



Exciting Investment Opportunity!

Cap Rate 7.6 and Room To Build

4685 Expressway Missoula, MT



SHARON GORDON • ENGEL & VÖLKERS MISSOULA

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INCOME PRODUCING PROPERTY

Long term triple net (NNN) lease
with annual escalations

Development opportunity on
2.65 undeveloped acres

Potential railway access

M1R-2 zoning provides multiple
uses and development potential

Nearby freeway access

Traffic count more than 7,800
vpd (AADT 2023)



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Possibilities For Property Use Are Endless!

5.19 Acres with 2.54 acres leased. Approximately 21,590 sq ft industrial building being used for light industrial with an additional 1930 sq ft office building. Included is 2.65 acres of undeveloped land ready to be built on. Zoned UMU urban mixed. The rent brings in \$15,544 a month with a 3% increase annually. NNN they pay 78% of tax and all insurance for building and land. The lease is in place until April 2029 with the ability to extend.

The M1R-2 zoning allows a wide variety of commercial uses along with high density residential opportunities. Options include live/work units, industrial, office, storage units and retail spaces. The property previously has been served by a rail spur which has the potential to be reinstated (subject to safety updates and BNSF guidelines and approvals).

The owner has had a PRT meeting with the city and has been approved to have drainage run in the front ditch along Expressway and use the community pond, which gives the ability to develop the entire property without creating stormwater containment ponds. This was confirmed by IMEG but should be verified. HMH Engineering excavated 4 test pits on the undeveloped property and went 10 feet deep in January 2026. Excavation revealed crushed asphalt and concrete with native soils. A Phase I report was completed and is available.



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Key Facts

- ◆ Built in 1994
- ◆ Renovated in 2000 and 2005
- ◆ Zoned for M1R-2
- ◆ Accessible by Expressway
- ◆ Interstate Access less than 1 mile
- ◆ Yearly Taxes \$55,000
- ◆ Traffic Count 7,844 per day
- ◆ 2.65 Acres Developable Area



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Income Producing Industrial Asset

