

MCCARA INDUSTRIAL PARK

MOORHEAD, MN

GOLDMARK™
COMMERCIAL REAL ESTATE INC

LOTS FROM
1.77 - 169 acres



INDUSTRIAL LAND FOR SALE

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MCCARA INDUSTRIAL PARK

MOORHEAD, MN



LOT SIZES

1.77 – 169 Acres

LOT PRICING

\$2.00 – \$3.00 PSF

ZONING

Light & Heavy Industrial

TRAFFIC COUNTS

I-94: 56,000+
Hwy 52: 15,000+

MCCARA BUSINESSES

RDO Equipment
MegaStorage
ABC Supply
D&M Industries
Rigels
Sprenger Midwest

VIDEO LINK



PROPERTY DESCRIPTION:

Fantastic opportunity to buy industrial land at the gateway for the Moorhead-Fargo-West Fargo metro in the MCCARA Industrial Park. Located along the highly visible I-94 and 34th St interchange and running along Highway 52, this is a prime location for industrial development with easy access to the area's interstate highways.

With lots ranging from 1.77 to over 169 acres, these lots can accommodate light and heavy industrial users. Rail service is available to certain lots and the Moorhead Municipal Airport is located adjacent to the industrial park. This is Minnesota's largest shovel-ready building site.

Various incentives are available to prospective buyers including loans, grants, tax exemptions, and tax credits. Call today to make this exceptional and unrivaled industrial park home to your business!

PROPERTY FEATURES:

- *Incredible visibility to high traffic*
- *Easy access from I-94*
- *Various lot sizes*
- *Incentives available*

