



±4,000 SF Industrial
Condominium Units
For Sale or Lease

9435 Futurity Drive
Missoula, Montana



Exclusively listed by:

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SterlingCRE Advisors is pleased to present the opportunity to lease an industrial condominium in Missoula. Located just minutes from the Interstate 90 interchange, West Ridge Industrial Park offers strategic access to regional transportation routes, the North Reserve commercial district, and Missoula International Airport.

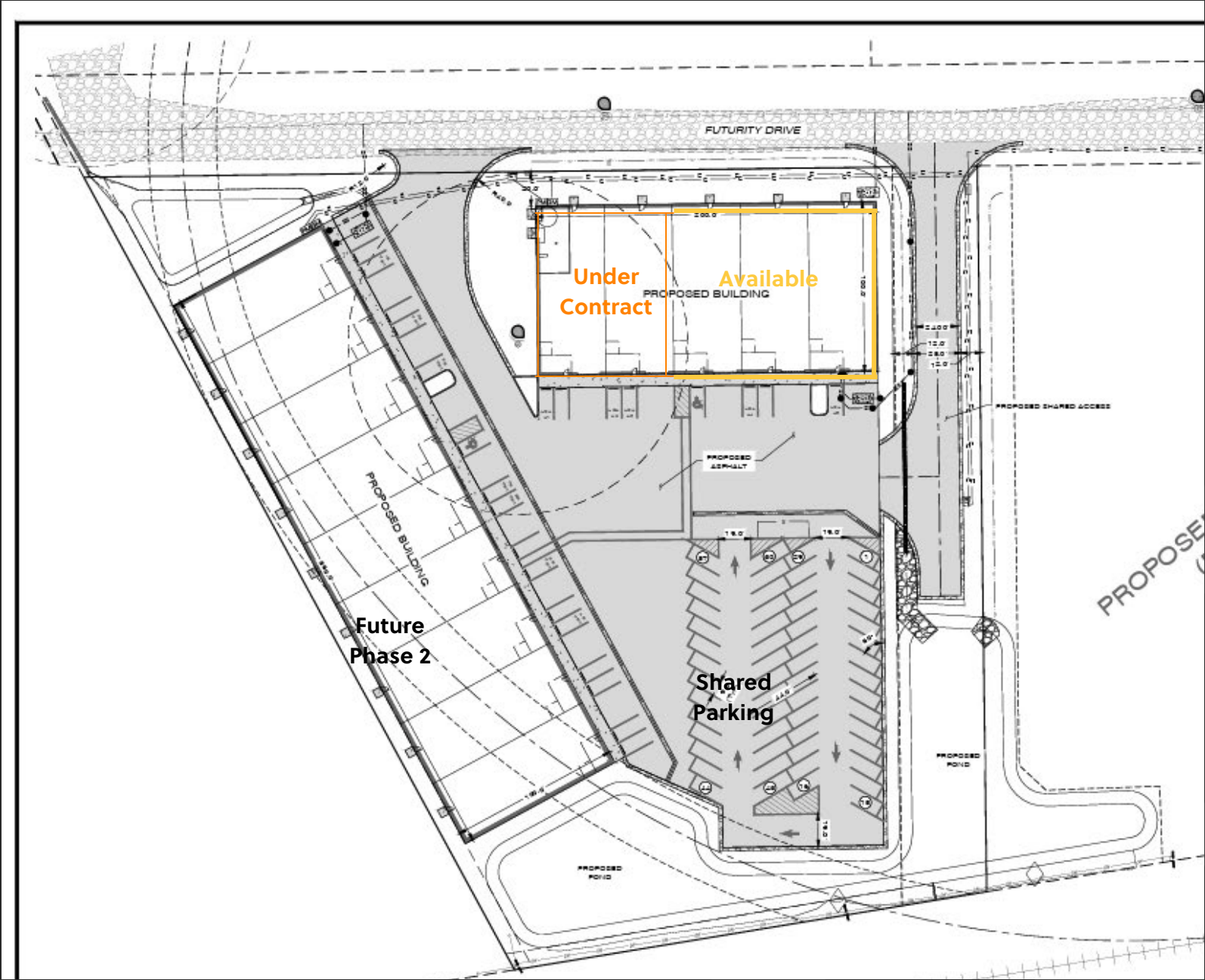
These modern industrial condominium units are designed with functional layouts, grade-level loading, ample shared parking, and flexible warehouse-to-office configurations. The project supports a wide range of light industrial, logistics, service, and trade uses. The site will be fully paved, providing improved circulation, durability, and ease of access for vehicles and equipment.

