



11107

31P ST SW

Dickinson | North Dakota

**28,916 SF
FOR SALE**

CBRE

PROPERTY HIGHLIGHTS

11107 31P ST SW, DICKINSON, ND 58601
APN# 27-0000-04667-100

28,916
Total SF

6,700
Office SF

12.48
Total Acres of Land

~1.5 Acres
Paved Yard

9
14' x 14' Drive-Ins

2
12' x 12' & 8' x 8' OH Doors

20' & 24'
Sidewall Height

Metal w/ Steel Frame
Construction

2
Buildings

General Industrial
Zoning

2011-2015
Years Built

3-Phase (Ample Service)
Electrical Capacity

\$3,500,000
List Price



PROPERTY BREAKDOWN



EAST BUILDING

Total Square Feet	15,716
Office Square Feet	2,500
Year(s) Built	2011 2012 2015
Construction	Metal w/ Steel Frame
Drive-Ins	(7) 14' x 14' (1) 12' x 12' OH Door
Crane	Two 5-Ton Bridge Cranes (Craneways run length of shop)
Sidewall Height	20 feet
Features/ Comments	6" Reinforced Concrete Floor Office Space Surveillance System Backup Generator Wash Bay & Floor Drains Suspended Electric Space Heaters (Warehouse) Leach Field Septic System & Rural Water Chemical Room Fenced & Secured

