

FOR SALE



4404 INNOVATION STREET

GREAT FALLS, MONTANA 59404 · GREAT BEAR INNOVATION PARK — LOT 2

PRICE

\$160,000

SITE

±0.66 AC

LOT SIZE

±28,793 SF

ZONING

I-2

PROPERTY OVERVIEW

A ±0.66-acre I-2 Heavy Industrial lot 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. With strong development momentum in the park, the site suits a business looking to expand or an investor taking a long-term position in one of Montana's most active industrial corridors.

PROPERTY HIGHLIGHTS

- ±0.66-acre industrial lot
- I-2 Heavy Industrial zoning
- Great Bear Innovation Park
- Warehousing, distribution, manufacturing uses
- Contractor and commercial service uses
- Visible frontage with good access
- Infrastructure built for industrial growth
- Adjacent Lot 1 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

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CATALYST COMMERCIAL REAL ESTATE SERVICES

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



LOT 2 — LOT LINES ESTIMATED



GREAT BEAR INNOVATION PARK

PROPERTY DETAILS

ADDRESS	4404 Innovation Street
CITY / COUNTY	Great Falls / Cascade County, MT
PARK	Great Bear Innovation Park
LOT	Great Bear Lot 2
ZONING	I-2 Heavy Industrial

SALE PRICE	\$160,000
SITE AREA	±0.66 AC
LOT SIZE	±28,793 SF
PRICE / SF	±\$5.56 / SF
ADJACENT	4400 Innovation St (Lot 1)

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