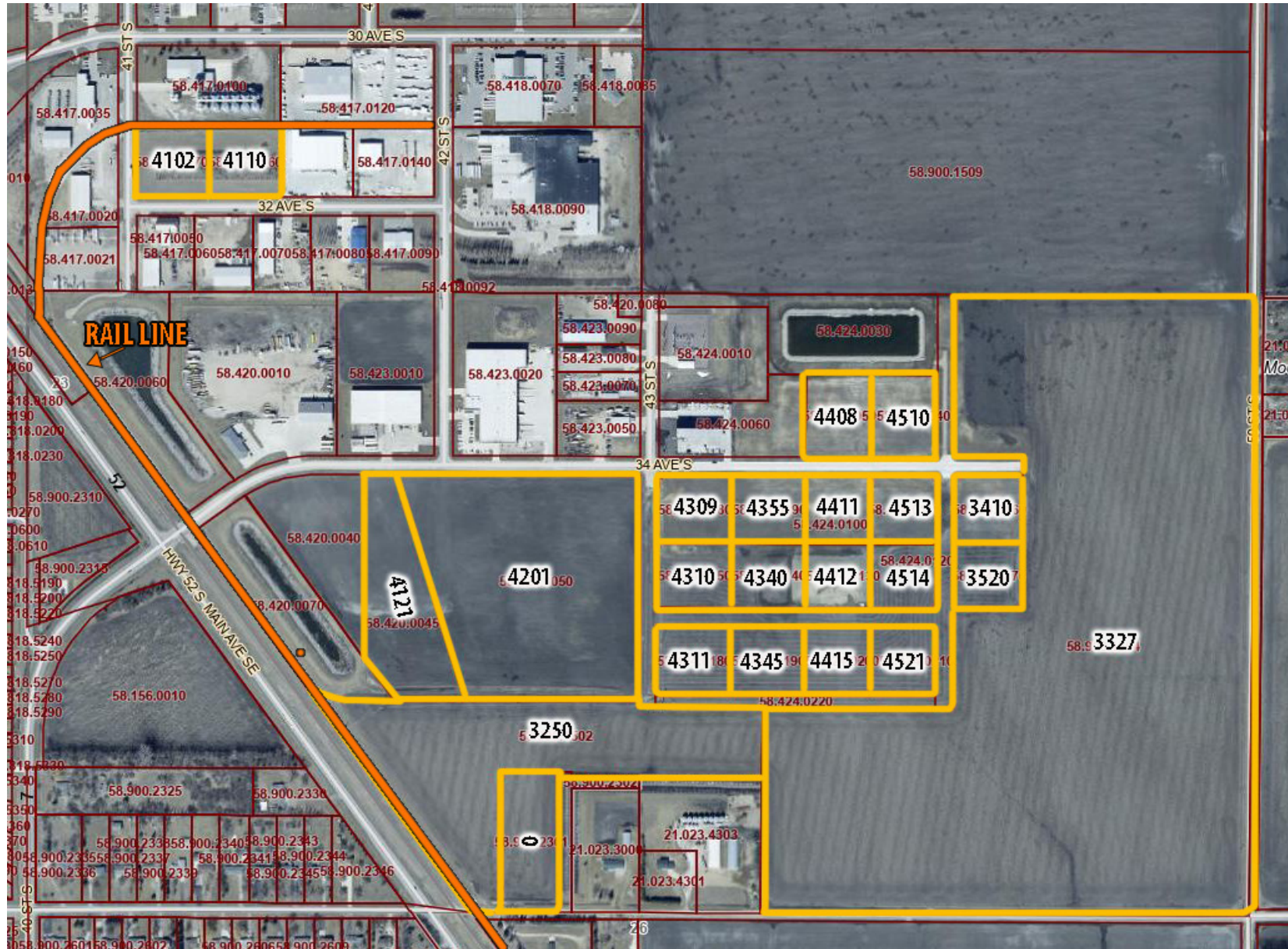


This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Interested parties should conduct their own independent investigations and rely only on those results.

MCCARA INDUSTRIAL PARK

MOORHEAD, MN

LOTS AVAILABLE



MCCARA INDUSTRIAL PARK

MOORHEAD, MN



Address	Parcel Number	Acres	SF	Price PSF	Price
4102 32nd Ave S *	58.417.0170	2.13	92,783	\$3.00	\$278,348
4110 32nd Ave S *	58.417.0160	2.13	92,783	\$3.00	\$278,348
4121 34th Ave S	58.420.0045	6.04	263,134	\$2.00	\$526,268
4201 34th Ave S	58.420.0050	20.00	871,200	\$3.00	\$2,613,600
4510 34th Ave S	58.424.0040	2.26	98,636	\$2.50	\$246,590
4408 34th Ave S	58.424.0050	2.27	98,676	\$2.50	\$246,690
4309 34th Ave S	58.424.0080	2.11	92,051	\$2.50	\$230,128
4355 34th Ave S	58.424.0090	2.12	92,465	\$2.50	\$231,163
4411 34th Ave S	58.424.0100	1.90	82,754	\$2.50	\$206,885
4513 34th Ave S	58.424.0110	1.90	82,665	\$2.50	\$206,663
4514 36th Ave S	58.424.0120	1.77	76,926	\$2.50	\$192,315
4412 36th Ave S	58.424.0130	1.77	77,133	\$2.50	\$192,833
4340 36th Ave S	58.424.0140	1.98	86,182	\$2.50	\$215,455
4310 36th Ave S	58.424.0150	1.97	85,677	\$2.50	\$214,193
3410 36th Ave S	58.424.0160	1.96	85,310	\$2.50	\$213,275
3520 36th Ave S	58.424.0170	1.83	79,519	\$2.50	\$198,798
4311 36th Ave S	58.424.0180	2.13	92,842	\$2.50	\$232,105
4345 36th Ave S	58.424.0190	2.15	93,604	\$2.50	\$234,010
4415 36th Ave S	58.424.0200	1.92	83,613	\$2.50	\$209,033
4521 36th Ave S	58.424.0210	1.91	83,336	\$2.50	\$208,340
3250 34th Ave S	58.900.1502	17.59	766,220	\$2.00	\$1,532,441
0 40th Ave S	58.900.2301	3.47	151,153	\$2.00	\$302,306
3327 50th St S	58.900.1504	90.20	3,929,112	\$2.00	\$7,858,224

*For rail users only

MCCARA INDUSTRIAL PARK

MOORHEAD, MN



ECONOMIC DEVELOPMENT INCENTIVES:

COMMERCIAL & INDUSTRIAL PROPERTY TAX EXEMPTION	Property tax exemption for 3 or 5 years for a new or expanding commercial or industrial facility.
DISPARITY REDUCTION CREDIT	Program that caps commercial and industrial property tax rate at 1.6%.
MOORHEAD LOAN FUND	Gap financing loans to business expansions and start-ups in Moorhead that create or maintain jobs. Up to \$50,000.
WORKERS' COMPENSATION REBATE PROGRAM	Income tax credit to businesses to rebate a portion of workers' compensation expense; up to \$30,000 per business per year.
MN JOB CREATION FUND	Grants to businesses creating high quality jobs with a focus on manufacturing, warehousing, distribution, and information technology related jobs. Up to \$1 million to companies deemed eligible to participate.

