



SterlingCRE
ADVISORS

5750
Expressway

Missoula, Montana

Industrial/Flex Condos

December 2020



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Missoula, Montana

Industrial/Flex Condos

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Ranking alongside Boise, Boulder and Austin as a best place to live, Missoula is active, community-minded and nationally recognized as a mecca for startup activity. Smithsonian Magazine heralds the city as home to "four distinct, almost perfect seasons."

The market for industrial properties, particularly flex space and warehouse has remained steady throughout 2020 and is expected to continue to grow through 2021. Opportunities to lease and purchase small warehouse spaces are limited.

5750 Expressway is located in Missoula's Development Park, home to many thriving businesses. The site offers convenient location to the Missoula International Airport and I-90.

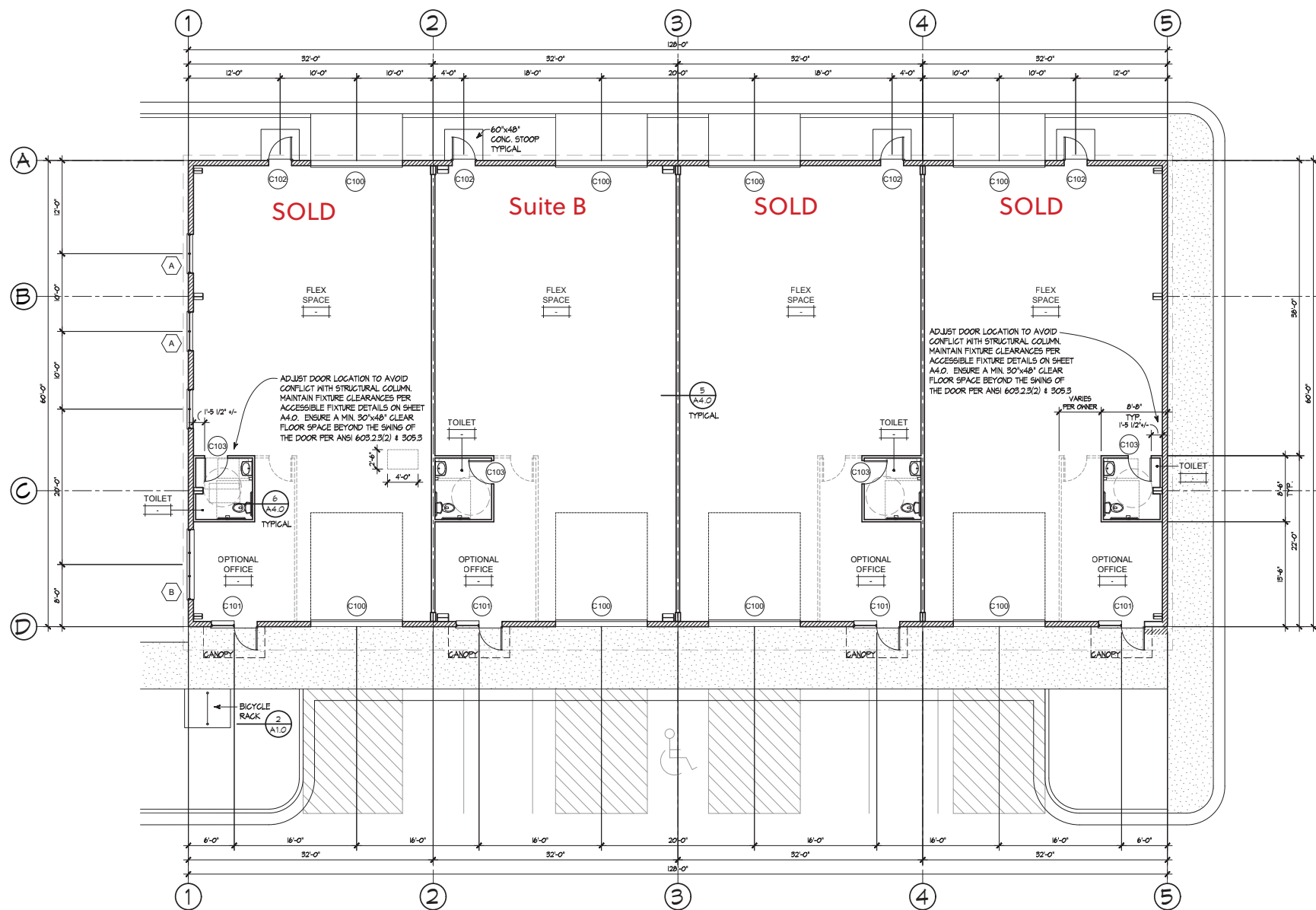
5750 Expressway has been carefully designed to create a business park environment. Professional landscaping, ample parking and attractive building details create an inviting setting for a wide variety of businesses.

