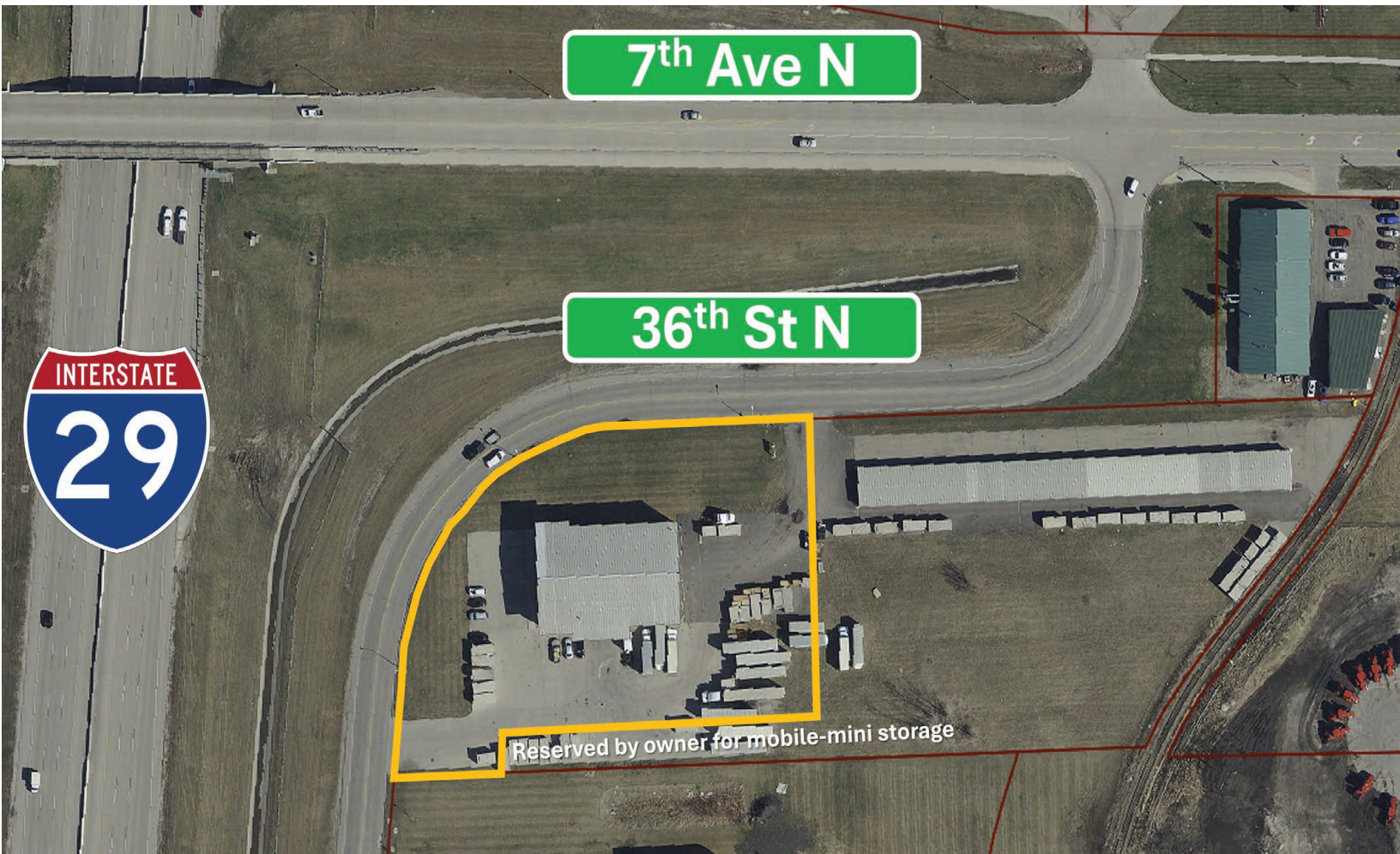


# I-29/7<sup>TH</sup> AVE DOCK HIGH WAREHOUSE

615 36<sup>TH</sup> ST N, FARGO, ND 58102



## FOR LEASE



## PRIME DOCK HIGH WAREHOUSE OFF I-29 & 7<sup>TH</sup> AVE N

SPACE AVAILABLE: 9,600 SF +  
90k SF/2+ acre yard  
BASE RENT: \$12.00 PSF

**Andy Westby, SIOR** | 701.239.5839

[andy.westby@goldmark.com](mailto:andy.westby@goldmark.com)

**Goldmark Commercial Real Estate**

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



# I-29/7<sup>TH</sup> AVE DOCK HIGH WAREHOUSE

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## SPACE AVAILABLE

Building Size: 9,600 SF (80'x120')  
Office: 2,000 SF (25'x80')  
Warehouse: 7,600 SF (95'x80')  
Bonus Mezzanine: 2,000 SF (25'x80')

## BASE RENT

\$12.00 PSF

## CAM

\$2.50 PSF

## MONTHLY RENT

\$11,600

## TENANT EXPENSES

Building Insurance  
Gas/Electric  
Snow/Lawn  
Water/Sewer/Garbage  
Phone/Internet  
Janitorial

## CAM INCLUDES

Taxes/Specials

## ZONING

LI- Limited Industrial

## PROPERTY DESCRIPTION:

Dock high warehouse directly on I-29 off 7th Ave N for lease! This versatile property is ideal for businesses seeking high visibility and flexible functionality in the heart of Fargo. Highlights include:

- **Office Space:** Approximately 2,000 SF of office space with multiple offices, bathrooms, and break room.
- **Warehouse Features:** Approximately 7,600 SF of heated warehouse space with 27' sidewalls and 30' peak clearance.
- **Bonus Mezzanine:** Nearly 2,000 SF of load-bearing mezzanine space is available above the office area, perfect for additional storage.
- **Dock and Drive-in Access:** Equipped with two 10'x12' dock doors and one 14'x14' overhead drive-in door.
- **Safety:** Fully sprinklered with an office security system as well.