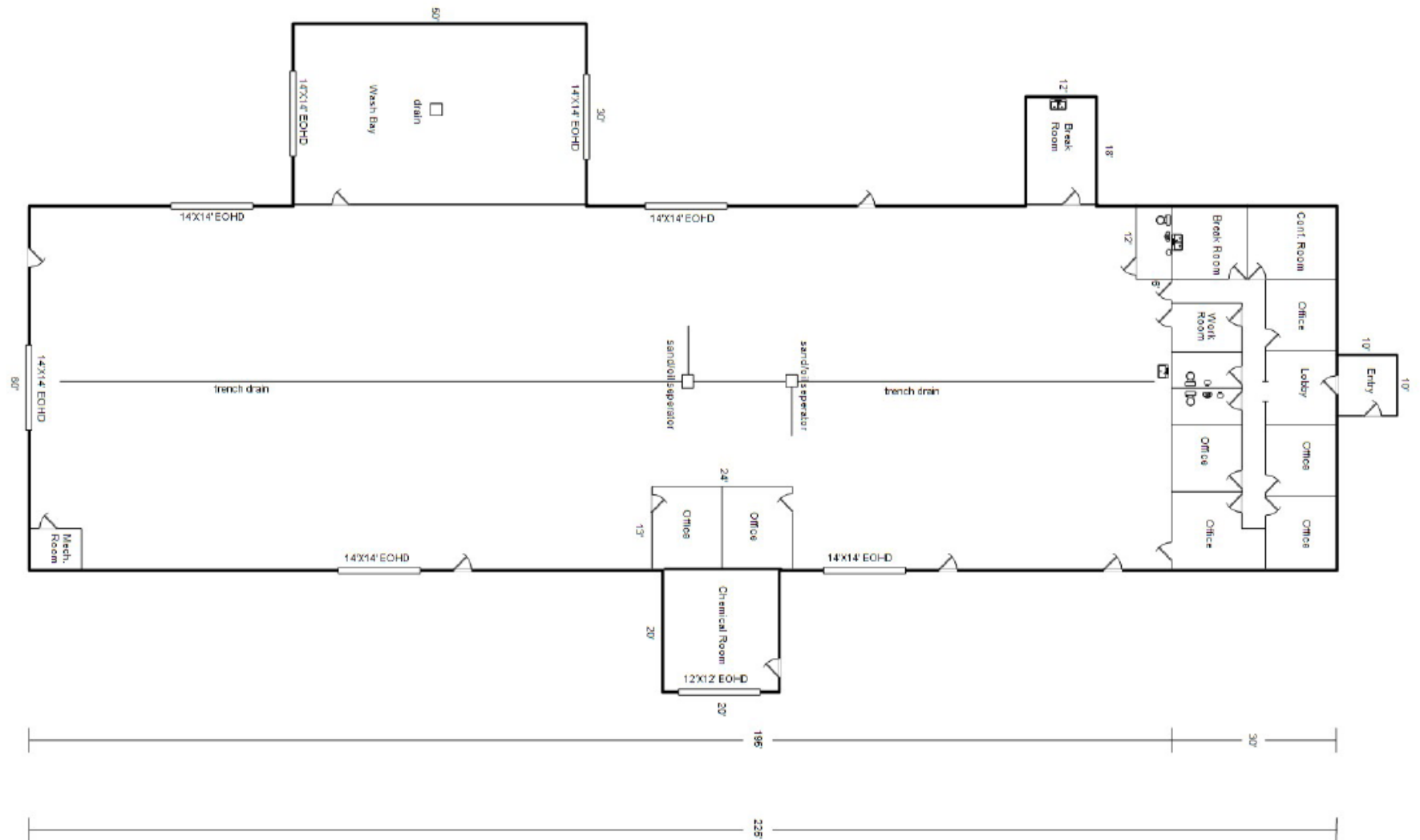


WEST BUILDING

Total Square Feet	13,200
Office Square Feet	4,200
Year(s) Built	2013
Construction	Metal w/ Steel Frame
Drive-Ins	(2) 14' x 14' & (1) 8' x 8' OH Doors
Crane	-
Sidewall Height	24 feet
Features/ Comments	8" Reinforced Concrete Floor Office Space 4,200 SF 2nd Floor Living Quarters w/ full HVAC Backup Generator Suspended Electric Space Heaters (Warehouse) Fully Sprinkled Leach Field Septic System & Rural Water Fenced & Secured

EAST BUILDING

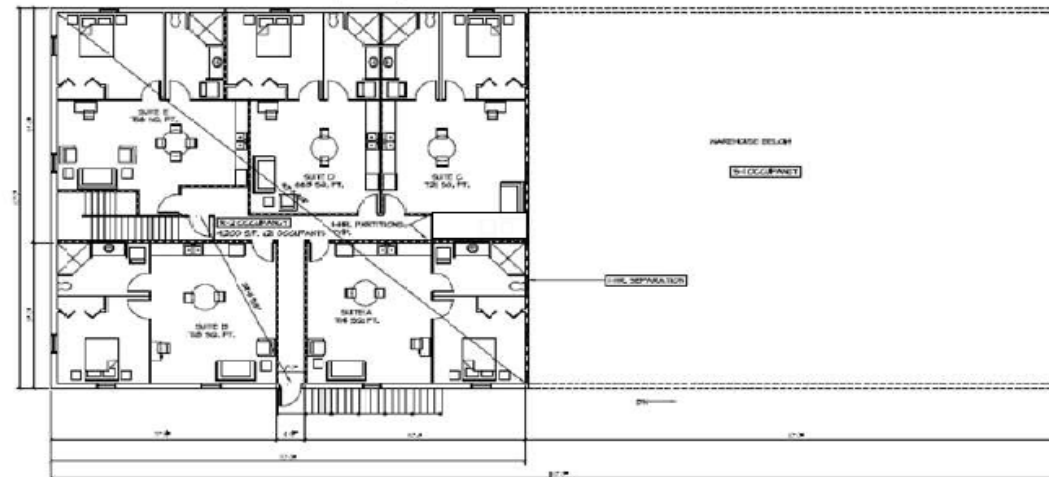
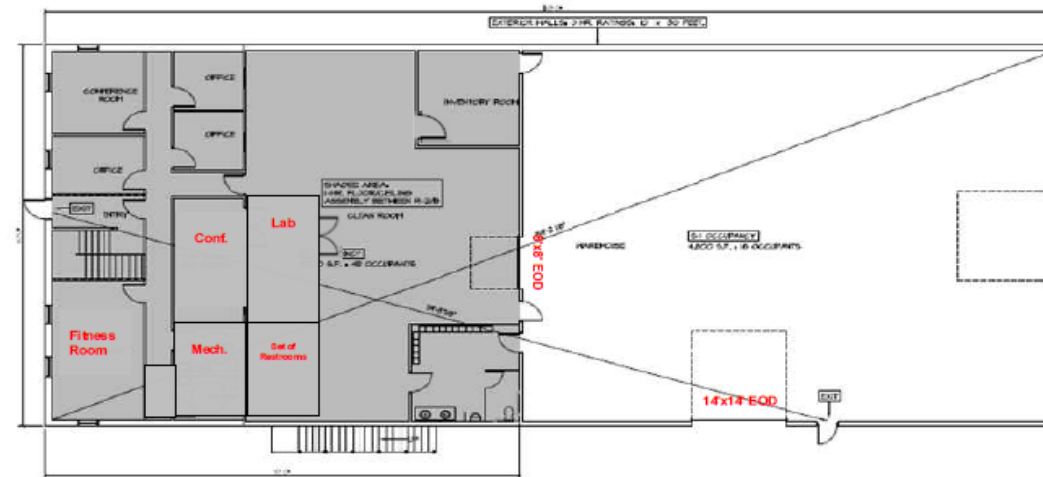
EAST BUILDING



