

# SKY WAREHOUSE

4551 37<sup>TH</sup> ST N, FARGO, ND 58102



FOR LEASE



## INDUSTRIAL/DISTRIBUTION WAREHOUSE

SPACE AVAILABLE: 40,000 - 60,000 SF

BASE RENT: \$7.25 PSF | CAM: \$1.70 PSF

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

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**Goldmark Commercial Real Estate**

[www.goldmarkcommercial.com](http://www.goldmarkcommercial.com)

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## CAM

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## TENANT EXPENSES

Heat  
Phone/Internet  
Janitorial/Garbage

## CAM EXPENSES

Electricity/AC  
Sewer/Water  
Taxes/Specials/Insurance  
Snow/Lawn

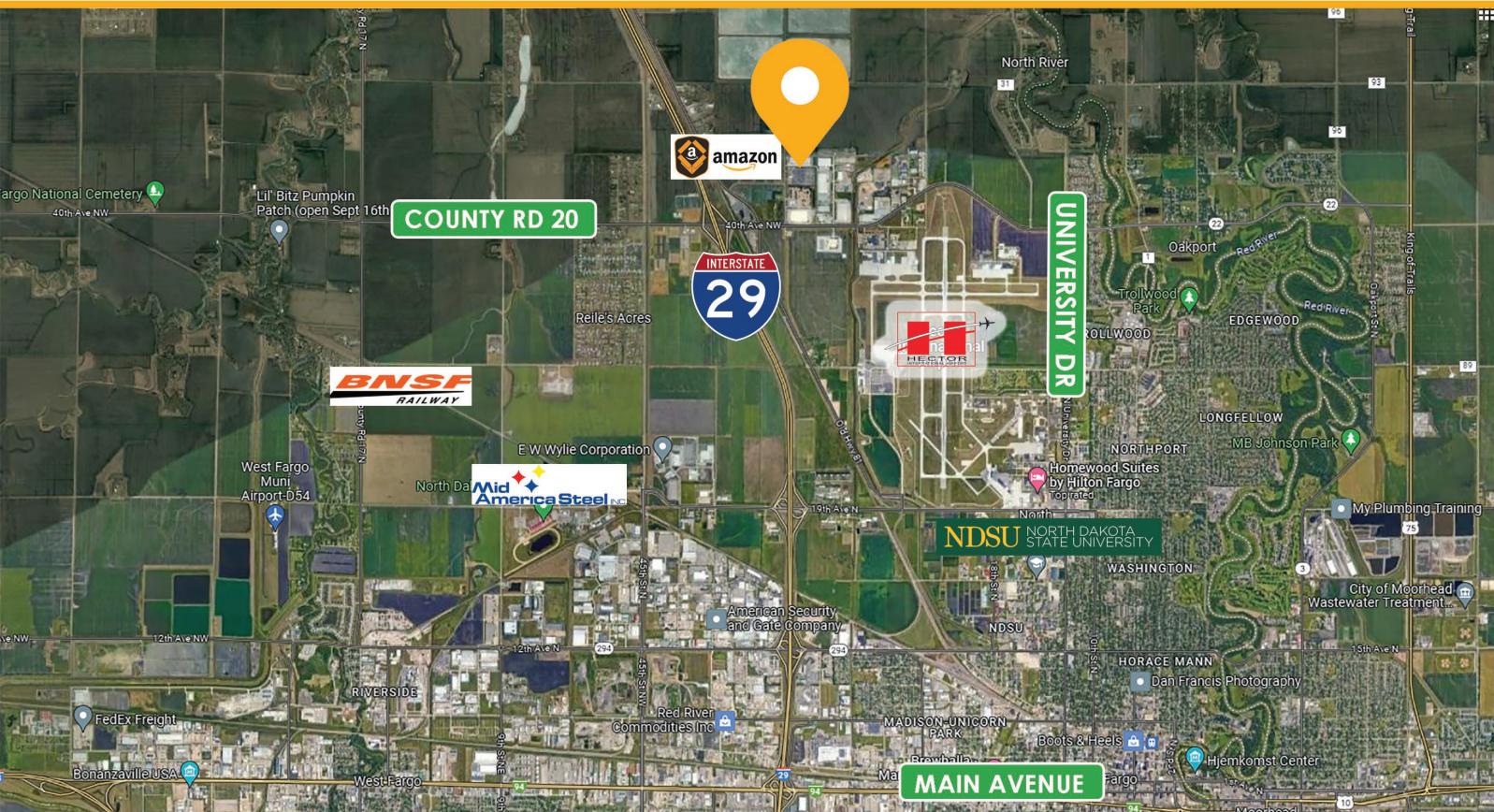
## PROPERTY DESCRIPTION:

Excellent opportunity to lease this turn-key, food-grade warehouse in North Fargo! The Sky Warehouse offers potential tenant's anywhere from 40,000 square feet to 60,000 square feet of dock-high, food-grade storage with an excellent location just off Interstate 29 and County Road 20. The space comes with two restrooms and an office to create a perfect, "move-in ready" suite. The space also features six loading docks, 24' clear span, plenty of yard space for parking and maneuvering of semi[]trailers and the opportunity to utilize OH door if needed. The building was constructed in 2016 and still feels brand-new. With a low CAM rate of \$1.70/SF coupled with minimal tenant expenses, this is a great, must-see leasing opportunity!

## FEATURES:

- High Bay LED lighting
- Roof slopes South to North (28' - 24' bottom of trusses)
- 2 bathrooms and oversized office
- 6 dock doors
- 24' clear span height
- Right off I-29 and County Road 20, North Fargo
- FDA certified building

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Interested parties should conduct their own independent investigations and rely only on those results.