Outside, the expansive 2+ acre yard offers ample space for parking, outdoor storage, or even larger onsite sales displays. Need more exterior space? Additional land is available to accommodate larger operations. Don't miss this unique opportunity to secure a top-tier location for your business. Contact us today to schedule a viewing!

\*The owner must reserve space for mobile-mini storage containers. Final location can be adjusted per tenant's yard requirements.

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.

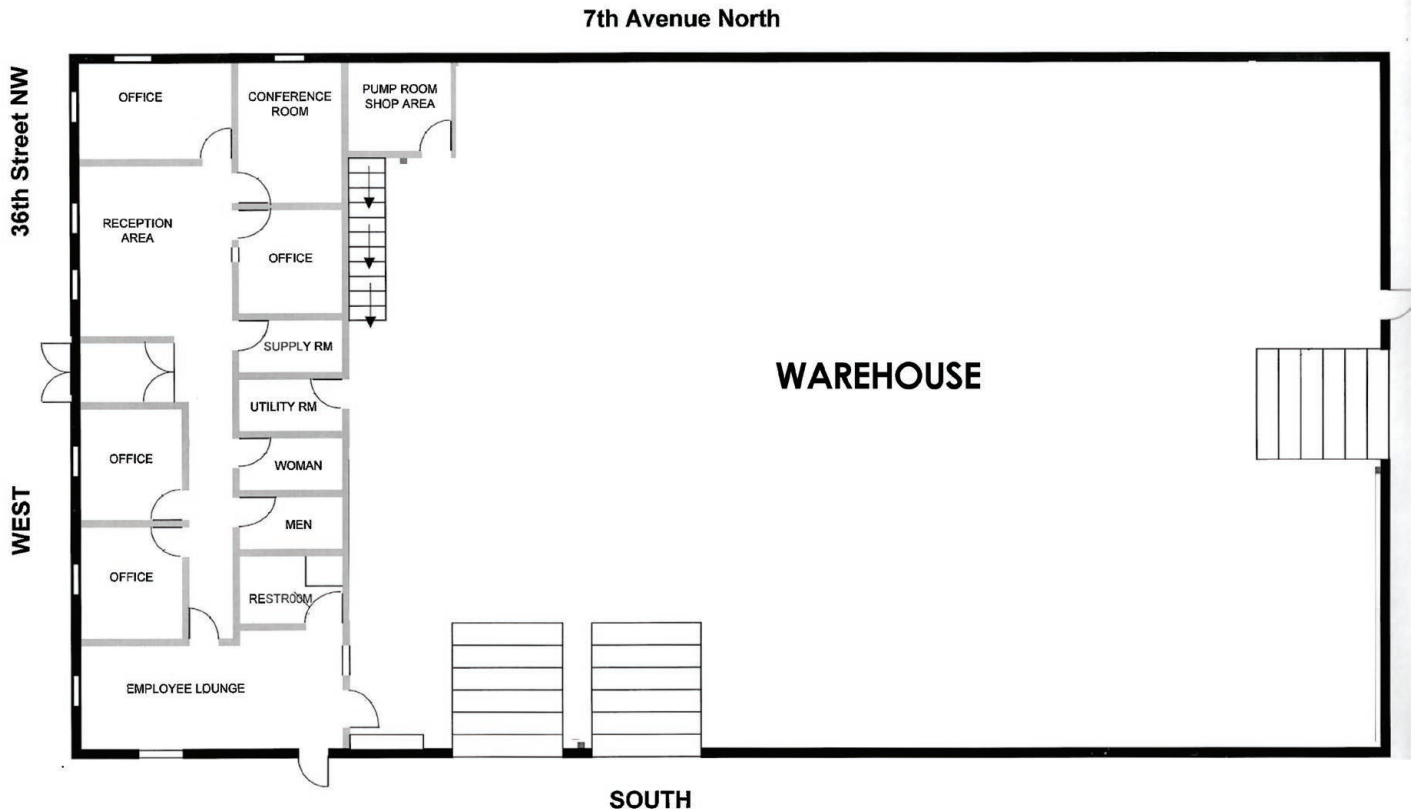


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**GOLDMARK**<sup>TM</sup>  
COMMERCIAL REAL ESTATE INC

FLOORPLAN



## PROPERTY FEATURES:

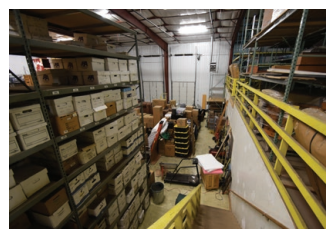
- Frontage on I-29 and 7th Ave N
- Two dock doors, one with leveler
- 14'x14' overhead drive-in door
- 2k SF of office space
- 27' sidewalls, 30' to middle ceiling deck
- Heated shop
- Fully sprinkled
- Large 2+ acre yard with additional land available if required
- Existing racking may be available



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REFERENCE MAP

