF
Loading	Two (2) Grade Level Doors One (1) Truckwell

5840 Expressway

Building Size + Land	±8,050 SF Warehouse ±1.78 Acres
Geocode	04-2325-36-3-07-01-0000
Year Built/Renovated	1993
Zoning	City of Missoula (I-1)
Access	Expressway
Services	City water and sewer; 1 MW
Taxes (2025)	\$44,323.93
Parking	Surface Level Secured Lot
Traffic Count	±21,901 (AADT)
Interstate Proximity	±0.60 miles from Interstate 90 Interchange



Property Details

Lot B
(1.78 Acres)

±8,050 SF Warehouse

Access Easement-Lot B



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Lot B
(1.78 Acres)



Access Easement-Lot B

Access Easement-Lot B





Located less than ± 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)



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



LOCATION



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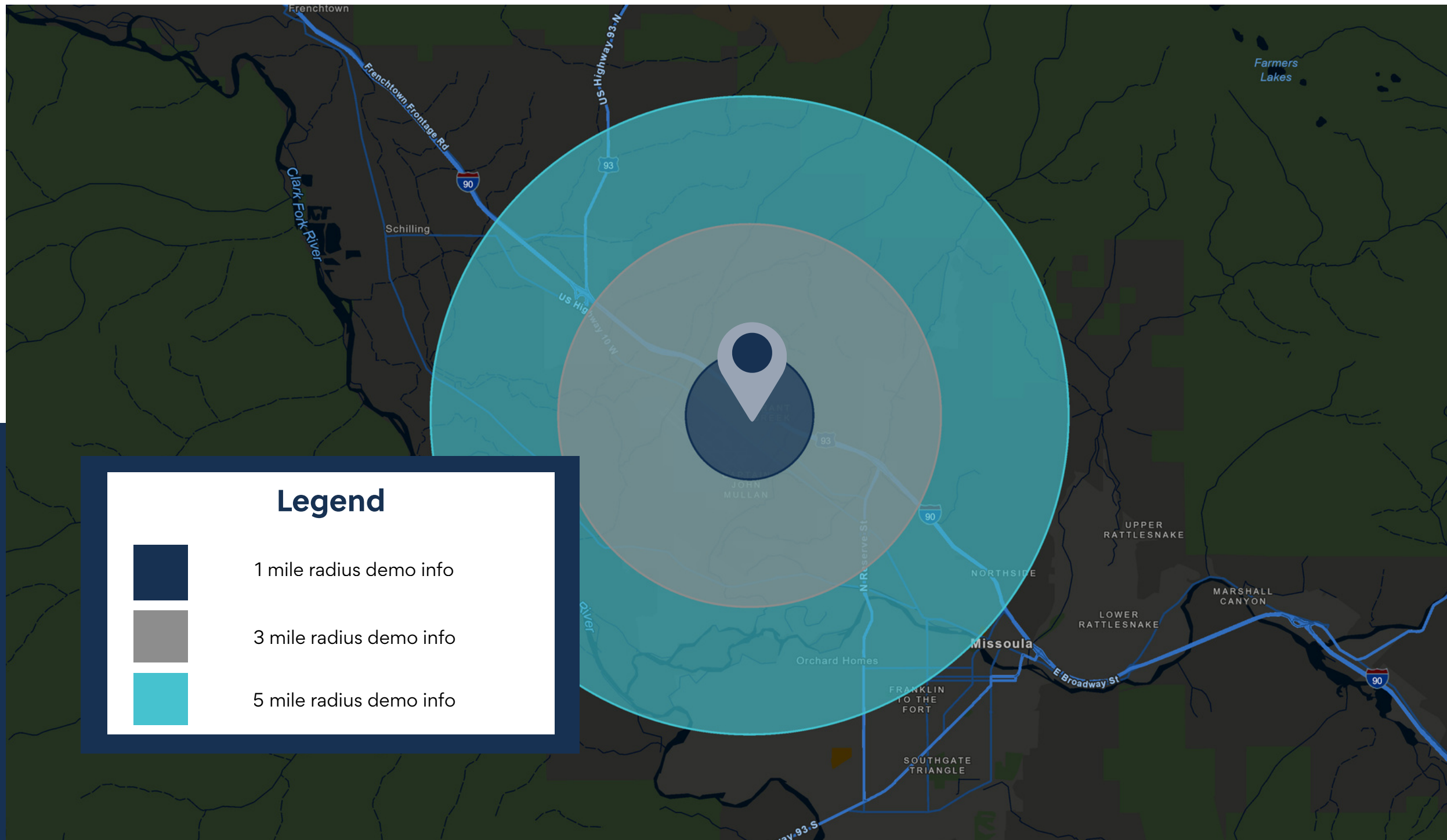