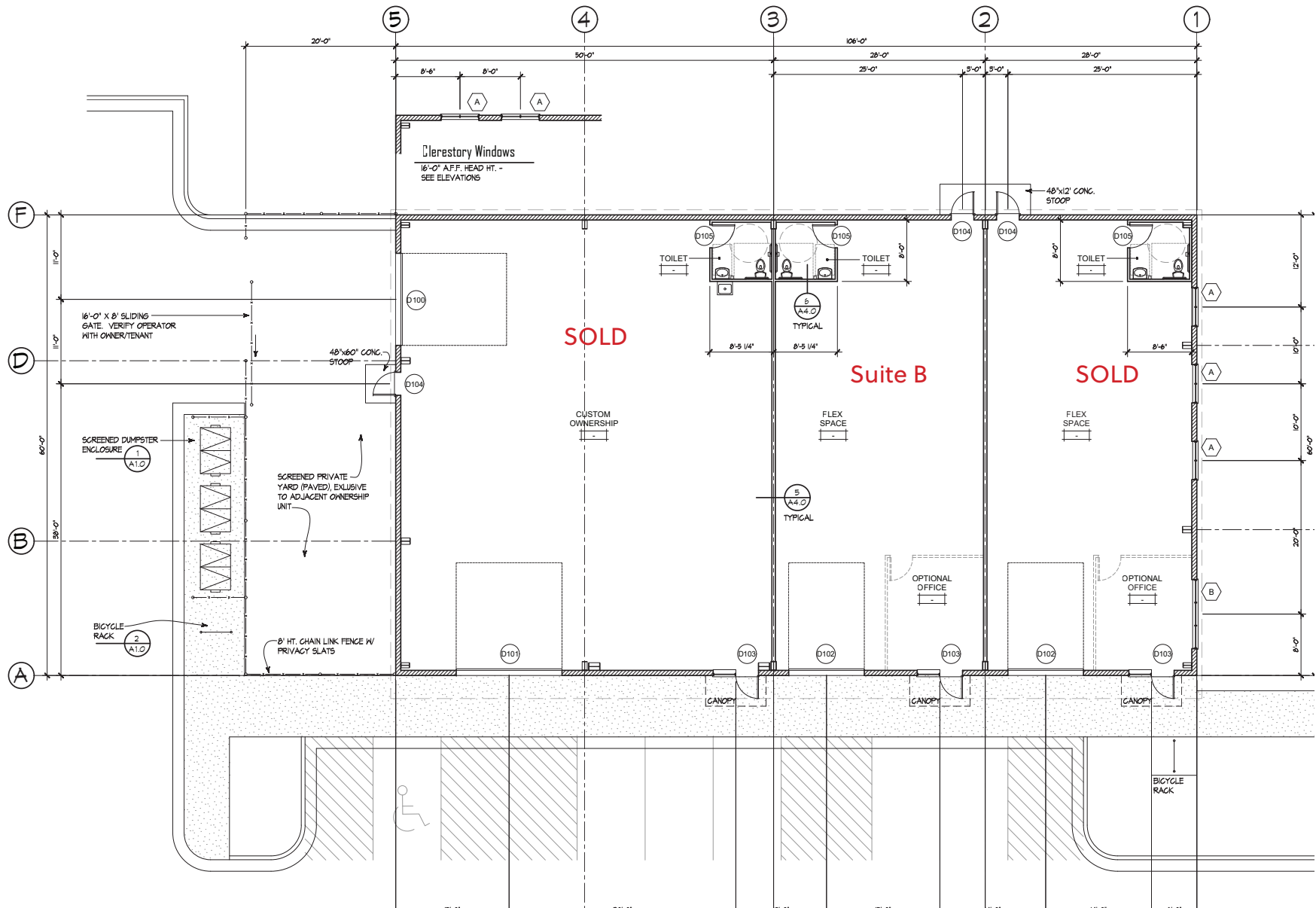
The 5750 Expressway development will consist of 4 buildings of industrial condominiums. Phase 1 consists of 2 buildings with 7 condominiums. Suites have been carefully designed and include 18'-20' ceilings, 14' overhead door, private restrooms and office space.

