

VARIANT 4 SHOPS

2701 43RD ST N, FARGO, ND 58102



FOR LEASE



SHOP SPACE FOR LEASE IN NORTH FARGO

SPACE AVAILABLE: 11,700 SF

BASE RENT: \$9.50 PSF | CAM: \$2.45 PSF

TENANT EXPENSES: Heat, Electric, Phone/Internet, Janitorial

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Goldmark Commercial Real Estate

www.goldmarkcommercial.com

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GOLDMARKTM
COMMERCIAL REAL ESTATE INC

SPACE AVAILABLE

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\$9.50 PSF

CAM

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TENANT EXPENSES

Heat/Electric
Phone/Internet
Janitorial/Garbage

CAM EXPENSES

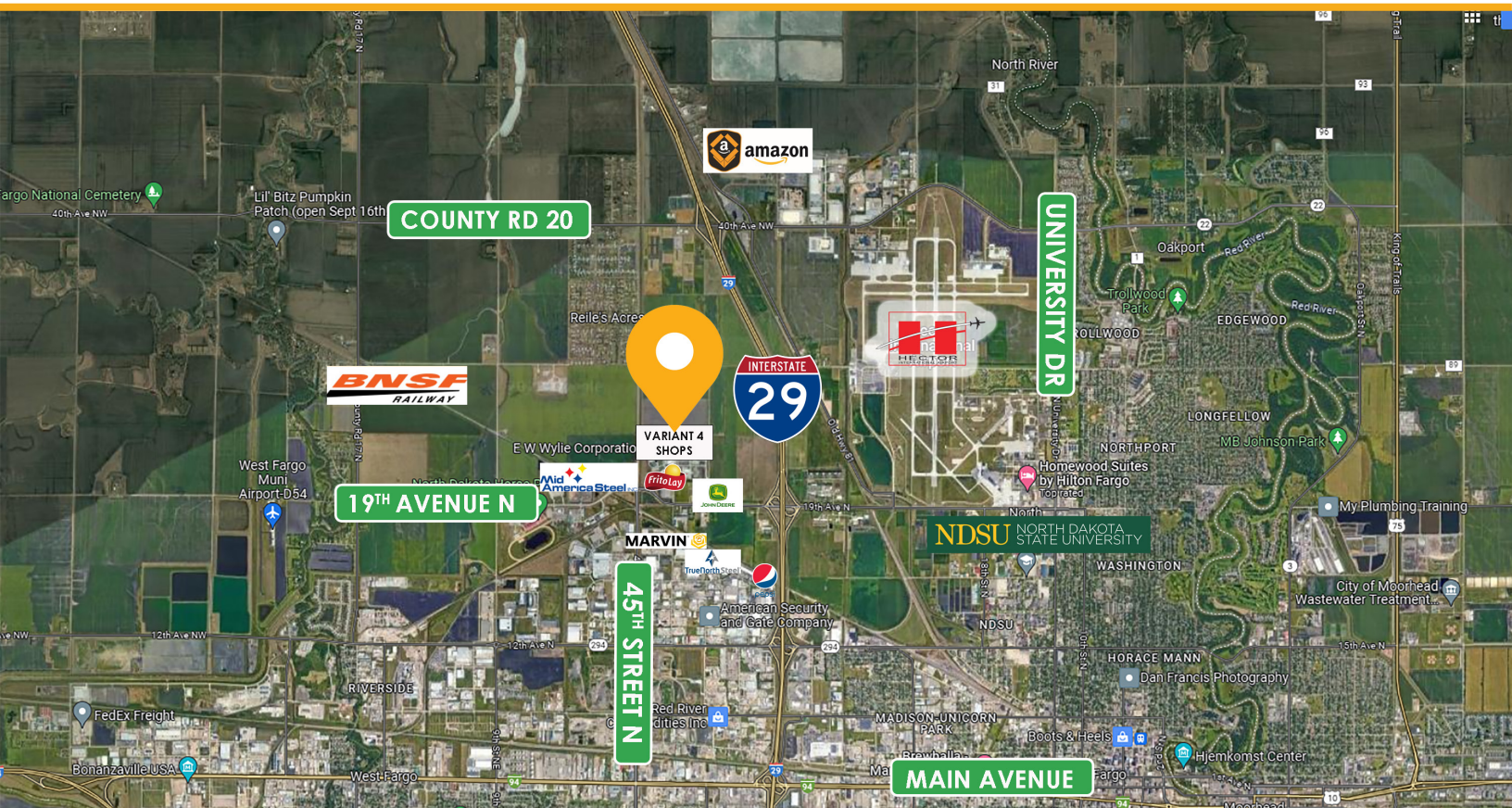
Sewer/Water
Taxes/Specials/Insurance
Snow/Lawn