Completion scheduled for July 2026.

Units are also available for purchase - please inquire for details.

Address	9435 Futurity Drive Missoula, Montana 59808
Lease Rate	\$12.00/SF NNN
Property Type	Industrial Condominiums
NNN Estimate	\$2.35/SF
Condo Size	±3,700 SF Warehouse ±220 SF Office + Bathroom ±4,000 SF Total
Loading	Grade Level: 14'x14'
Zoning	ICL -Industrial Commercial Light
Power	3-phase available
Phase 1 Units	Five (5) Total Units Three Available Two Currently Under Contract

Opportunity Overview



Interactive Links

 [Link to Listing](#)

 [Street View](#)

Note: If there are issues with video launch, you may need to update your PDF software or use the links above



Interactive Links

9435 Futurity Drive

\$12.00/SF NNN

Unit SF	±3,700 SF Warehouse ±220 SF Office + Bathroom ±4,000 SF Total
Geocode	04-2325-28-4-02-08-0000
NNN Estimate	\$2.35/SF
Delivery Date	Scheduled for July 2026
Zoning	ICL -Industrial Commercial Light
Access	Futurity Drive via Hwy 10 W
3-Phase	Available
Parking	Dedicated parking + additional shared parking
Loading	Grade Level: 14'x14'
Clearance Height	24' Front; 18' Rear
Floor Drain	Single Floor Drain (12" circle drain)
Fire Suppression	Sprinklers
HVAC	Shop: Unit Heater Office/Bath: Electric Cadet Heater
Utilities	Well Water & Septic System





Strategic I-90 Access only minutes from the Interstate 90 interchange and regional transportation routes.



Modern Functional Design with grade-level loading, flexible warehouse-to-office configurations, and efficient layouts built for performance.



Zoned Industrial Center Light (ICL) which allows most light industrial and logistics uses



Estimated Completion July 2026. Secure your unit prior to delivery in one of Western Montana's most active industrial submarkets.



Corporate neighbors are Amazon, XPO, DSV, Old Dominion Freight, Montana Knife Company, TEMCO Logistics and others

LOCATION



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Location Overview



Highway Access Via:



