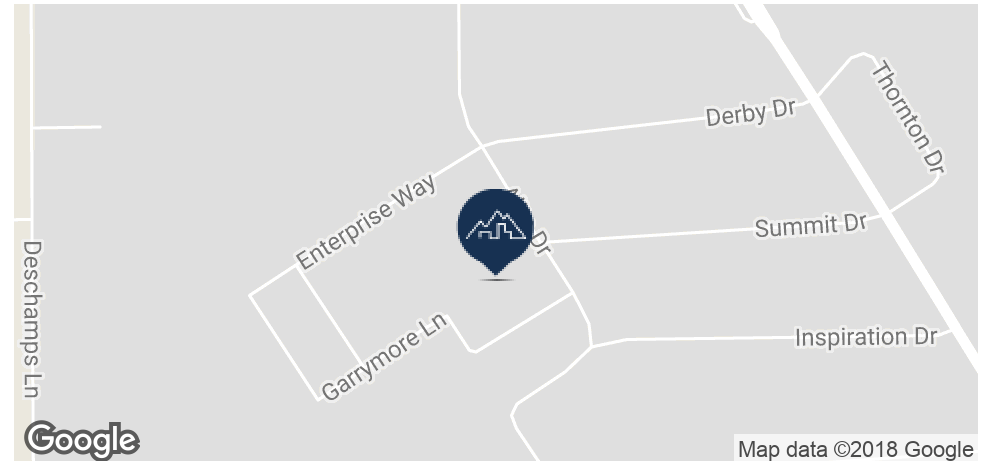
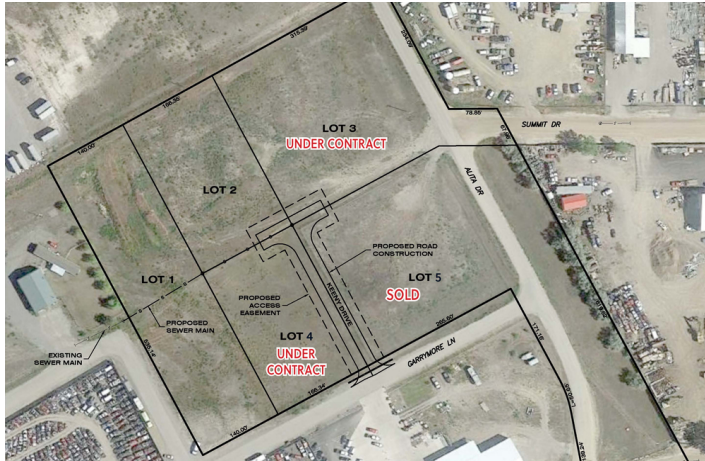




COMMERCIAL LOTS FOR SALE

Alita Industrial Park | Alita Drive Missoula, MT 59808



OFFERING SUMMARY

Lot 1: 1.72± Acres

Asking Price: \$197,308

Lot 2: 1.05± Acres

Asking Price: \$158,650

PROPERTY OVERVIEW

Two (2) Commercial/Industrial lots available for sale in new townhome unit subdivision. These lots are located in a growing area experiencing a healthy influx of new industrial development. City sewer has been brought to the subdivision and a shared fire suppression system will be installed for the benefit of all lots within Alita Industrial Park. Build-to-suit opportunities exist - inquire for details and sample renderings.

