



CATALYST
COMMERCIAL

Contact:

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FOR SALE

GREAT BEAR DATA CENTER SITE

GREAT BEAR INNOVATION PARK – DATA CENTER SITE
 Located at 101 Black Eagle Road, Great Falls, MT, this 88.768-acre site (Tracts 5 & 6, Section 29) is zoned for heavy industrial and logistics. Positioned in a Foreign Trade Zone with wide-load access to Canada via I-15 CANAMEX Corridor and HWY 87, it offers easement access to multiple power sources and build-to-suit options. With business costs at 85% of the U.S. average, Montana ranks 8th for tax climate and labor costs. Current tenant: Calumet. Owner-carry financing available with 10% down, 6% interest, 20-year amortization, and a 3-year balloon. Ideal for industrial, logistics, or data center development.

**101 Black Eagle Road
 Great Falls, Montana 59404**

PURCHASE PRICE:

\$2,200,000.00

**Land Size: 88.00 Acres
 Property Size: 3,833,280 Sq. Ft.**

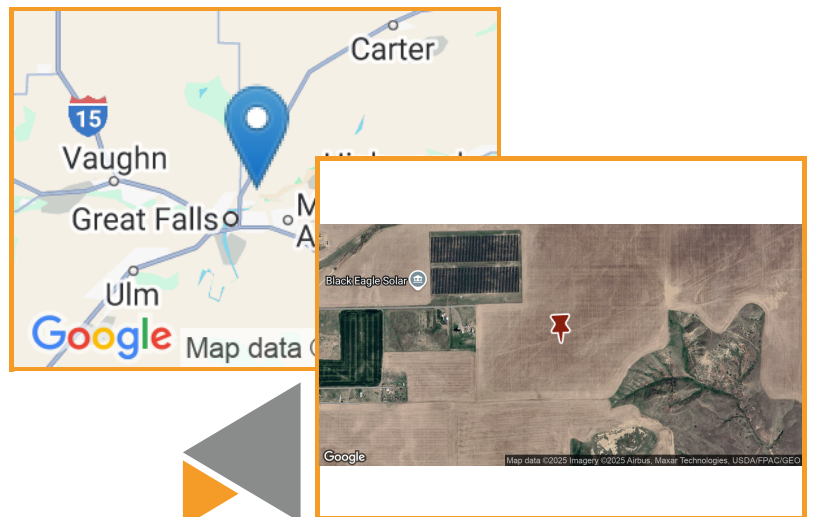




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