Area Businesses

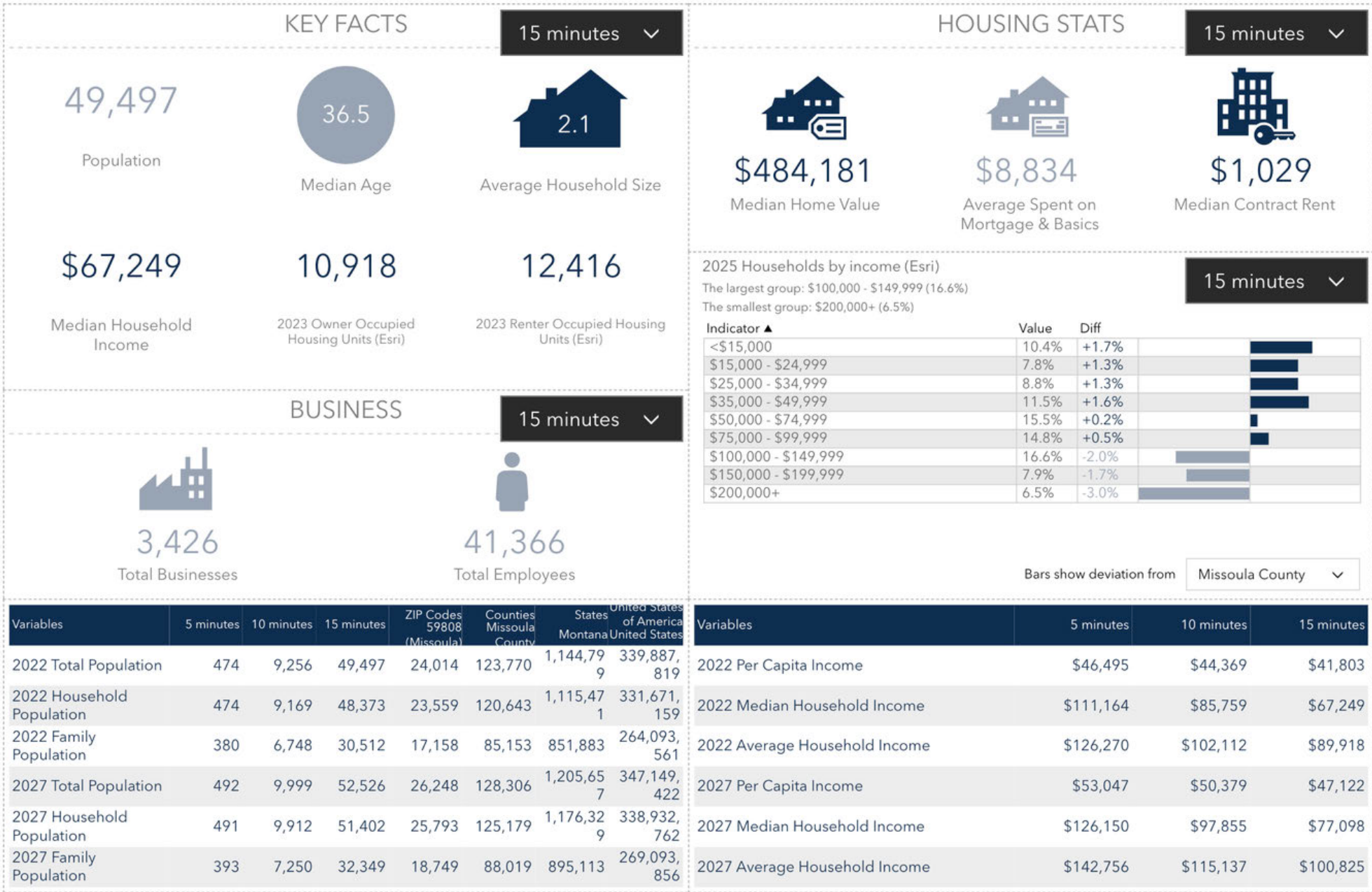
Companies including:
Amazon
Montana Knife Company
Paradise Dental Technologies
XPO Logistics
Old Dominion Freight
Love's Travel Center
EverLogs
TEMCO Logistics
DSV
Border States
Wilson Logistics