*Potential Buyer may qualify for further incentives/programs.

MCCARA INDUSTRIAL PARK

MOORHEAD, MN



4102: 2.13 Acres

4110: 2.13 Acres

*Reserved for Rail Users



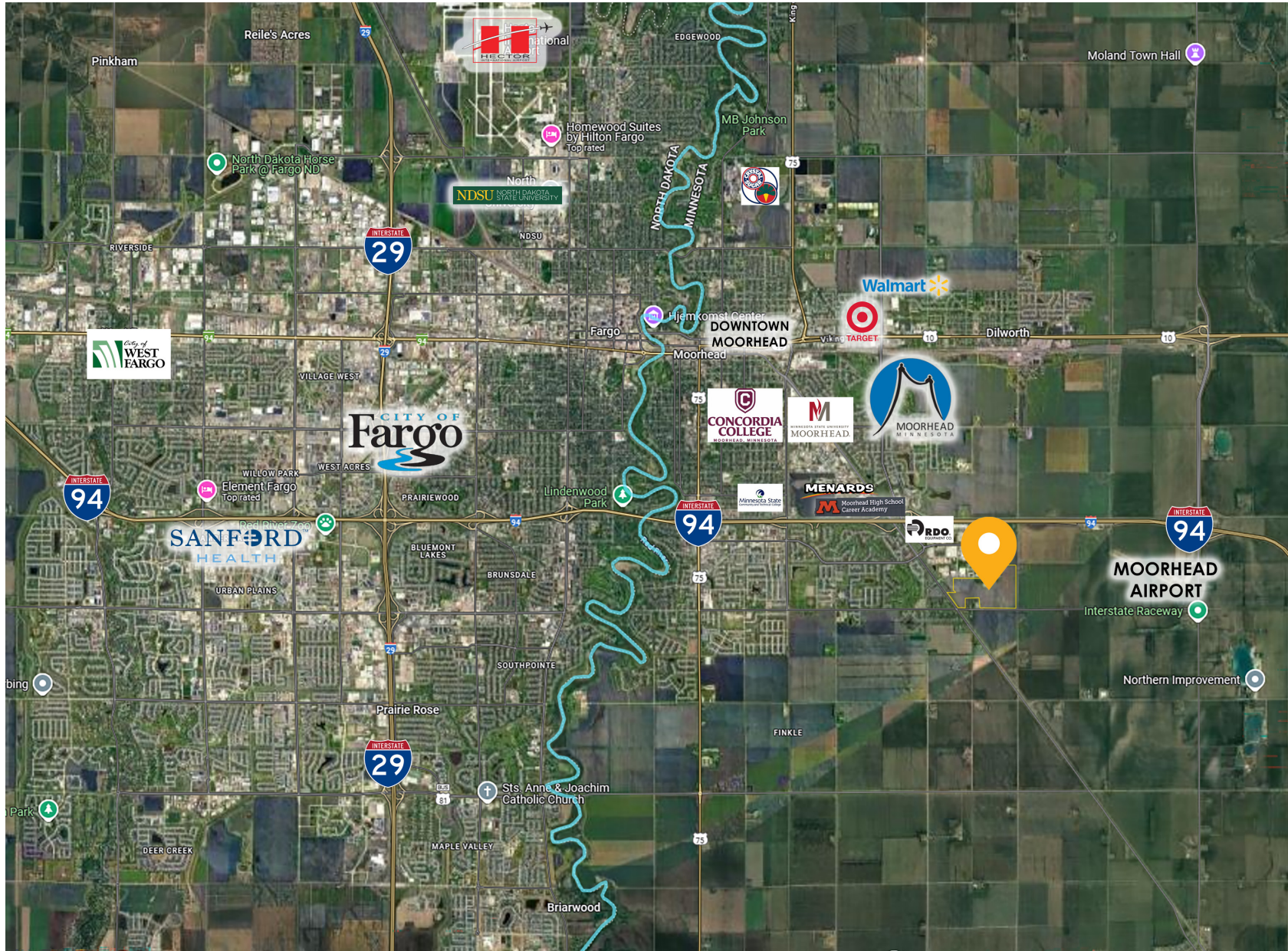
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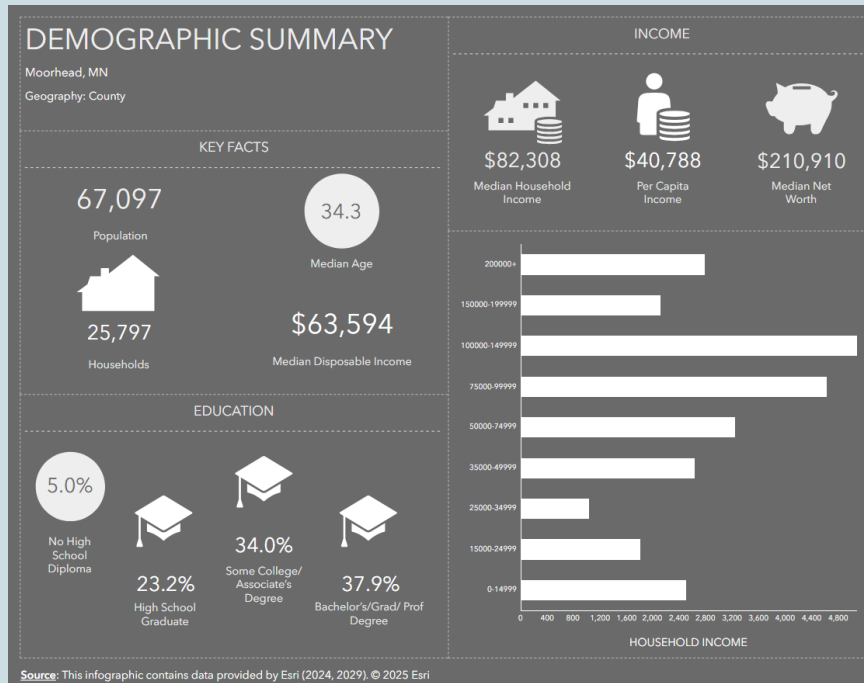
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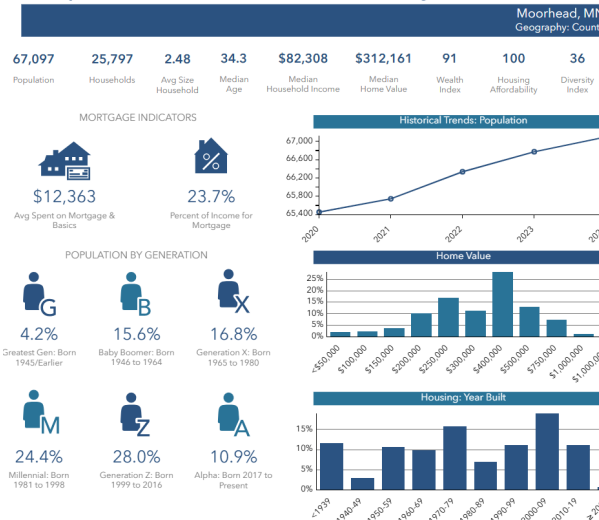
MOORHEAD, MN

It's an exciting time for the community of Moorhead! Various development and investment is currently underway, including the Downtown Moorhead redevelopment of nine city blocks including a brand-new state-of-the-art library ("The Loop"), community center, entrepreneurship center ("Spark Center"), construction of the new \$110M+ Moorhead High School and Career Academy, construction of the 11th Street underpass, revamp of Romkey Park, new private multifamily and retail development throughout the community, and interest from large scale entities in MCCARA Industrial Park and surrounding areas. Moorhead boasts two public colleges in Minnesota State University-Moorhead and Minnesota State Community and Technical College in addition to the private Concordia College. Business is booming in Moorhead to go along with cultural opportunities in art, education and sports.



DOWNTOWN MOORHEAD

Population Trends and Key Indicators



MCCARA INDUSTRIAL PARK

MOORHEAD, MN



FM METRO: WHERE BUSINESS IS BOOMING:

As the area's largest metro, Fargo-Moorhead is the regional economic powerhouse and cultural hub. With its prime location at the intersection of I-29 and I-94, the area 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 250,000, the Fargo-Moorhead metro continues to enjoy an impressive long-term growth rate. With its established reputation as a regional hub of, the area is well positioned for continued growth and vibrancy for decades to come.

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