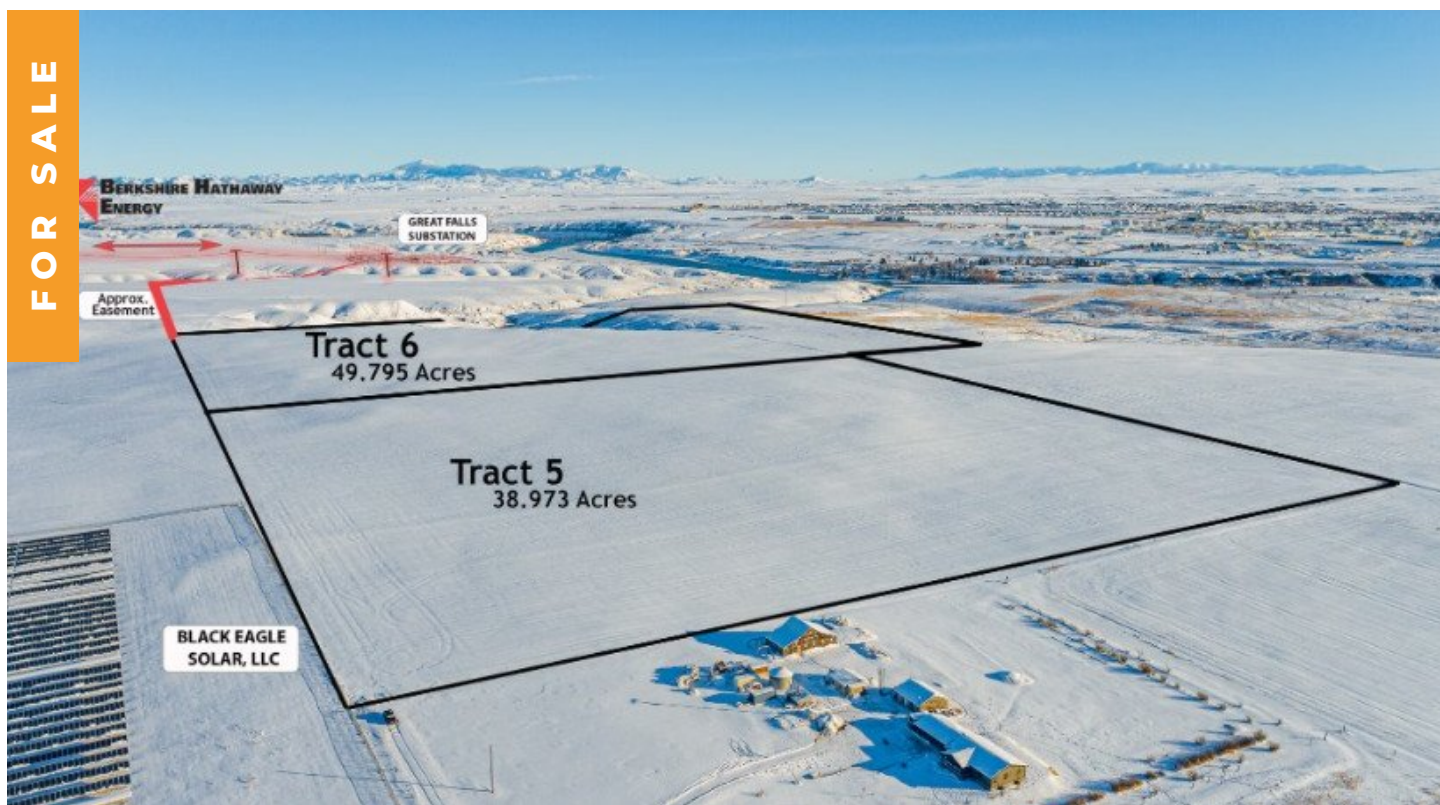




101 BLACK EAGLE ROAD

GREAT FALLS, MONTANA 59404 · GREAT BEAR INNOVATION PARK — DATA CENTER SITE

PRICE	SITE	PRICE / AC	FINANCING
\$2,200,000	±88 AC	\$25,000	OWNER CARRY

PROPERTY OVERVIEW

About 88.8 acres (Tracts 5 & 6, Section 29) in the Great Bear Innovation Park, zoned for heavy industrial and logistics. The site sits in a Foreign Trade Zone with wide-load access to Canada via the I-15 CANAMEX Corridor and Highway 87, easement access to multiple power sources and build-to-suit options. Montana business costs run about 85% of the U.S. average. Owner-carry financing is available: 10% down, 6% interest, 20-year amortization, 3-year balloon.

PROPERTY HIGHLIGHTS

- ±88.768 acres: Tract 5 (38.973) + Tract 6 (49.795)
- Heavy industrial / logistics zoning
- Foreign Trade Zone
- Wide-load access via I-15 CANAMEX and Hwy 87
- Easement access to multiple power sources
- Build-to-suit options available
- Owner carry: 10% down, 6%, 20-yr am, 3-yr balloon
- Ideal for data center, industrial or logistics

In the County; no utilities currently on site. Taxes TBD. Current agricultural tenant: Calumet. Buyer to verify zoning, power availability and development requirements. Information has been provided from sources deemed reliable but is not guaranteed. Buyer or tenant to verify all information to its own satisfaction.

SCOTT BLUMFIELD

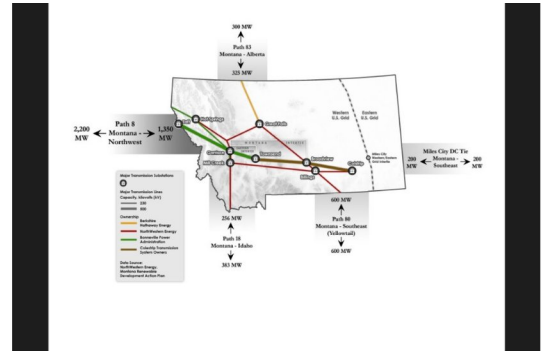
BROKER/OWNER · LIC. RRE-RBS-LIC-16312

406-750-0276 · scott@catalyst-cre.com

CATALYST COMMERCIAL REAL ESTATE SERVICES
21 3rd Street N, Suite 5A, Great Falls, MT 59401



SITE OVERVIEW



MONTANA TRANSMISSION GRID

PROPERTY DETAILS

ADDRESS	101 Black Eagle Road
CITY / COUNTY	Great Falls / Cascade County, MT
PARK	Great Bear Innovation Park
LEGAL DESCRIPTION	S29, Tracts 5 & 6 only
PARCEL NUMBER	02-3139-29-1-01-09-0000
JURISDICTION	County
UTILITIES	None on site; power easements

SALE PRICE	\$2,200,000
TOTAL AREA	±88.768 AC
TRACT 5	±38.973 AC
TRACT 6	±49.795 AC
PRICE / ACRE	±\$25,000
ZONING	Heavy industrial / logistics
FINANCING	Owner carry available

In the County; no utilities currently on site. Taxes TBD. Current agricultural tenant: Calumet. Buyer to verify zoning, power availability and development requirements. Information has been provided from sources deemed reliable but is not guaranteed. Buyer or tenant to verify all information to its own satisfaction.

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