



CATALYST
COMMERCIAL

Contact:

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GREAT BEAR INNOVATION PARK

The Great Bear Innovation Park in Great Falls, MT, offers 32.692 acres zoned for heavy industrial and logistics. With wide-load access via the I-15 CANAMEX Corridor and HWY 87, the property is part of a Foreign Trade Zone and features on-site utilities including fiber, sewer, water, and power. Financing is available with 10% down, 6% interest, a 20-year amortization, and a 3-year balloon. Annexed into the city, the site offers build-to-suit options, tax and grant incentives, and operating costs at 85% of the U.S. average. Current tenants include MaltEurop, ADF, T&K Performance, and Cargill. Ranked 8th for tax climate and labor costs, this location is ideal for industrial growth and innovation.

FOR SALE

435 US HWY 87

Great Falls, Montana 59404

PURCHASE PRICE:

\$1,400,000.00

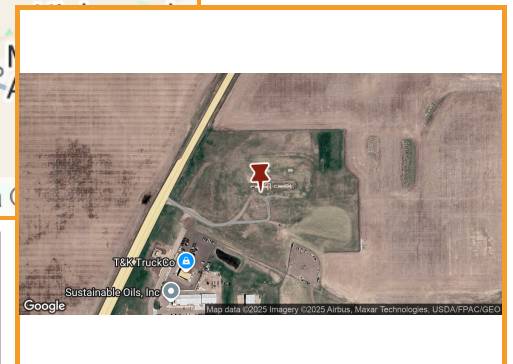
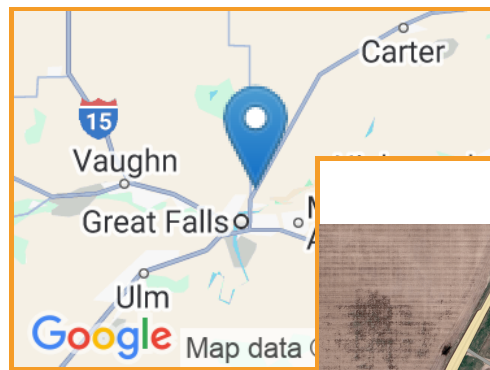
Land Size: 32.69 Acres
Property Size: 1,423,976 Sq. Ft.



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