



**COLDWELL BANKER
COMMERCIAL**

DREW WARD WARNE
ADVISORY GROUP

3712 ENGLAND BLVD
Missoula, MT 59808



WAREHOUSE FOR LEASE

OFFERED AT \$8/Sq. Ft. (\$3,752 per month) + utilities

This ±5,628 SF warehouse offers 13' clear height and two overhead doors at each end (11'x24' and 11'x12'), providing efficient access for loading, storage, and limited/artisan light industrial operations. The building is currently delivered as a shell, without heating or insulation; however, interior building wrap has been installed over the studs, and natural gas is available for connection should a tenant wish to install heat.

Additional outdoor storage may be available in the adjacent fenced and gated RV storage yard, negotiable based on intended use and required space. With utilities available and flexibility for potential negotiated tenant improvements, this space presents an adaptable opportunity to customize for operational needs.

Conveniently located just behind Grant Creek Town Center, immediately off North Reserve Street, the property benefits from excellent accessibility and strong commercial presence within one of Missoula's primary retail and service corridors. This strategic location offers both convenience and exposure for light industrial, warehouse, or storage users.

MLS#:	30065266
GEOCODE:	04220007401090000
ZONING:	LU-MU Place Type
WAREHOUSE SIZE:	± 5,628 SQ. FT.
COOLING:	None
HEATING:	None
ELECTRICITY:	Connected
GAS:	Available



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Sales Associate



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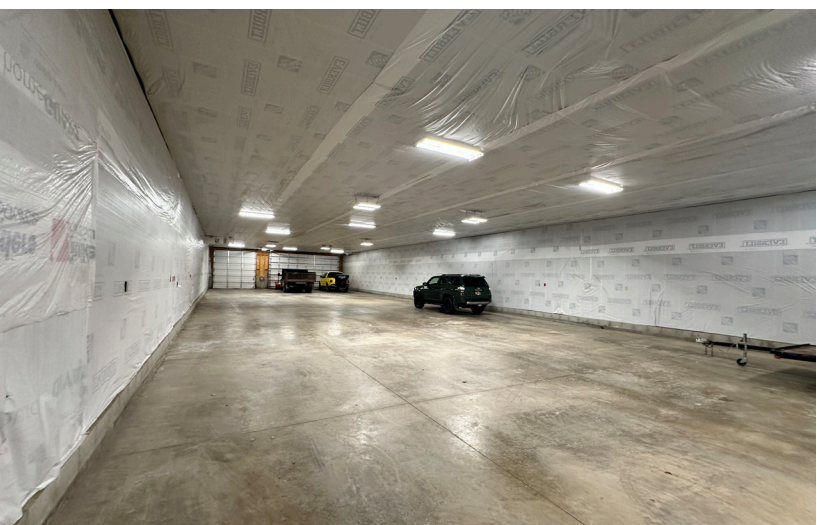
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