

FOR SALE



5701 18TH AVENUE NORTH

GREAT FALLS, MONTANA 59405 · AGRITECH PARK INDUSTRIAL LAND

SALE PRICE

\$2,500,000

SITE

±57.87 AC

PRICE / AC

\$43,203

RAIL

BNSF SERVED

PROPERTY OVERVIEW

±57.87-acre industrial tract in Agritech Park, Great Falls' heavy industrial hub. The flat, development-ready site is zoned PUD with BNSF rail service, and is suited to manufacturing, logistics or warehousing. It sits about 10 minutes from the airport with access to the I-15 CANAMEX corridor and Hwy 87 wide-load routes to Canada, inside a Foreign Trade Zone with available startup incentives.

PROPERTY HIGHLIGHTS

- ±57.87 acres / 2,520,643 SF
- PUD zoning — heavy industrial park
- BNSF rail service (buyer to verify)
- Foreign Trade Zone with startup incentives
- Access to I-15 CANAMEX and Hwy 87
- ~10 minutes to Great Falls International
- Flat, development-ready site
- Not in a flood plain

Buyer to verify zoning, rail access, utilities, covenants and development requirements. Incentive availability is set by the program sponsors and is not guaranteed. 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

MLS #30055071



SITE LOOKING WEST



SITE ALONG THE RAIL LINE



AGRITECH PARK PANORAMA



PARCEL MAP

PROPERTY DETAILS

ADDRESS	5701 18th Avenue N
CITY / COUNTY	Great Falls / Cascade County, MT
JURISDICTION	Inside city limits
LEGAL DESCRIPTION	Agritech Park Addition, Lot 1
SECTION / TWP / RNG	S34, T21N, R04E
GEOCODE	02313934304030000
ASSESSOR NUMBER	0002714100
SITE AREA	±57.87 AC / 2,520,643 SF
MLS NUMBER	30055071

SALE PRICE	\$2,500,000
PRICE PER ACRE	\$43,203
ZONING	PUD (industrial)
RAIL	BNSF service
HIGHWAY ACCESS	I-15 CANAMEX / Hwy 87
COVENANTS	Yes
2024 REAL ESTATE TAXES	\$18,080.48
FLOOD PLAIN	None
SHOWINGS	Vacant land — notify broker

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