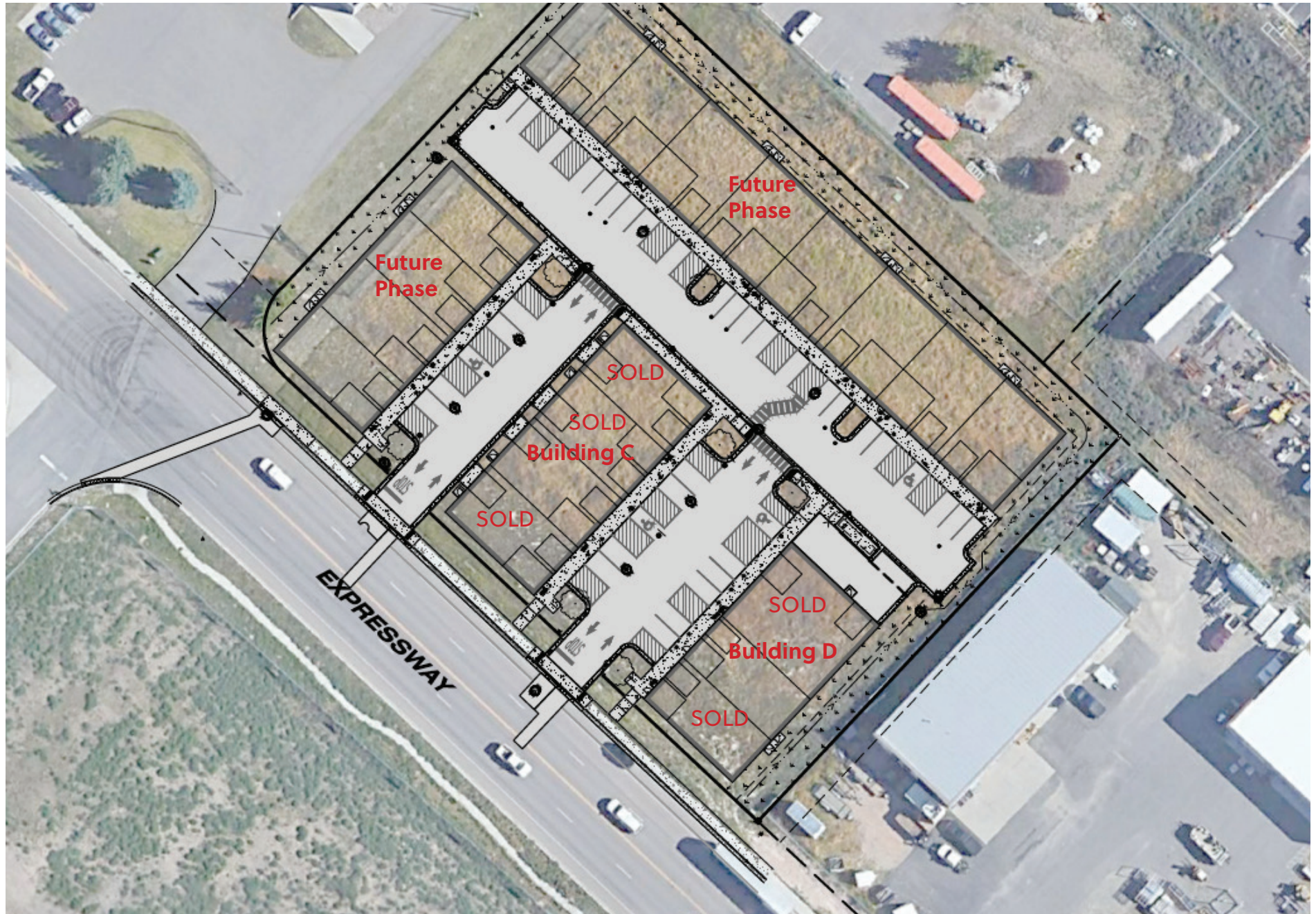




PHASE 1 BUILDING C	PRICE	SIZE	PPSF	LEASE RATE (NNN)	NOTES
5750 Unit A	SOLD	1,920	NA	NA	End Unit
5750 Unit B	SOLD	1,920	\$130.15	\$1895/Mo + NNN	
5750 Unit C	SOLD	1,920	NA	NA	
5750 Unit D	SOLD	1,920	NA	NA	End Unit
PHASE 1 BUILDING D	PRICE	SIZE	PPSF	PPSF	NOTES
5700 Unit A	SOLD	1,680	NA	NA	End Unit
5700 Unit B	SOLD	1,680	\$133.86	\$1695/Mo+ NNN	
5700 Unit C	SOLD	3,000	NA	NA	End Unit