FLOOR PLAN

WEST BUILDING

CONSTRUCTION TYPE: V-B-F SPRINKLED
NO. OF STORIES: 2
TOTAL BUILDING AREA: 19,240 S.F.
FIRST FLOOR: 8,400 S.F. (42,000 S.F. OCC.)
SECOND FLOOR: 10,840 S.F. (54,200 S.F. OCC.)
ALLOWABLE RESIDUAL AREA:
GROUP B-1 TYPE V-B-F: 4,000 S.F., 2 STORIES
GROUP B-1 TYPE V-B-F: 4,000 S.F., 1 STORY
GROUP B-2 TYPE V-B-F: 4,000 S.F., 2 STORIES
AUTOMATIC SPRINKLER INCREASE:
RESIDUAL ALLOWABLE AREA: 4,000 S.F., 2 STORIES (B-1)
INCREASE ALLOWABLE FLOOR AREA: 1,000 + 1,000 S.F. + 2,000 S.F. (B-2)
NON-SEPARATED ALLOWABLE RESIDUAL INCREASES:
2,000 S.F., 2 STORIES OCCUPANT E, S, R, R-2.



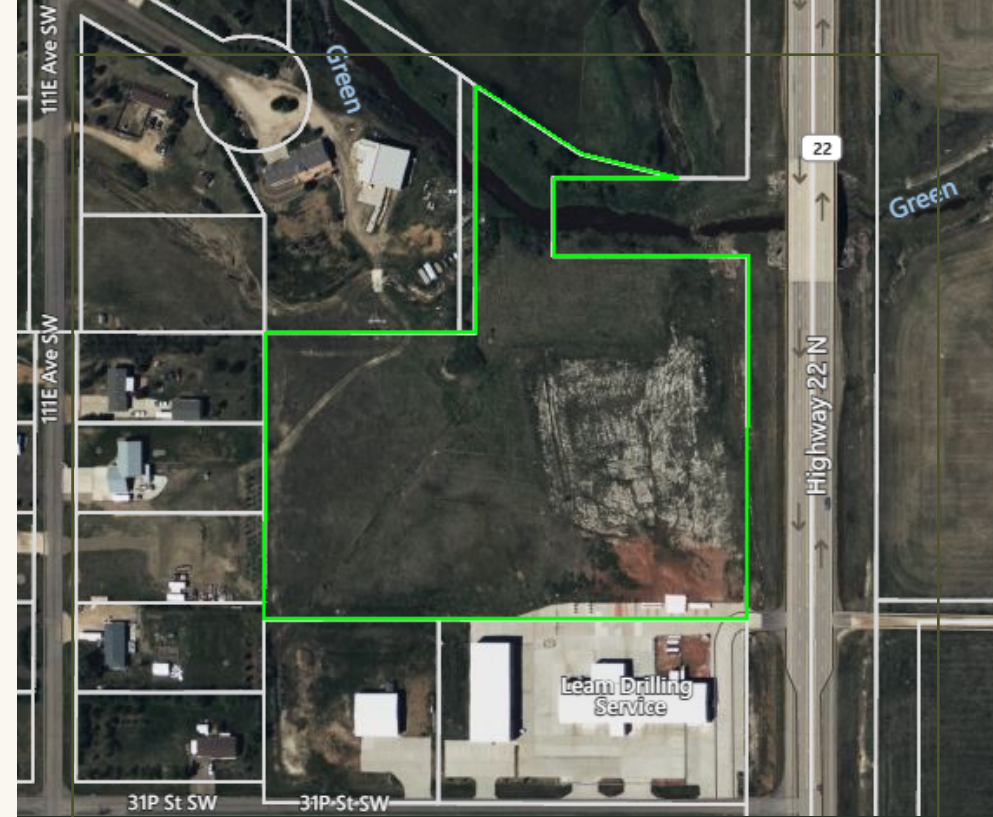
ADJACENT LAND

9.39 ACRES

APN# 27-0000-04667-000

3141 HIGHWAY 22 N, DICKINSON, ND 58601

Conveniently located directly to the north of the existing buildings lot, the adjacent land is an additional nine acres for future building expansion or laydown yard. Partially improved, the site benefits from flat topography and 550+ feet of frontage along Highway 22 N.