PROPERTY DESCRIPTION:

Brand new shop in the North Fargo Industrial Park! Conveniently located approximately 1 mile West of Interstate-29 and just north of 19th Avenue North, this is a great location for any business. Prospective Tenants have the opportunity to customize their desired footprint!

Space can be subdivided in 1,950 SF increments, with 20' side walls, 6 Overhead Doors (16' high x 14' wide), floor drains, and opportunity to install a bathroom and/or office depending on needs. Fantastic opportunity and location for any business!

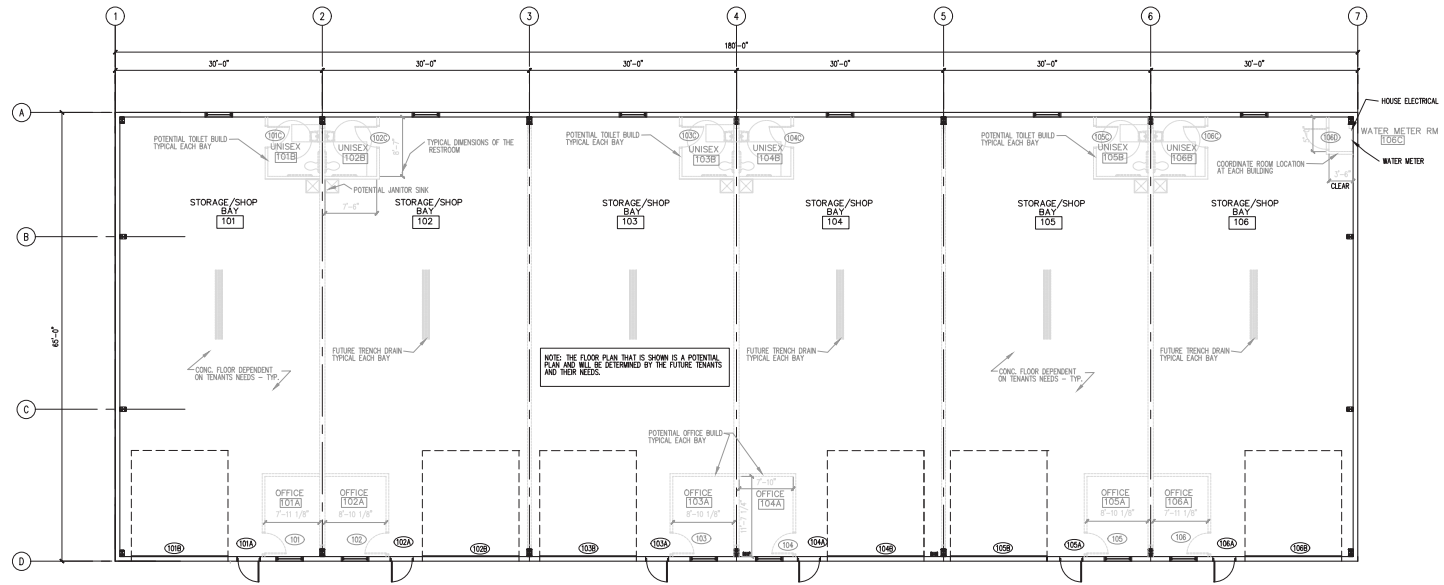
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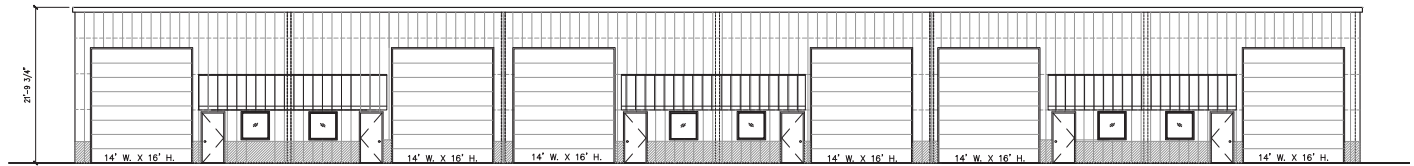
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FLOORPLAN



