

FOR SALE



4400 INNOVATION STREET

GREAT FALLS, MONTANA 59404 · GREAT BEAR INNOVATION PARK — LOT 1

PRICE

\$175,000

SITE

±0.60 AC

LOT SIZE

±26,136 SF

ZONING

I-2

PROPERTY OVERVIEW

A ±0.60-acre corner lot zoned I-2 Heavy Industrial in the Great Bear Innovation Park. I-2 is one of the most versatile zoning classifications in Great Falls, allowing warehousing, distribution, light and heavy manufacturing, commercial service and contractor operations. The corner position gives strong visibility and access, and the park's infrastructure is designed to support industrial growth.

PROPERTY HIGHLIGHTS

- ±0.60-acre corner lot
- I-2 Heavy Industrial zoning
- Great Bear Innovation Park
- Warehousing, distribution, manufacturing uses
- Contractor and commercial service uses
- Corner visibility and access
- Infrastructure built for industrial growth
- Adjacent Lot 2 also available

Lot lines shown on photos are estimated. Buyer to verify zoning, permitted uses, utilities and park covenants. 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

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CATALYST COMMERCIAL REAL ESTATE SERVICES

21 3rd Street N, Suite 5A, Great Falls, MT 59401



LOT 1 (CORNER) — LOT LINES ESTIMATED



GREAT BEAR INNOVATION PARK

PROPERTY DETAILS

ADDRESS	4400 Innovation Street
CITY / COUNTY	Great Falls / Cascade County, MT
PARK	Great Bear Innovation Park
LOT	Great Bear Lot 1 (corner)
ZONING	I-2 Heavy Industrial

SALE PRICE	\$175,000
SITE AREA	±0.60 AC
LOT SIZE	±26,136 SF
PRICE / SF	±\$6.70 / SF
ADJACENT	4404 Innovation St (Lot 2)

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