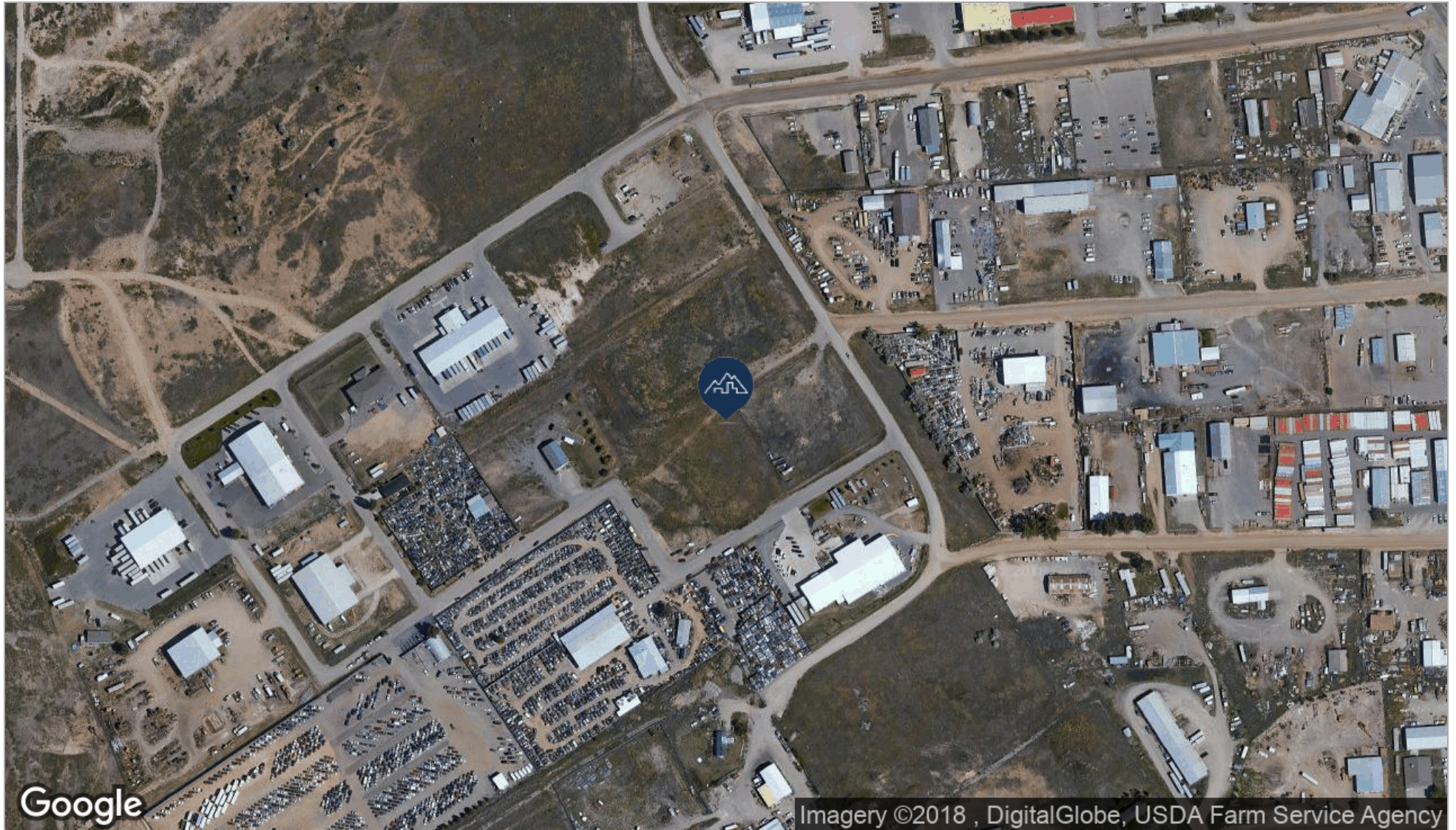
PROPERTY HIGHLIGHTS

- New Townhome Unit Subdivision Near Interstate 90 and Hwy 93
- Zoned C-I1, Missoula County
- Newly Paved Road Servicing Subdivision
- City Sewer Connection Available
- Shared Fire Suppression System Servicing All Lots
- Less Than 1/2 Mile off Highway 10
- Build-To-Suit Opportunity (Lot 2)



LOCATION MAP

Alita Industrial Park | Alita Drive Missoula, MT 59808





SITE PLAN

Alita Industrial Park | Alita Drive Missoula, MT 59808



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PROFESSIONAL BACKGROUND

Claire is a licensed associate with Sterling CRE Advisors and a graduate of the University of Montana, where she received a BA in Information Technology. You may recognize her as the captain of the Women's Volleyball Team for the Grizzlies from 2000 – 2004. After beginning her career in real estate in Missoula in 2006, Claire joined Cushman & Wakefield in Phoenix from 2011 – 2018. While there, Claire specialized in Industrial Capital Markets and gained valuable deal underwriting and transaction management experience. During that time, Claire also led the efforts of her team in collecting and synthesizing data on the self-storage and industrial markets in Phoenix, turning it into high-value market intelligence for her clients.

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. Along with her team, she has assisted clients with over \$295 million in transactions. She specializes in industrial investment, commercial office, and self-storage properties and consistently exceeds the investment goals of her clients.

Claire lives in Missoula and enjoys spending time with her husband and two daughters, hiking, snowboarding, and cooking.