5.19

ACRES

21,590

BUILDING AREA

2

BUILDINGS

\$100K-\$199K

GROSS INCOME RANGE

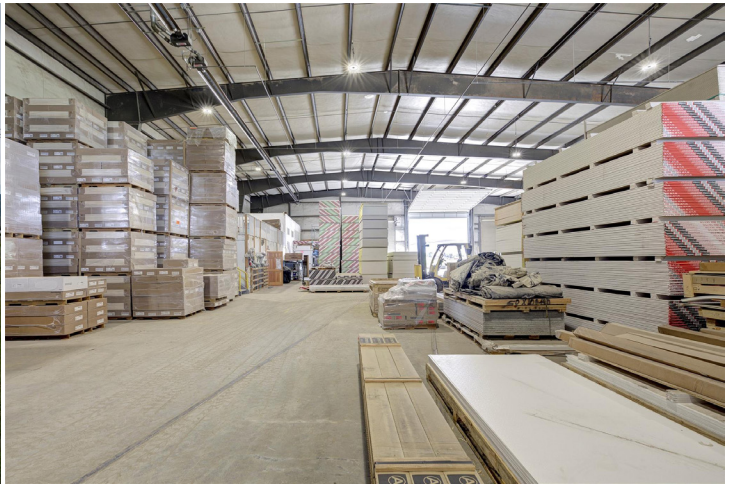
7.6

CAP RATE

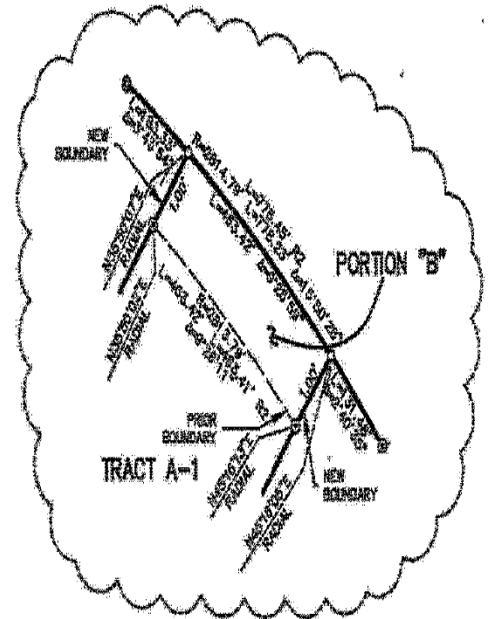


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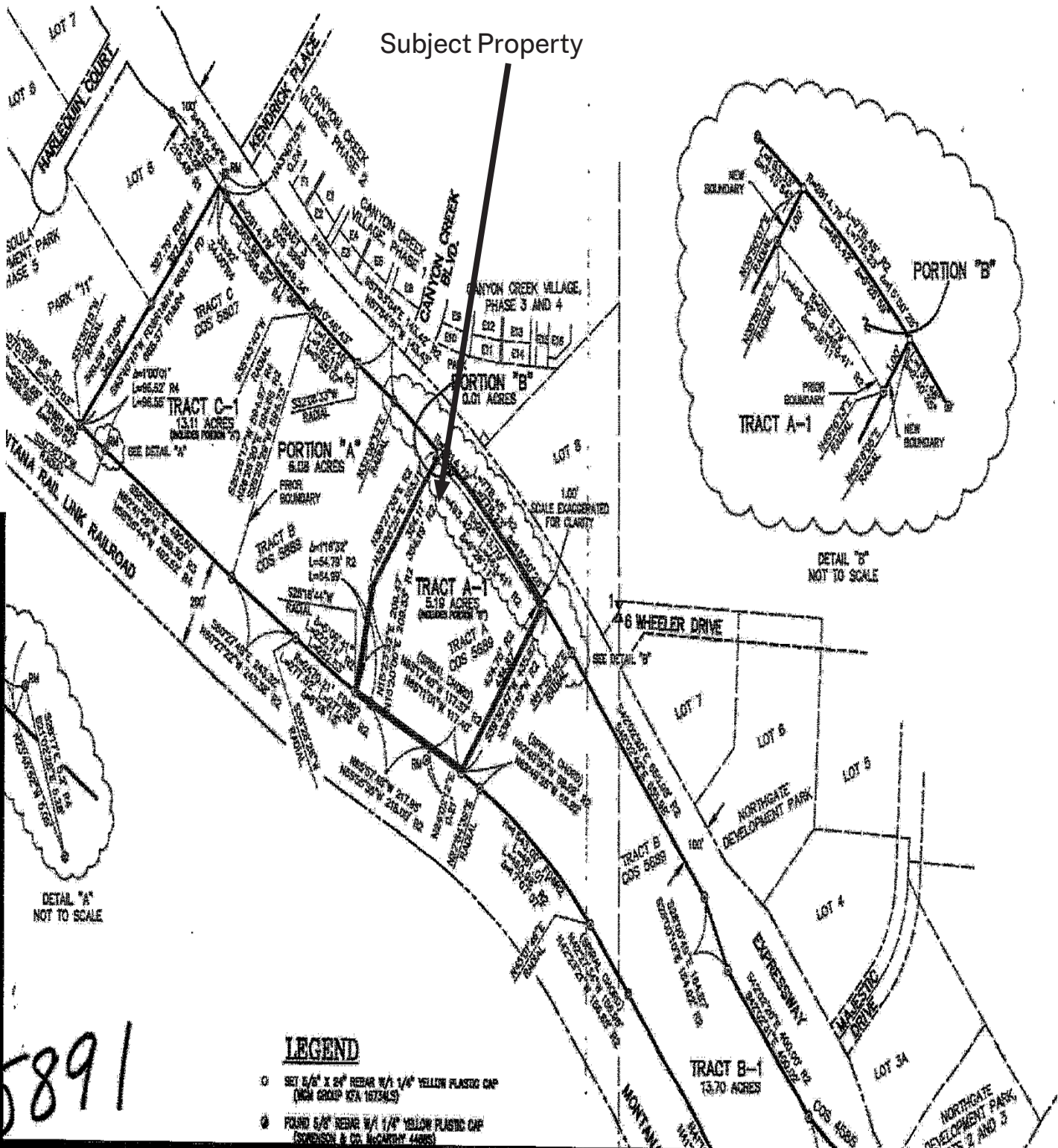
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Subject Property



DETAIL "B"
NOT TO SCALE



DETAIL "A"
NOT TO SCALE

LEGEND

- SET 5/8" X 24" REBAR W/ 1/4" YELLOW PLASTIC CAP
(NCA GROUP KTA 16734.5)
- FOUND 5/8" REBAR W/ 1/4" YELLOW PLASTIC CAP
(SPENCER & CO. MCARDY 4488)

5891



CITY OF MISSOULA INFORMATION

MISSOULA POPULATION
78,903
(2025 Estimate)

MISSOULA COUNTY
POPULATION
~125,000

UNEMPLOYMENT RATE
2.7% (MAY 2026)

MEDIAN HOUSEHOLD
INCOME
\$70,392

MEDIAN GROSS
RENT
\$1,189

AVERAGE COMMUTE
15.8 minutes

RETAIL SALES
\$2.79 Billion

HIGH SCHOOL
GRADUATION RATE
97%

GROWTH SINCE 2020
6.4%



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MISSOULA AREA HIGHLIGHTS

LARGEST EMPLOYERS

Providence St. Patrick Hospital
Community Medical Center
University of Montana
Missoula County Public Schools
City of Missoula
Missoula County
Montana Rail Link / BNSF operations
ATG/Cognizant (technology services)
Clearwater Credit Union
Consumer Direct Care Network

GROWTH SECTORS

Medical Office
Flex Industrial
Distribution
Professional Office
Technology
Industrial Development

LARGEST INDUSTRIES

Healthcare
Education
Retail
Government
Professional Services
Construction
Tourism & Hospitality
Manufacturing
Transportation & Logistics
Major healthcare and education employers provide a stable economic foundation.

QUALITY OF LIFE

Among Montana's most educated communities with 97% high school graduation rates and well above average population holding a bachelor's degree or higher
One of America's Best Outdoor Towns
Top Bicycle Friendly Communities (League of American Bicyclists)
Strong arts and cultural community
Consistently ranked among the best small cities for quality of life



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INCOME PRODUCING PROPERTY

Information Sources

Website

[City of Missoula](#)

Purpose

Community, planning, development, economic data

[Missoula Economic Partnership](#)

Business relocation, workforce, incentives, industry reports

[Missoula Montana Airport](#)

Passenger statistics, airlines, expansion projects

[University of Montana](#)

Workforce pipeline, research, enrollment

[U.S. Census QuickFacts – Missoula](#)

Population, demographics, housing, income

[Bureau of Labor Statistics – Missoula Area](#)

Employment, wages, labor force, occupations

[Montana Department of Labor & Industry](#)

Workforce statistics, labor market reports

[Montana Department of Commerce](#)

Economic development, grants, incentives

[Missoula Organization of REALTORS®](#)

Local residential market reports

[Montana Regional MLS](#)

Residential and commercial listings



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