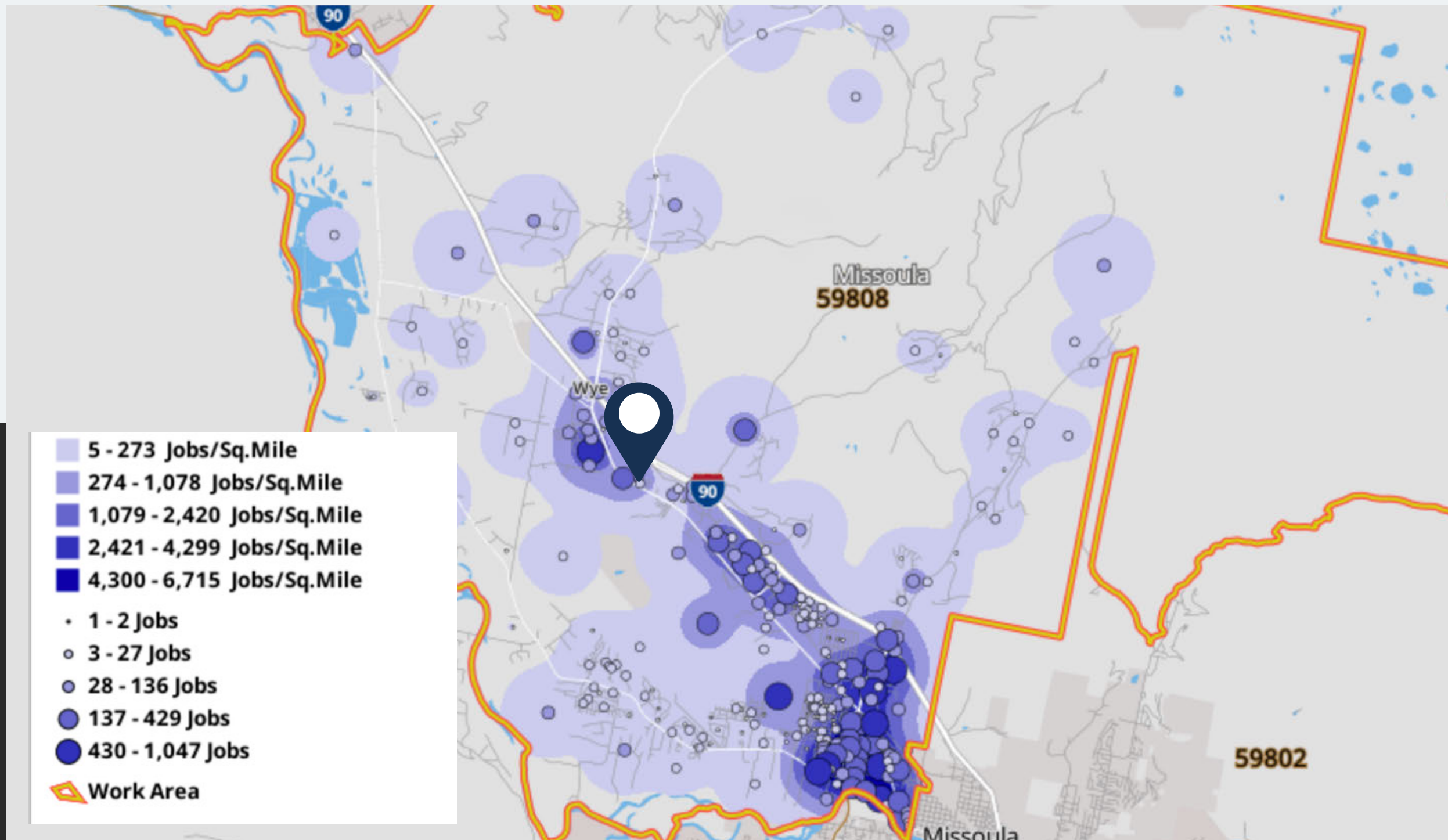




National
Forest

Key Facts





Area Employment Heat Map

PROPERTY DETAILS



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Photo of the actual units during construction.



Photo of the actual units during construction.