*Building constructed as a shell. Demising walls, bathrooms and/or offices to be installed per tenant request.



  **SOUTH ELEVATION**
SCALE: 1/8"=1'-0"

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AERIAL IMAGES



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As North Dakota's largest city, Fargo is the regional economic powerhouse and cultural hub. With its prime location at the intersection of I-29 and I-94, the city is ideally situated with a breadth and depth of industries including healthcare, education, financial services, technology, retail, manufacturing and distribution. With a MSA population of 250k, the Fargo-Moorhead metro continues to enjoy an impressive long-term growth rate.

With its established reputation as a regional hub of education, medical, technology, distribution and more, the area is well positioned for continued growth and vibrancy for decades to come.

Higher education is a major force for the metro area with two public universities (NDSU and MSUM), a private college (Concordia College) and several technical and vocational schools with a combined student population exceeding 28,000. In addition, the city boasts two regional hospitals (one built in 2017 at a cost of \$500M), the primary facilities for two regional clinics, and numerous small medical and surgical clinics. Technology is also a significant driver of the local economy, with Fargo laying claim to Microsoft's 2nd largest field campus along with growing tech firms such as Bushel, Wex Health, and John Deere Electronic Solutions.

FM METRO FACTS: SOURCE: Greater Fargo Moorhead EDC, <https://gfmedc.com/>

- Population = 250,000
- Regional Commerce Hub
- 25k+ college students in the FM Metro, 21k+ more within 100 miles
- Median Age of 32
- 46.7 Growth since 2010 / 4.9% Compound Annual Growth
- One of the lowest corporate tax rates in the US
- FM's labor force has grown 3x the national average since 2000 (39% vs 13%)
- One of the highest labor participation rates in the US at 72.7%
- One of the highest birth rates in the US

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TOP EMPLOYERS

TOP AREA EMPLOYERS

Company	Business	Employees
Sanford Health	Healthcare Provider	9,349
North Dakota State University	Post-Secondary University	4,156
Essentia Health	Healthcare Provider	2,690
Fargo Public School District	Public School System	1,860
West Fargo Public School District	Public School System	1,622
Noridian Healthcare Solutions	Healthcare Services	1,511
U.S. Bank	Financial Services	1,213
Fargo VA Health Care System	Healthcare Provider	1,186
Microsoft	Technology	1,024
Integrity Windows and Doors	Manufacturing	1,000
Blue Cross Blue Shield of ND	Healthcare Insurance	948
City of Fargo	Municipal Services	948
Moorhead Area Public Schools	Public School System	925
Hornbacher's Foods	Grocery Stores	875
Eventide Senior Living	Senior Living Services	803
Wanzek Construction, Inc.	Construction	800
Minnesota State University, Moorhead	Post-Secondary University	724
Concordia College	Post-Secondary University	679
Bell Bank	Financial Services	630

DRIVE TIME RESULTS

LOCAL DRIVE-TIME RESULTS

Location	Miles from Site	Drive Time
I-29	0.7	1 minute
Hector International Airport	1.7	3 minutes
I-94 Interchange	2.6	4 minutes
Amazon	4.0	6 minutes
52nd AveS/I-29	7.6	9 minutes
Moorhead/I-94	7.6	9 minutes
Main Ave/ I-94	6.2	12 minutes
Grand Forks	72.0	60 minutes
Bismarck	192.0	166 minutes
Minneapolis Metro	215.0	184 minutes
Sioux Falls	237.0	192 minutes