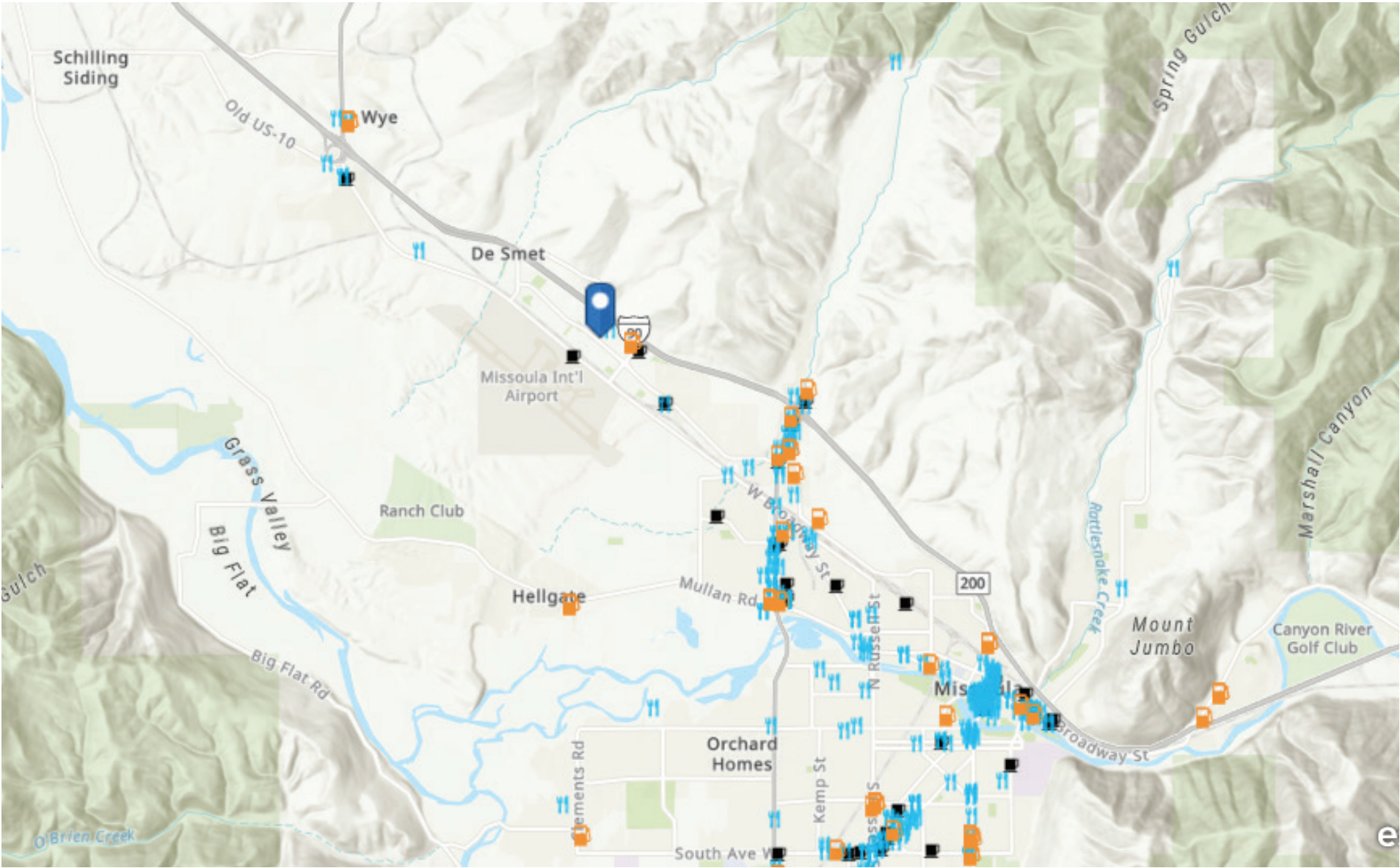






Allowed Uses:	Zoning is M1-2 which allows for a variety of commercial uses including retail, office, general manufacturing, and warehouse uses. For the full code visit: https://library.municode.com/mt/missoula/codes/code_of_ordinances?nodeId=TIT20ZO_CH20.15INMADI
Parking:	2 surface space per unit
Overhead Doors:	Each unit in Phase 1 includes overhead door, 12' wide by 14' high
Services:	City Water & Sewer
Electrical:	TBD
HVAC:	TBD
Ceiling Height:	18'-20'
Completion Date:	Phase 1: May 2021
Options:	Units can be customized and combined

Nearby Amenities





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Commercial Real Estate Services

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