CATALYST COMMERCIAL

FOR SALE



2.03-Acre I-1 Industrial Lot

TBD Dakota Lane | Great Falls, MT 59404

$219,000

MLS #30080430

2.03 AC	88,470 SF	I-1	$2.48 / SF
LOT SIZE	LAND AREA	INDUSTRIAL ZONING	LAND PRICE

PROPERTY OVERVIEW

2.03 acres of vacant I-1 industrial land with direct exposure to Interstate 15 and Hwy 89. The parcel sits on Dakota Lane just west of the NW Bypass and Vaughn Road, in Cascade County outside Great Falls city limits, among established industrial and contractor yards. Electricity is available at the site. I-1 zoning suits contractor yards, equipment and outdoor storage, shop and warehouse buildings, and other light industrial or service uses, and the freeway frontage gives strong visibility for signage and branding.

HIGHLIGHTS

- 2.03 acres (88,470 SF) of vacant land
- Zoned I-1 Industrial (Cascade County)
- Direct exposure to I-15 and Hwy 89
- Electricity available at the site
- Just west of the NW Bypass and Vaughn Road
- FEMA Zone X, outside the special flood hazard area

FOR MORE INFORMATION CONTACT

SCOTT BLUMFIELD

Broker / Owner | Catalyst Commercial

406.750.0276 | scott@catalyst-cre.com

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

www.catalyst-cre.com

PROPERTY PHOTOS



View across the site toward the rail line



Looking across the lot



Rail line beyond the lot



Toward neighboring industrial yards



Open ground across the site



Along the fence line



Gravel road frontage

PROPERTY DETAILS

LIST PRICE	$219,000	CITY LIMITS	Outside
PROPERTY TYPE	Vacant Industrial Land	UTILITIES	Electricity available
LOT SIZE	2.03 AC (88,470 SF)	FLOOD ZONE	FEMA Zone X
ZONING	I-1 Industrial (County)	2026 TAXES	$877.65
JURISDICTION	Cascade County	MLS #	30080430

Notes: Legal: S04, T20N, R03E, C.O.S. 3748, 3819, Tract 1. Buyer to verify permitted uses, utilities and access with Cascade County.

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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