CATALYST COMMERCIAL

FOR SUBLEASE | INDUSTRIAL / WAREHOUSE

FOR LEASE



30,528 SF Warehouse on 4.13 Acres

1401 Stuckey Road | Great Falls, MT 59404

$10.35/SF NNN

MLS #30057638

30,528 SF	4.13 AC	3	14'
AVAILABLE	SITE	DOCK LEVELERS	WALL HEIGHT

PROPERTY OVERVIEW

Sublease of a 30,528 SF warehouse and office facility on a fenced 4.13-acre site on Stuckey Road in northwest Great Falls. Built in 1997 of pre-engineered steel, the building offers roughly 28,300 SF of open warehouse with 14' walls, three dock levelers and a covered canopy for loading, plus about 1,620 SF of finished office and a 1,620 SF second-level support area. The site has asphalt and concrete paving, chain-link perimeter fencing and a wet-pipe sprinkler system. Base rent is $26,336.47 per month ($10.35/SF NNN) through July 31, 2027, with 2.5% increases each August 1. Estimated NNN charges are about $2.41/SF.

HIGHLIGHTS

- ±28,300 SF warehouse, 14' walls
- 3 dock levelers + covered loading canopy
- ±1,620 SF finished office (HVAC, plumbing)
- ±1,620 SF 2nd-level support area
- Fenced 4.13-acre site with paved yard
- Wet-pipe sprinkler system

FOR MORE INFORMATION CONTACT

SCOTT BLUMFIELD

Broker / Owner | Catalyst Commercial

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PROPERTY PHOTOS



Open warehouse floor



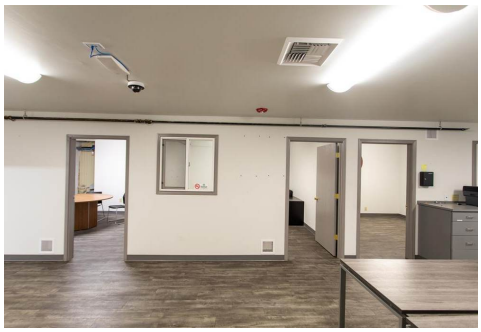
Loading side and paved yard



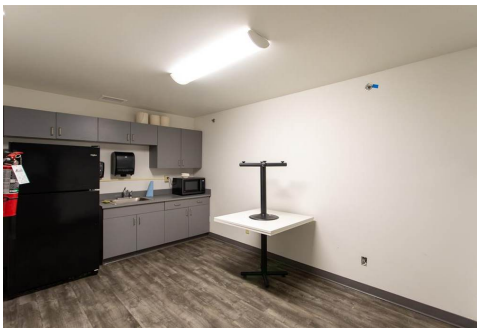
Dock area



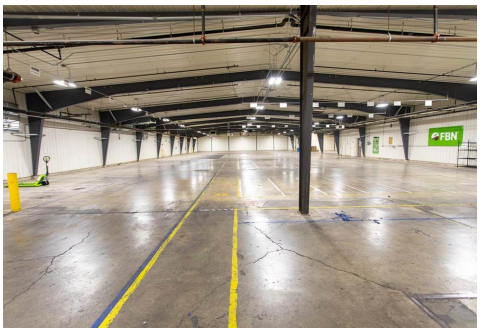
Warehouse bay



Office area



Break room



Warehouse, 14' walls

PROPERTY DETAILS

BASE RENT	$10.35/SF/yr NNN	WAREHOUSE	±28,300 SF
MONTHLY	$26,336.47	OFFICE	±1,620 SF + ±1,620 SF support
EST. NNN	$2.41/SF/yr	SITE	4.13 AC, fenced
ESCALATIONS	2.5% each Aug 1	YEAR BUILT	1997
AVAILABLE	30,528 SF	MLS #	30057638

Notes: Sublease; term runs with the master lease. Rent shown is for 8/1/26-7/31/27 ($10.61/SF from 8/1/27, $10.88/SF from 8/1/28). Tenant to verify zoning, permitted use and NNN charges.

The information contained herein was obtained from sources deemed reliable but is not guaranteed. It is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. Buyers should verify all information independently.

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