Locator Map





Retailer Map



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
2022 Total Population	1,694	15,146	41,587
2022 Household Population	1,694	15,064	40,833
2022 Family Population	1,389	11,074	27,308
2027 Total Population	1,889	17,167	44,579
2027 Household Population	1,889	17,085	43,825
2027 Family Population	1,546	12,498	29,201

Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	\$53,011	\$48,537	\$44,219
2022 Median Household Income	\$106,969	\$86,407	\$75,012
2022 Average Household Income	\$133,783	\$109,086	\$96,645
2027 Per Capita Income	\$61,234	\$55,536	\$49,991
2027 Median Household Income	\$125,222	\$100,457	\$83,062
2027 Average Household Income	\$152,491	\$124,512	\$108,721

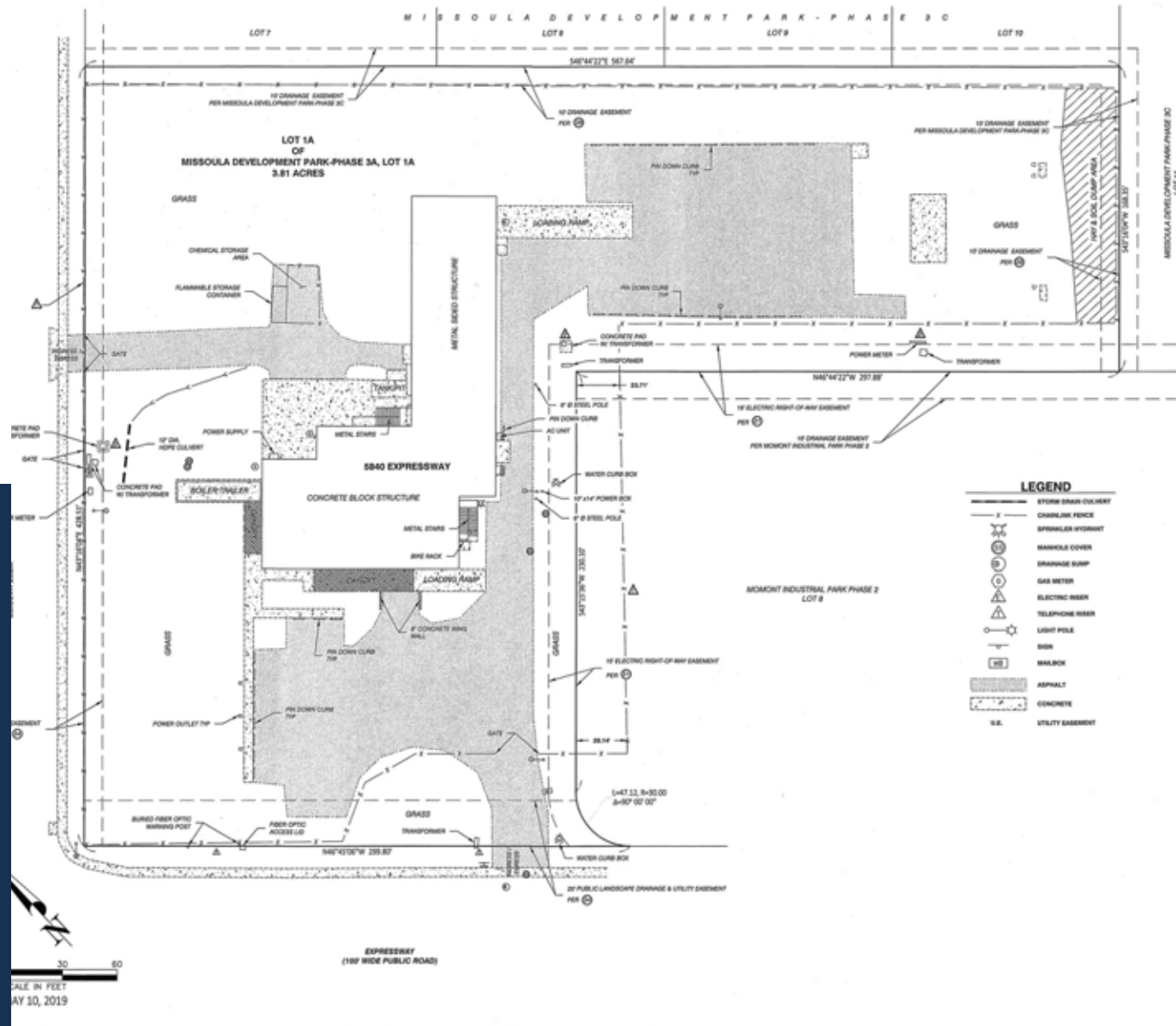
PROPERTY DETAILS



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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 7:35AM.)

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: Seacell Corporation, 5840 EXPT 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 ACSM in 2016. Pursuant to the Accuracy Standards promulgated by ALTA, NSPS and ACSM and in effect on the date of this survey.

Toby Dumas 5/10/2019 Date
Toby Dumas
Professional Land Surveyor
Montana Registration No. 126715

