

FOR LEASE



5501 9TH AVENUE SOUTH

GREAT FALLS, MONTANA 59405 · WAREHOUSE FOR LEASE

LEASE RATE

\$11.00/SF/YR

BUILDING

±11,871 SF

SITE

±2.20 AC

ZONING

C-2

PROPERTY OVERVIEW

Pre-engineered steel warehouse on ±2.20 acres in Great Falls, available for lease. The building totals ±11,871 SF: ±11,160 SF of main-level warehouse with 14' walls plus a ±711 SF second level. Roughly 76,000 SF of paving handles parking, equipment, storage and truck circulation, and C-2 zoning supports a wide range of commercial users.

PROPERTY HIGHLIGHTS

- ±11,160 SF main-level warehouse, 14' wall height
- ±711 SF second-level space
- Pre-engineered steel construction, built 1987
- Unit / space heating and plumbing
- ±76,000 SF paved area for parking and equipment
- C-2 zoning — flexible commercial use
- ±2.20-acre site, not in a flood plain
- Quick access to major Great Falls corridors

Lease rate shown per square foot per year; lease structure and operating expenses to be confirmed with listing broker. Square footages and site area are from public records and ownership. 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

MLS #30078536



FRONT ELEVATION



OFFICE / RETAIL FRONT



MAIN-LEVEL WAREHOUSE



OVERHEAD DOOR ACCESS



PAVED YARD AND PARKING



AREA AERIAL

PROPERTY DETAILS

ADDRESS	5501 9th Avenue S
CITY / COUNTY	Great Falls / Cascade County, MT
ZONING	C-2
LEGAL DESCRIPTION	Sunrise Terr Add No 3 Pt 4, Blk 13, Lot 12
SECTION / TWP / RNG	S10, T20N, R04E
GEOCODE	02301610302020000
ASSESSOR NUMBER	0001673600
YEAR BUILT	1987 (public records)
SITE AREA	±2.20 AC / 95,876 SF
FLOOD PLAIN	None
MLS NUMBER	30078536

LEASE RATE	\$11.00 / SF / yr
TOTAL BUILDING AREA	±11,871 SF
MAIN LEVEL	±11,160 SF
SECOND LEVEL	±711 SF
WALL HEIGHT	14' (main level)
CONSTRUCTION	Pre-engineered steel
HEAT	Unit / space heaters
PLUMBING	Yes
PAVED AREA	±76,000 SF
ACCESS	54th St S / 10th Ave S
AVAILABILITY	Now

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