

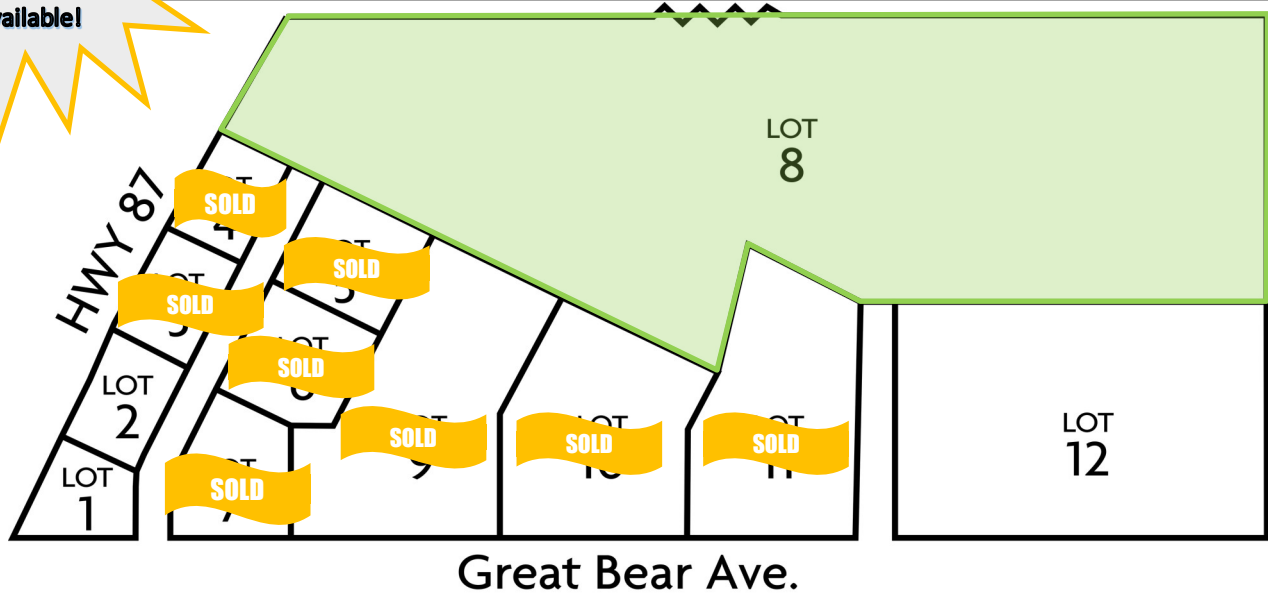
435 US HWY 87, Great Falls, MT 59404

GREAT BEAR INNOVATION PARK

OWNER-CARRY OPTION NOW AVAILABLE!

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

Financing
options
available!



\$1,400,000



Approx. 32.692 Acres

2023 Taxes: \$16,329.89

- Wide load access to Canada via I-15 CANAMEX Corridor and HWY 87
- Foreign Trade Zone
- Zoned for heavy industrial and logistics
- Annexed into the city
- On-site CenturyLink fiber, sewer, water and power
- 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 Tenants: MaltEurop, ADF, T&K Performance and Cargill

TO LEARN MORE CONTACT:

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