SURVEY NOTES AND / OR ENCROACHMENTS

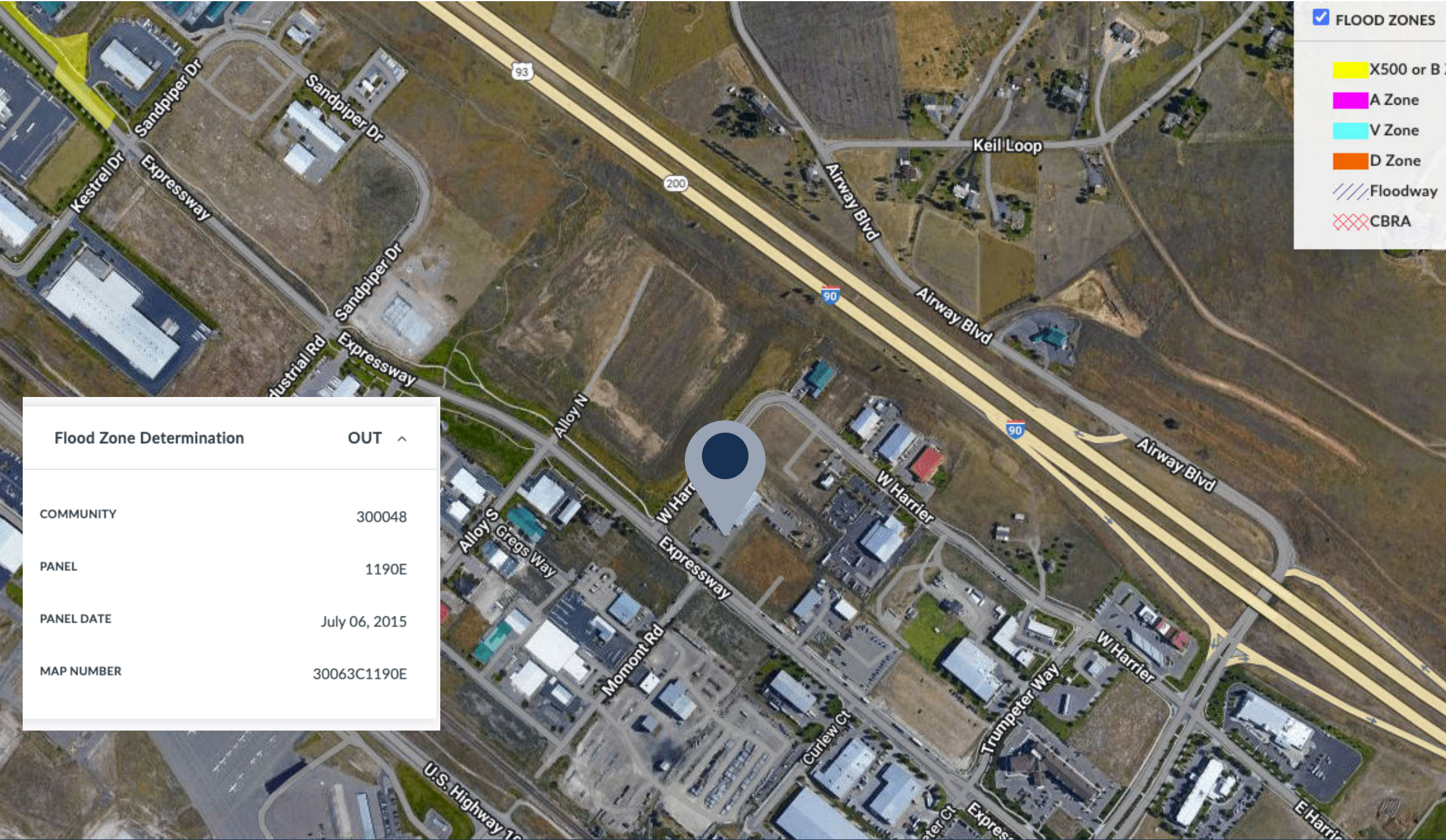
Perimeter fencing does not precisely follow the boundary. It encroaches slightly on the westerly boundary into the West Harrier right-of-way. It encroaches significantly onto adjacent Lot 8 of Momont Industrial Park Phase 2.

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 7:35AM

1. 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.
2. Easement recorded in Book 202 of Deeds of Page 92 and Book 240 of Deeds of Page 610.
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 610 does not affect the subject property.
3. Agreement recorded in Book 154 of Micro Records of 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.
4. 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.
5. An easement recorded in Book 519 of Micro Records of 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.
6. An easement recorded in Book 319 of Micro Records of 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.
7. 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. Solid easement is shown hereon.
8. 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.
9. Recorded in Book 489 of Micro Records of Page 1167.
This document created The Missoula development Park Special Zoning District. The subject property is included in this zoning district.
10. Agreement recorded in Book 637 of Page 1075 Micro Records and Partial Termination in recorded in Book 703 of 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. 5152. The partial termination releases the subject property from any obligations of the agreement.
11. Arigation 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.
12. Recorded in Book 693 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.
13. Recorded in Book 703 of Page 525 Micro Records.
This agreement terminated on June 30, 2006.
14. Easement recorded in Book 781 of Micro Records of Page 838.
This is a 10 foot wide drainage easement and is shown hereon.
15. 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.
16. 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.
17. 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.
18. Recorded in Book 1006 of Page 939 Micro Records.
This document annexes the property into the City of Missoula and rezones the property with City Zoning.
19. Recorded Plat of Missoula Development Park - Phase 3A, Lot 1A.
The easements depicted on a sold plat are shown hereon.
20. Recorded in Book 659 of Micro Records of Page 1





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.

