

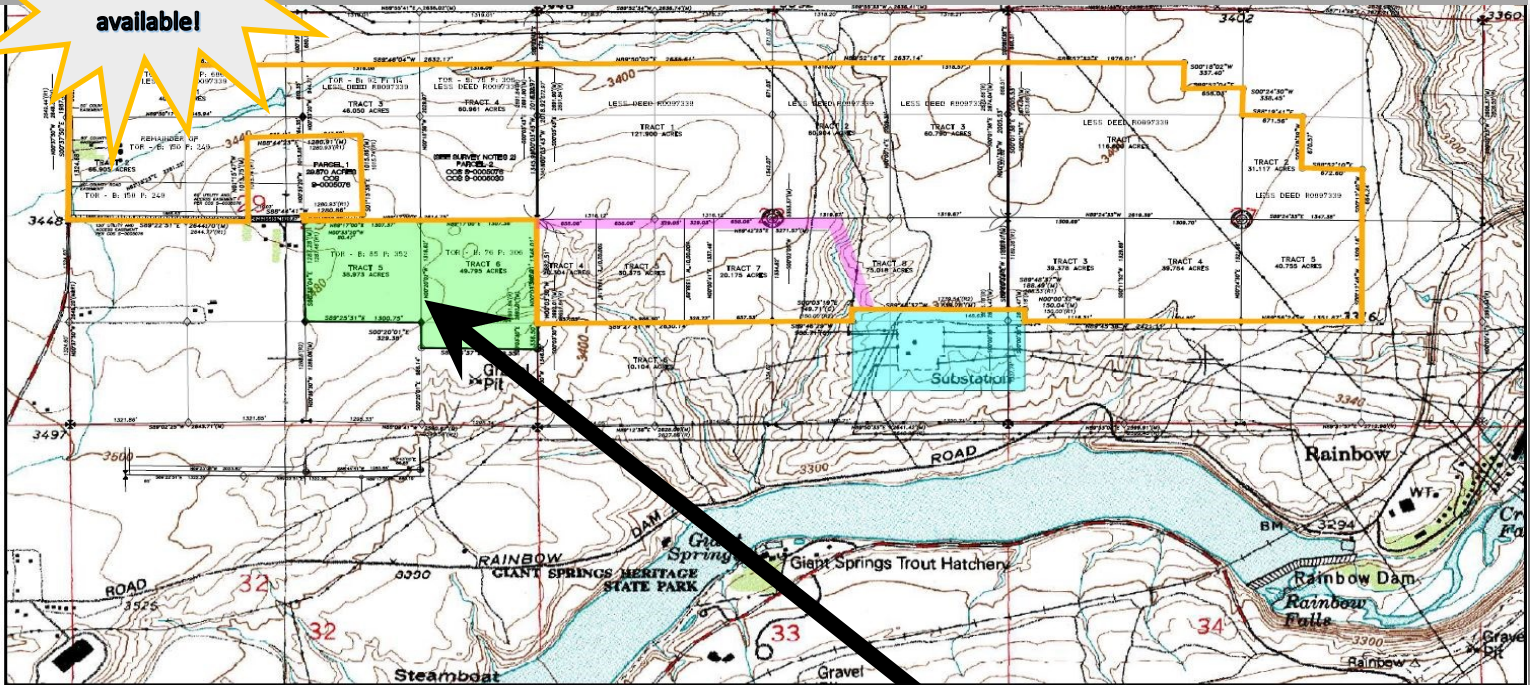
Section 29, Tracts 5 (38.973 Acres) & 6 (49.795 Acres) ONLY of 101 Black Eagle Road, Great Falls, MT 59404

# GREAT BEAR INNOVATION PARK DATA CENTER SITE

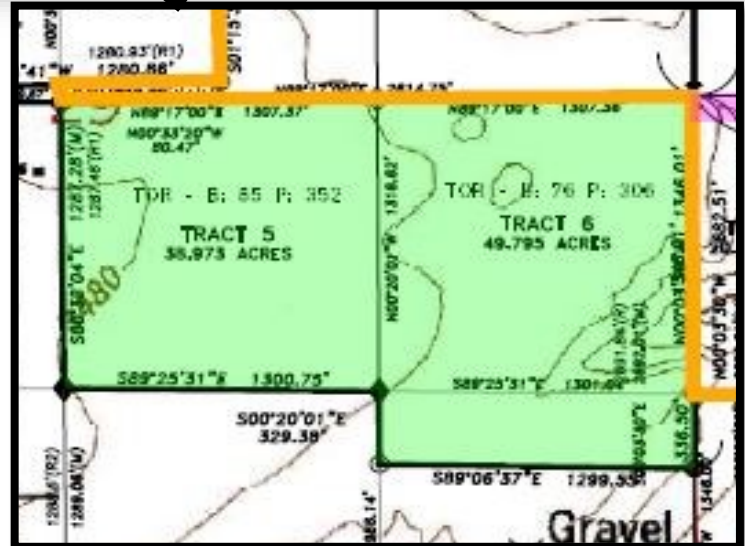
OWNER-CARRY OPTION NOW AVAILABLE!