Representative photo of a similar unit



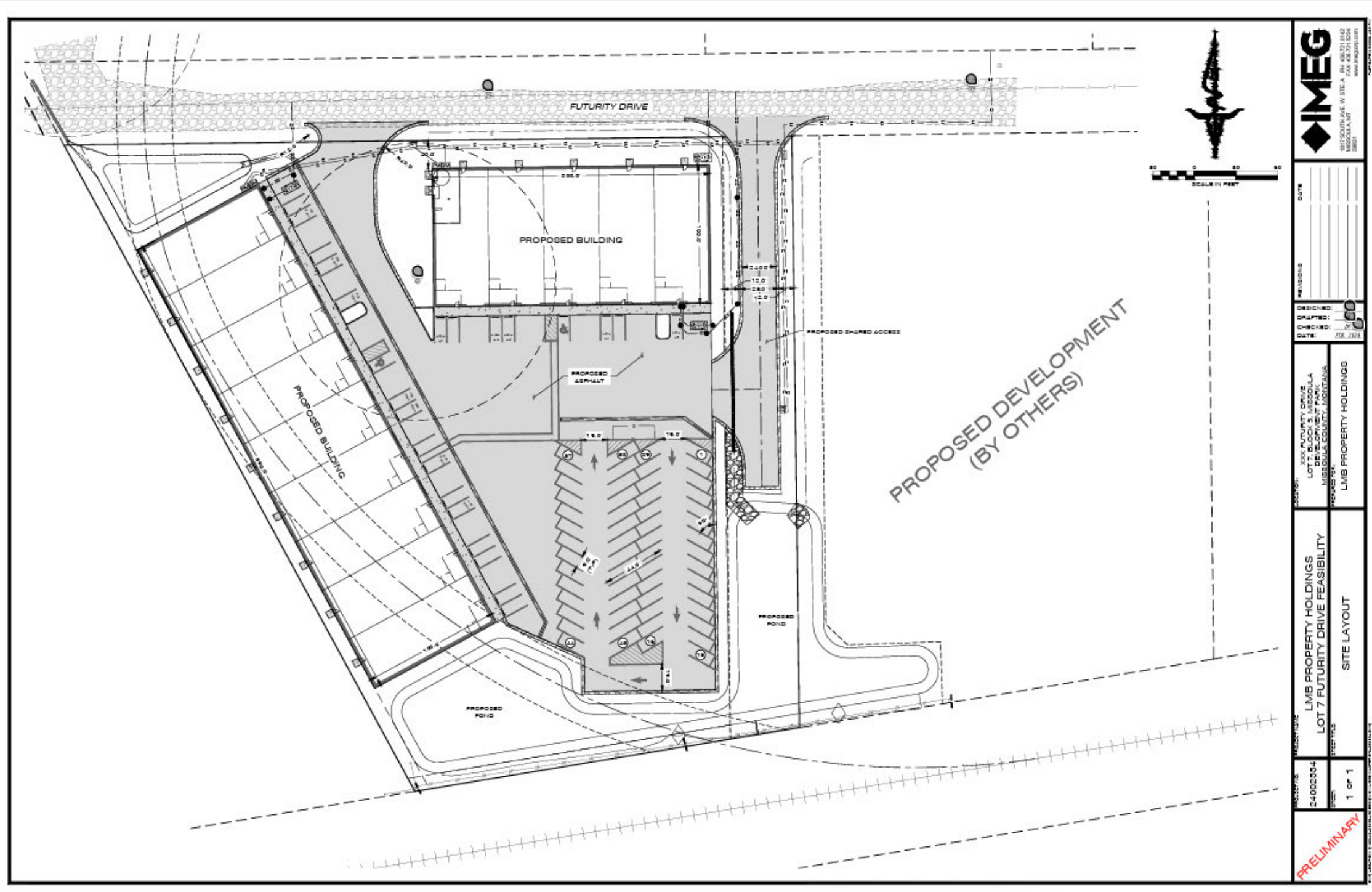
Representative photo of a similar unit



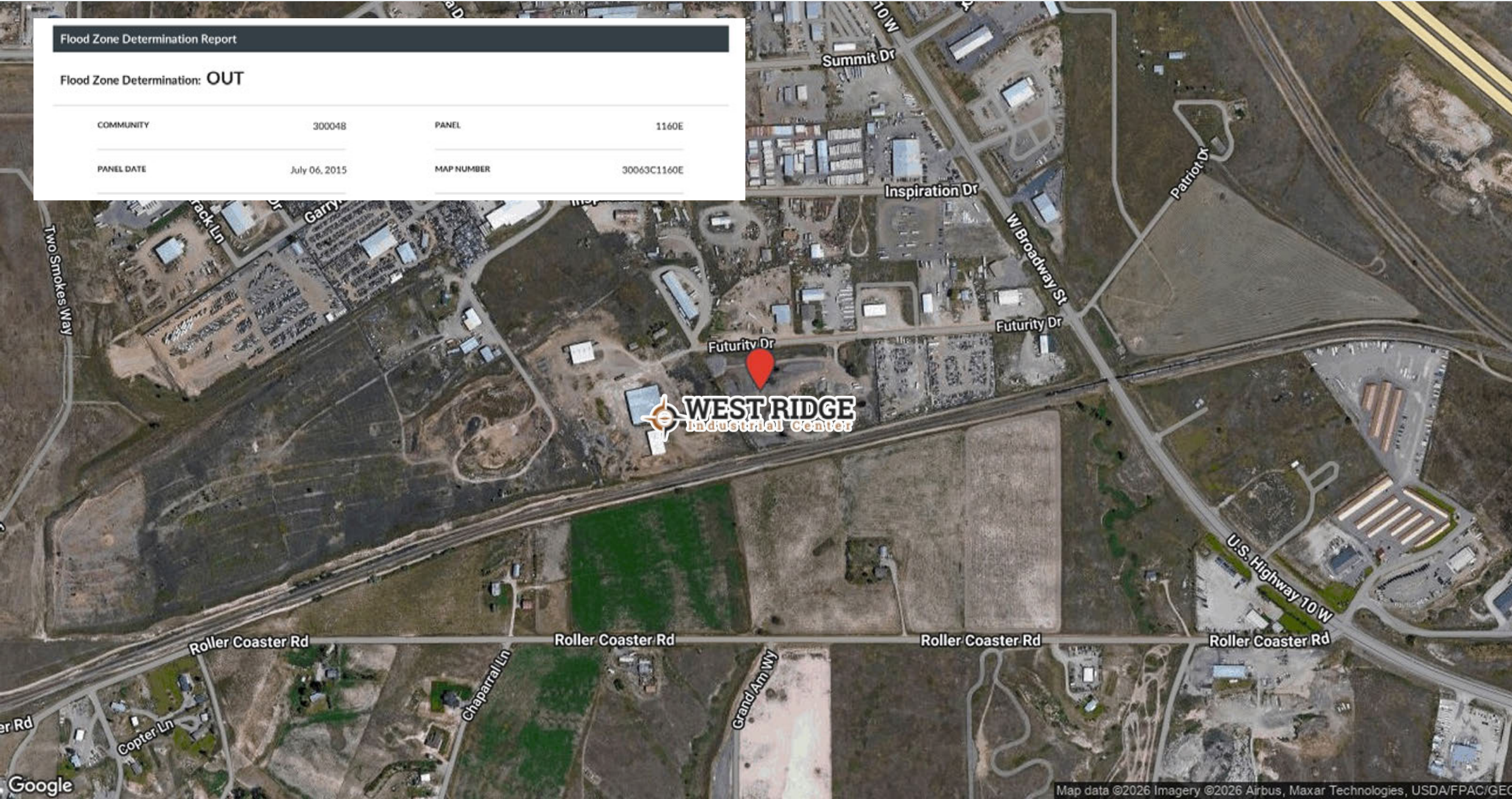
Representative photo of a similar unit







Site Layout



Flood Zones:  X500 or B Zone  A Zone  V Zone  D Zone  Floodway  CBRA



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
45	Grassvalley silty clay loam, 0 to 4 percent slopes	7.2	100.0%
Totals for Area of Interest		7.2	100.0%



MARKET OVERVIEW



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Missoula Industrial Market Data | Q1 2026

LEASING ACTIVITY | INDUSTRIAL

	T12 Ending 3.31.2025	T12 Ending 3.31.2026	Change
County Average Lease Rate	\$11.24	\$12.82	14.06% ↑
NNN Average	\$2.90	\$4.21	45.17% ↑
County Vacancy	6.42%	18.14%	11.72% ↑

SALES ACTIVITY | INDUSTRIAL

	T12 Ending 3.31.2025	T12 Ending 3.31.2026	Change
County Average Sale Price PSF*	\$145.52	\$163.69	12.49% ↑
Condominium Average Sale Price PSF**	\$202.82	\$178.67	-11.91% ↓
Freestanding Average Sale Price SF**	\$187.79	\$164.61	-12.34% ↓

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

INDUSTRIAL DEVELOPMENT PIPELINE

Construction	±37,894 SF
Permitting	TBD
Planning	±55,000 SF
Completed YTD 2025	±34,267 SF