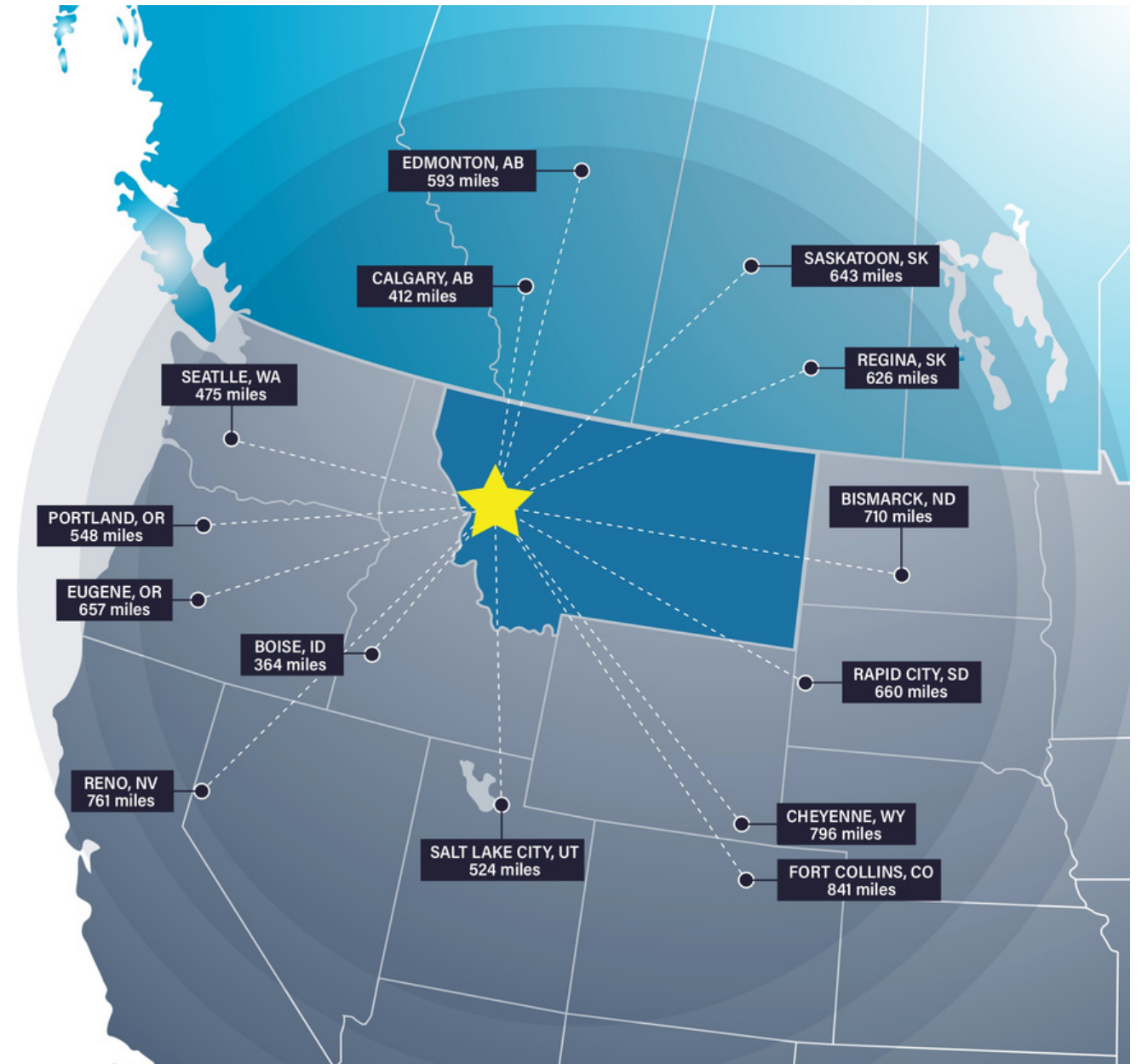


Missoula Access

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.



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+ 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

#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.

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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.