



AgriTech Park contains 197 acres of property located in Great Falls, Montana. The rail-served industrial park has received certification as part of BNSF Railway's Certification Program. BNSF certification ensures a site is ready for rapid acquisition and development through a comprehensive evaluation of existing and projected infrastructure, environmental and geotechnical standards, utility evaluation and site availability.

SELECTING A CERTIFIED SITE CAN:

- Reduce development time
- Increase speed to market
- Reduce upfront development risk of rail-served industrial sites

PROPERTY DETAILS

The Agritech Park is an industrial development located in central Montana. Ten lots totaling 197 acres are shovel ready for new industrial customers to locate, or existing customers to expand.

The park has room for growth with 903 acres surrounding the initial development making way for a 1,110 acre rail-served industrial park.



Site Details:

- 10 individual lots totaling 197 acres
- Access to BNSF
- Foreign Trade Zone
- Existing infrastructure: water, sewer, roads and rail

CONTACT INFORMATION

BNSF Regional Manager

Justin Pearson

701-667-7425

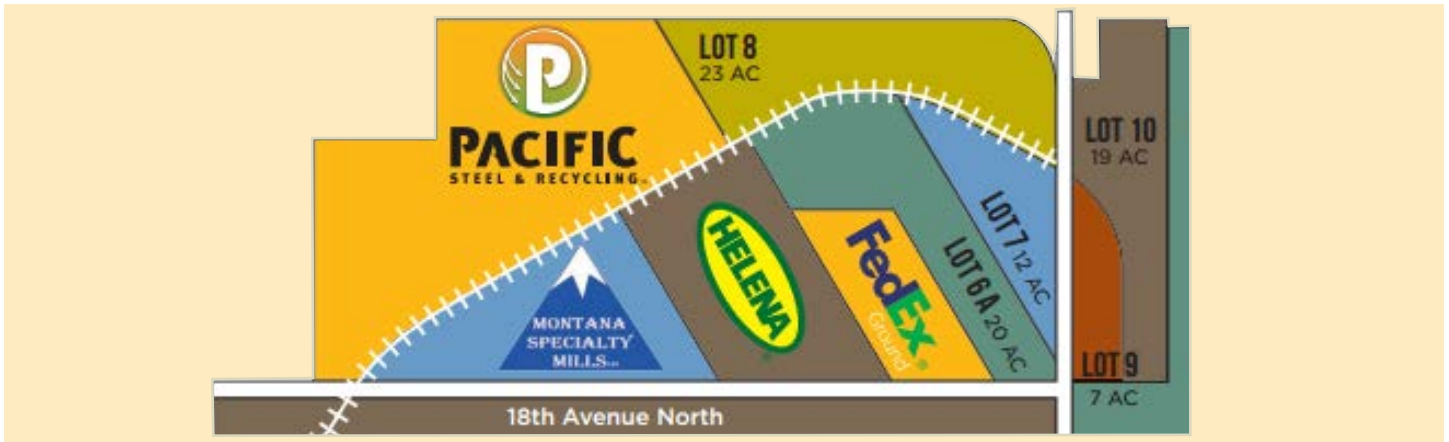
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Great Falls Development Authority

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SITE PROFILE

Land Area	197 acres
Physical Address	5401 18th Avenue North Great Falls, MT
Zoning	Planned Unit Development
Owner	Great Falls Development Authority
Price	\$30,000/buildable acre & \$4,000/non-buildable acre

UTILITIES

Electric	Northwestern Energy
Gas	Energy West
Water	City of Great Falls
Wastewater	City of Great Falls
Telecommunications	3 Rivers Communications and CenturyLink

DEMOGRAPHICS

Great Falls is located in Cascade County which has about 82,000 residents and makes up the Great Falls Metropolitan Area.

POPULATION

Great Falls, MT	58,505
5 mile radius	53,224
10 mile radius	70,676
15 mile radius	74,258

WORKFORCE

Great Falls attracts commuters from the Great Falls Metropolitan Area.

Total Wage & Salary Employment	35,380
Annual Mean Wage	\$38,350

BNSF PREMIER PARKS, SITES AND TRANSLOAD PROGRAM

BNSF Certified Sites are a part of the Premier Parks, Sites and Transload program which is a strategic approach to addressing the increasing demand for customer site locations by developing various types of facilities across the BNSF network. BNSF Certified Sites have been reviewed by an industry expert in order to ensure accurate, reliable data. Our goal is to provide an inventory of rail-served sites that are available for immediate development.*

* In order to ensure a safe, efficient and economical switch operation, BNSF will want to review and approve the engineering plans to serve each tenant facility.