2

Lots Owned

12.48

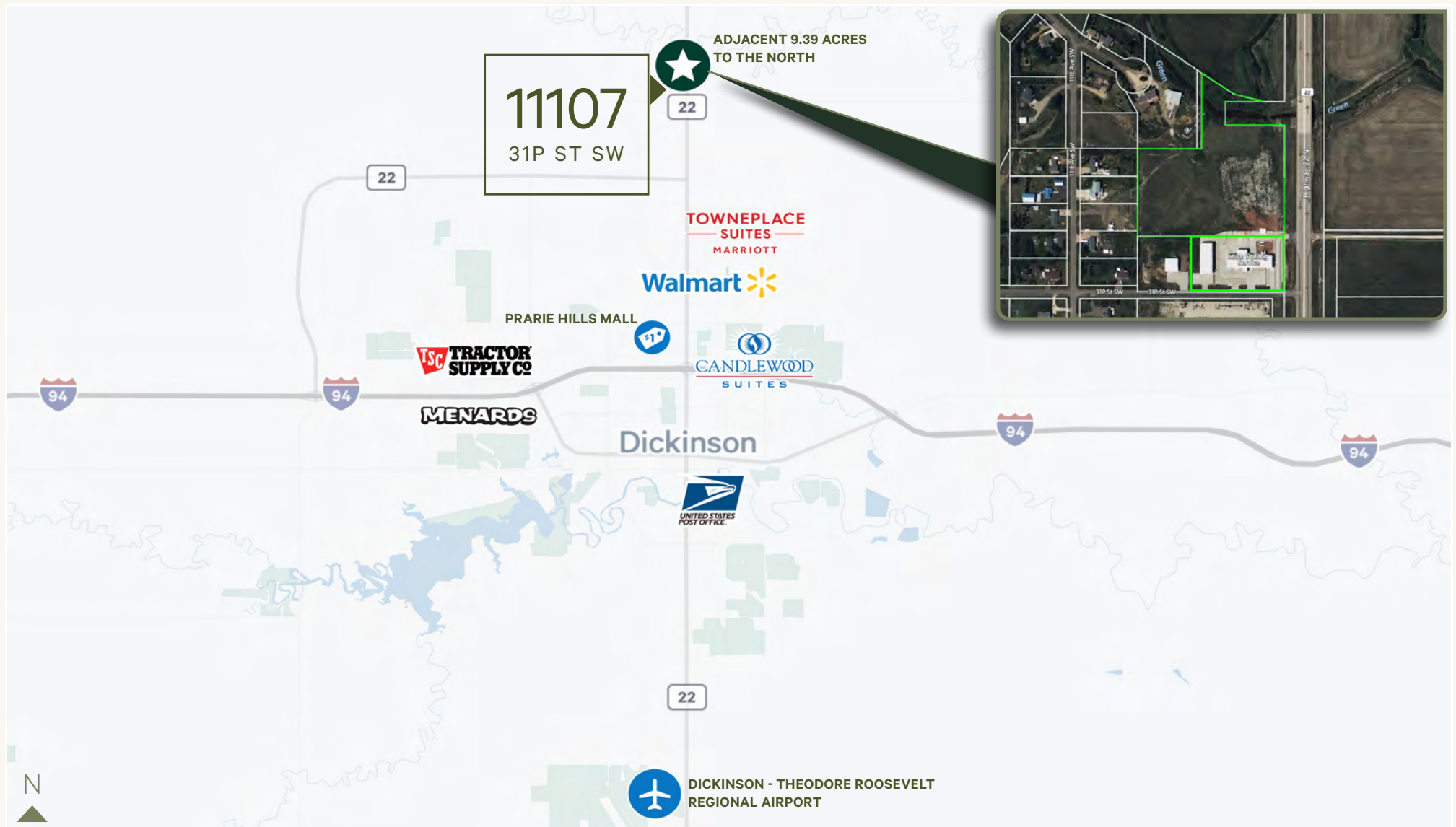
Acres Total

Parcel 1 (Buildings)

3.09 Acres

Parcel 2 (Vacant)

9.39 Acres



AMENITIES & AREA NOTES

0.94%
Stark County Pop. Growth
(YoY)

\$84,449
Median Family Income

3.2%
Unemployment Rate

+10%
Bakken Oil Patch Labor Force
(since 2021)



INTERIOR AMENITIES

Clockwise from top-left:
[1] Reception [2] Weightroom
[3] Dining Room
[4] Lunchroom [5] Bedroom



INTERIOR SHOP



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CBRE

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