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**PACIFIC STEEL SITE**

1401 3rd Street NW  
Great Falls, MT 59404  

$4,750,000  

 Approx. 71,850 SF of Interior Space  
 Approx. 7.986 Acres

**FEATURES**

- Approx. 71,000 SF of interior space on approx. 7.986 acre lot with 16'-28' ceiling height, rail access, crane and loading docks
- Zoned M-2 Mixed Use Transitional
- Centrally located in the retail district of Great Falls
- Existing structure can be repurposed
- Adjacent to West Bank Park & River's Edge Bike Trail
- Potential to expand another 3+ acres
- 2020 Taxes: $88,259.07

**FOR MORE INFORMATION**  
Scott Blumfield  
Broker  
406.750.0276  
scott@catalyst-cre.com

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