10% DOWN, 6% INTEREST WITH 20-YEAR AMORTIZATION, 3-YEAR BALLOON

Financing  
options  
available!



- Wide load access to Canada via I-15 CANAMEX Corridor and HWY 87
- Foreign Trade Zone
- Zoned for heavy industrial and logistics
- In the County; no utilities
- Easement access to multiple power sources
- Build-to-suit options available
- Powerful tax and grant incentives
- Business operating costs 85% of U.S. average
- 8th best overall tax climate for business and cost of labor in U.S.
- Current tenant: Calumet



**TO LEARN MORE CONTACT:**

**Scott Blumfield**

**406.750.0276**

**scott@catalyst-cre.com**



**Approx. 88.768 Acres**

**\$2,200,000**

The information contained herein was obtained from sources believed to be reliable. However, Catalyst Commercial makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

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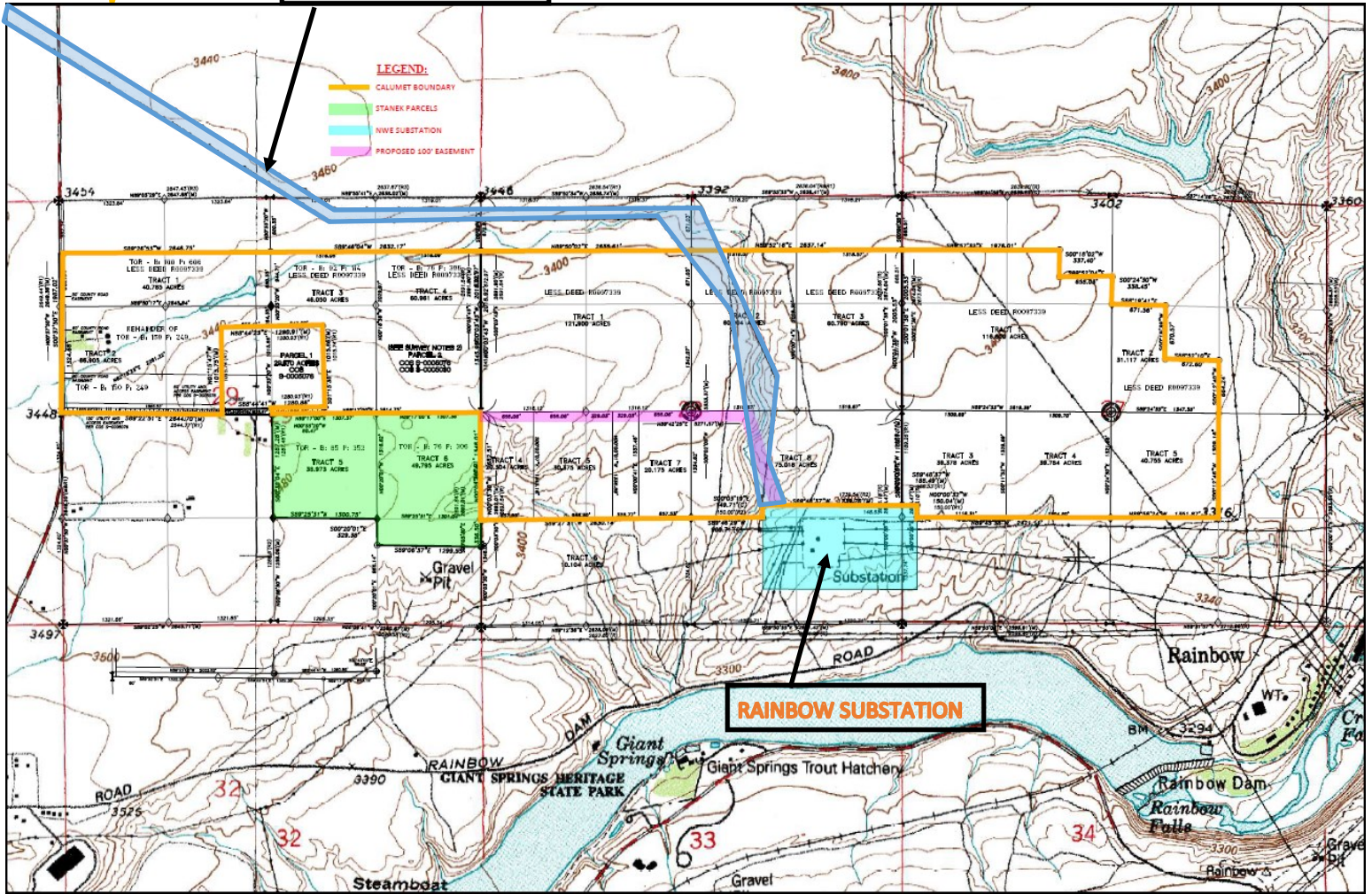
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Montana/Alberta Tie Line



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