



INDUSTRIAL PROPERTY FOR LEASE

SINGLE TENANT FLEX WAREHOUSE OFF RESERVE STREET | 2430 DIXON AVENUE MISSOULA



2430 Dixon Avenue,
Missoula, MT 59801
2,618 SF Total



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360° VIRTUAL TOUR

Property Description

SterlingCRE Advisors is pleased to present this ±2,618 square foot centrally located industrial/flex building one block off of Reserve Street. Equipped with a ten (10) foot grade level door, open layout, large office, kitchenette and full restroom.

Property Highlights

Centrally Located
Equipped With A Ten (10) Foot Grade Level Overhead
Built Out Office With A Kitchenette

Offering Summary

Lease Rate:	\$14.25 SF/yr (NNN)
Estimated NNN:	\$5.81 SF/yr
Available SF:	2,618 SF
Lot Size:	0.176 Acres
Building Size:	2,618 SF