Missoula Air Service

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

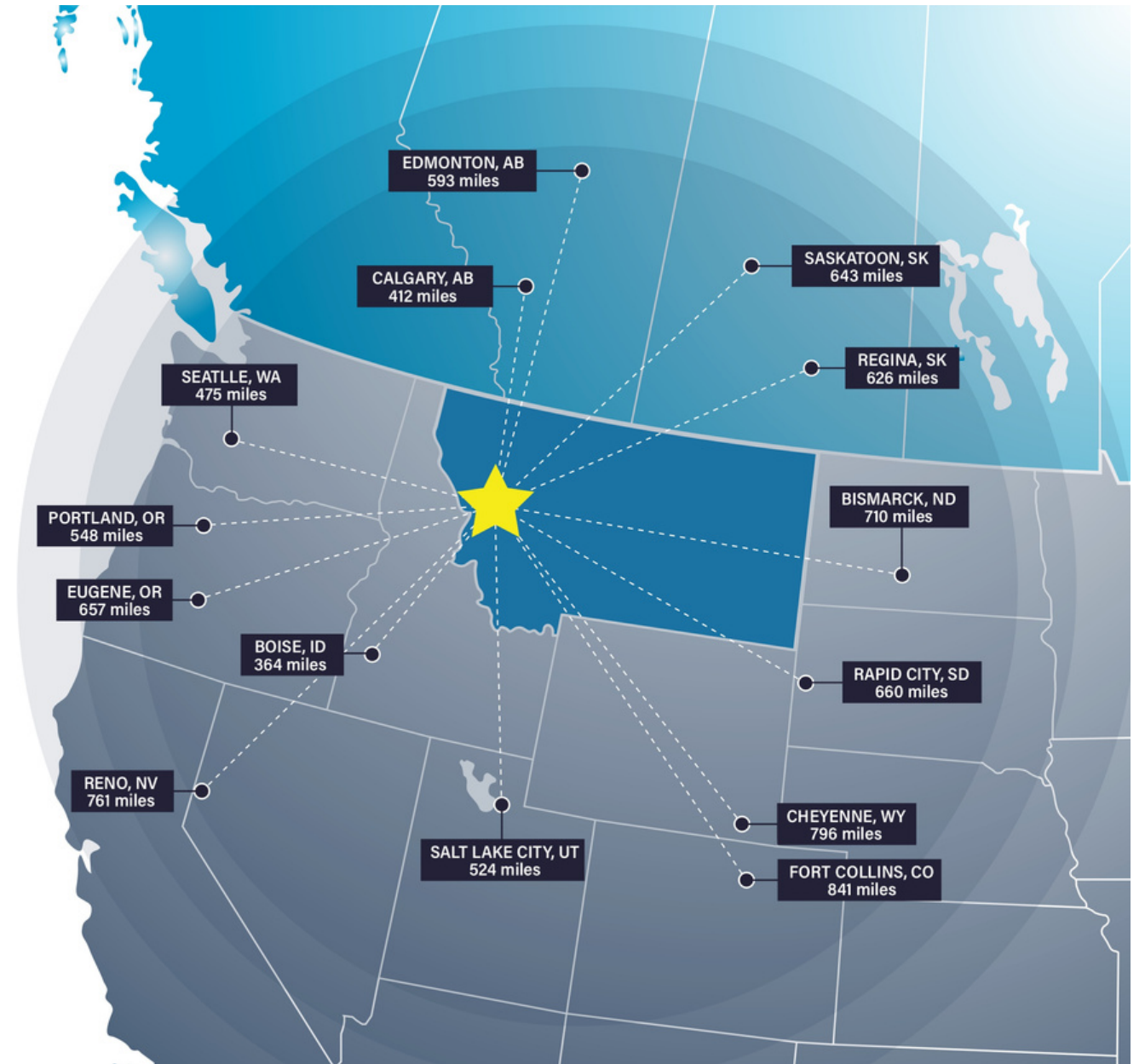


Missoula Access

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+ 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

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

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



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.