

# STEM CAMPUS

5840 EXPRESSWAY  
MISSOULA, MONTANA  
COMING 2024



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From pharmaceuticals to small-scale manufacturing, the STEM Campus at 5840 Expressway is under construction to meet the unique needs of Missoula's burgeoning science and tech business landscape. The state-of-the-art business center will support the quick growth of booming industries.

With easily-configurable lab, research, and warehouse spaces, doors literally open for business expansion. Across several facilities are options for more square footage, more cold storage, more offices, and high-capacity power and air handling to manage the growing demand for products and services.

Three buildings are currently in development, with 40,000 square feet of new wet lab, manufacturing, and light industrial space. The campus layout and buildings allow for flow between companies and ongoing growth of existing operations.

The STEM Campus is slated for delivery in summer 2024; however, an existing building on site may offer warehousing/manufacturing space in the interim. Please contact the listing agent for details.

### Highlights

- $\pm 40,000$  square feet of space
- Three (3) buildings
- $\pm 102$  parking spaces
- New construction
- In Missoula's industrial corridor
- Slated for delivery in summer 2024

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# SITE PLAN

**BUILDING B  
WAREHOUSE WITH DOCKS  
± 7,090 SF**

**OPERATIONAL  
INDUSTRIAL SPACE**

**BUILDING C  
WAREHOUSE  
± 13,830 SF**

**BUILDING A  
OFFICE & WAREHOUSE  
± 19,200 SF**

**WEST HARRIER**

**EXPRESSWAY**

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# BUILDING A

- Prominent corner with high visibility
- 80' x 80' footprint
- Three (3) floors total
- Main floor warehouse with one (1) grade level door
- Lab + office
- Precast concrete construction
- ±19,200 square feet total

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# BUILDING B

- 80' x 94' footprint
- Single-level warehouse with one (1) dock-high loading door
- Three (3) interior spaces with 20' clear height
- Precast concrete construction
- ±7,090 square feet



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# BUILDING C



- 121' x 114' footprint
- Two (2) units available
- Single-level warehouse with two (2) grade-level loading door
- Interior Space 20' clear height
- Precast concrete construction
- ±13,830 square feet

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# LOCATOR MAP



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