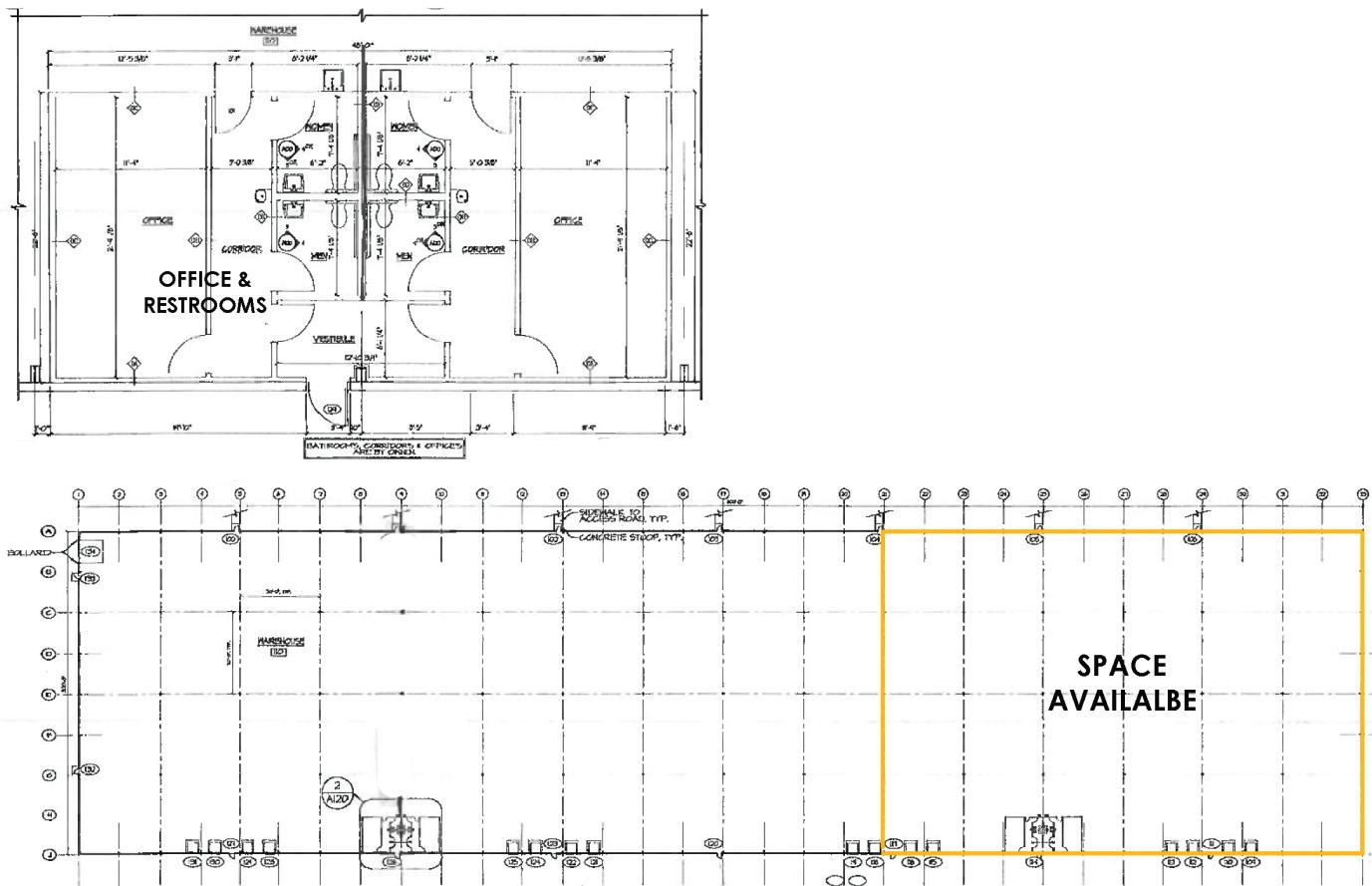


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 **GOLDMARK**<sup>TM</sup>  
COMMERCIAL REAL ESTATE INC

FLOORPLAN



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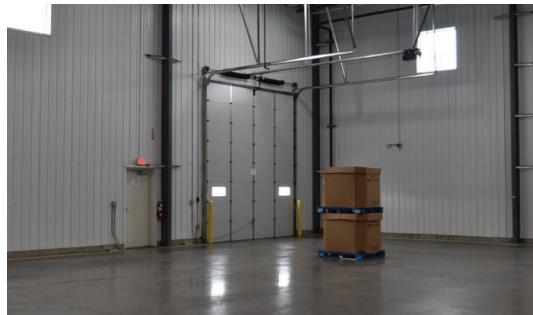
AERIAL IMAGES



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## INTERIOR PHOTOS



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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

#### 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       |

#### LOCAL DRIVE-TIME RESULTS

| Location                     | Miles from Site | Drive Time  |
|------------------------------|-----------------|-------------|
| I-29                         | 0.8             | 2 minute    |
| Hector International Airport | 3.9             | 8 minutes   |
| Amazon                       | 0.3             | 1 minute    |
| 52nd AveS/I-29               | 4.9             | 6 minutes   |
| Moorhead/I-94                | 10.2            | 11 minutes  |
| Grand Forks                  | 75.0            | 68 minutes  |
| Bismarck                     | 199.0           | 170 minutes |
| Minneapolis Metro            | 229.0           | 190 minutes |
| Sioux Falls                  | 245.0           | 200 minutes |