

FOR LEASE



700 KEOGH COURT

GREAT FALLS, MONTANA 59404 · INDUSTRIAL SPACE FOR LEASE

LEASE RATE

\$8.00/SF/YR

SPACE

±14,090 SF

SITE

±1.19 AC

RESIDENCE

2 BED

PROPERTY OVERVIEW

Flexible industrial space with a built-in residence, available for lease on ±1.19 acres in Great Falls' light industrial area. Multiple heated shop bays fit contractors, service providers and small businesses needing warehouse, storage or fabrication space. The third floor holds a 2-bedroom apartment for a live-work setup or staff housing.

PROPERTY HIGHLIGHTS

- ±14,090 SF of leasable space
- Multiple heated shop / warehouse bays
- Overhead-door drive-in access
- 2-bedroom third-floor apartment
- Live-work or staff-housing option
- Light industrial area off 9th Street NW
- ±1.19-acre site
- Not in a flood plain

Lease rate shown per square foot per year; lease structure and operating expenses to be confirmed with listing broker. Square footages are from public records and the listing. Information has been provided from sources deemed reliable but is not guaranteed. Buyer or tenant to verify all information to its own satisfaction.

RYAN PACHEK

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CATALYST COMMERCIAL REAL ESTATE SERVICES

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

MLS #30064357



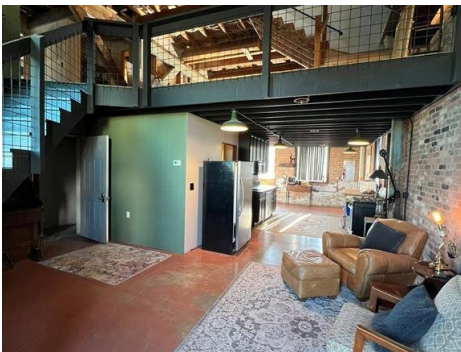
AERIAL — BUILDING AND LOT



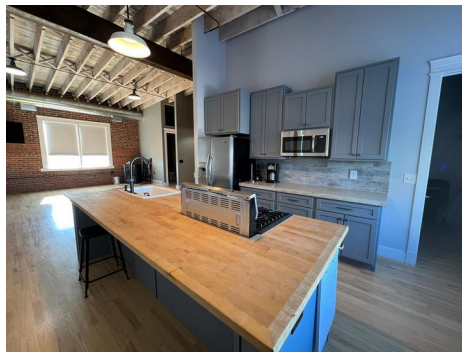
HEATED SHOP / WAREHOUSE BAY



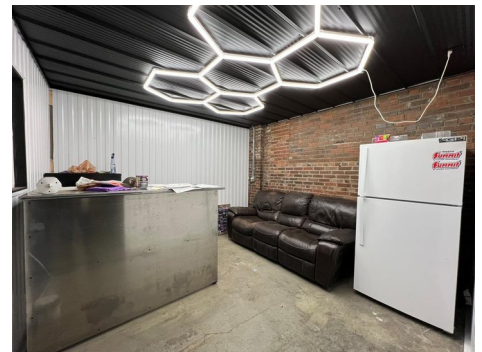
SHOP BAY WITH OVERHEAD DOOR



THIRD-FLOOR RESIDENCE — LIVING



THIRD-FLOOR RESIDENCE — KITCHEN



RECEPTION / LOUNGE

PROPERTY DETAILS

ADDRESS	700 Keogh Court
CITY / COUNTY	Great Falls / Cascade County, MT
ZONING	Light industrial
LEGAL DESCRIPTION	BN Car Shop Add, Blk 5, Lot 9
SECTION / TWP / RNG	S11, T20N, R03E
GEOCODE	02301511311070000
ASSESSOR NUMBER	0000355100
YEAR BUILT	1930 (public records)
SITE AREA	±1.19 AC / 51,836 SF
FLOOD PLAIN	None
MLS NUMBER	30064357

LEASE RATE	\$8.00 / SF / yr
LEASABLE AREA	±14,090 SF
RESIDENCE	2-bedroom apartment
SHOP / WAREHOUSE	Multiple heated bays
OVERHEAD DOORS	Yes
CONSTRUCTION	Brick and steel
FOUNDATION	Poured concrete
BASEMENT	No
ACCESS	9th St NW to Keogh Ct
SHOWINGS	Appointment only
AVAILABILITY	Now

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