

N. FARGO INDUSTRIAL LAND/BTS

3095 42ND ST N, FARGO, ND 58102

GOLDMARK™
COMMERCIAL REAL ESTATE INC

FOR SALE



SMALLER, READY-TO-BUILD INDUSTRIAL LOTS FOR SALE OR BUILD-TO-SUIT

PRICE: \$6.25 PSF

SIZE: 43,677-65,278 SF

BUILD-TO-SUIT RATES: Based on user requirements

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Goldmark Commercial Real Estate

www.goldmarkcommercial.com

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SIZE

Lot 2: 43,677 SF | 1.00 ac
Lot 3: 65,278 SF | 1.50 ac

PRICE

Lot 2: \$6.25 PSF | \$272,981
Lot 3 \$6.25 PSF | \$407,987

SPECIALS REMAINING

\$2.40 PSF

BUILD-TO-SUIT RATES

Based on user requirements

PROPERTY DESCRIPTION:

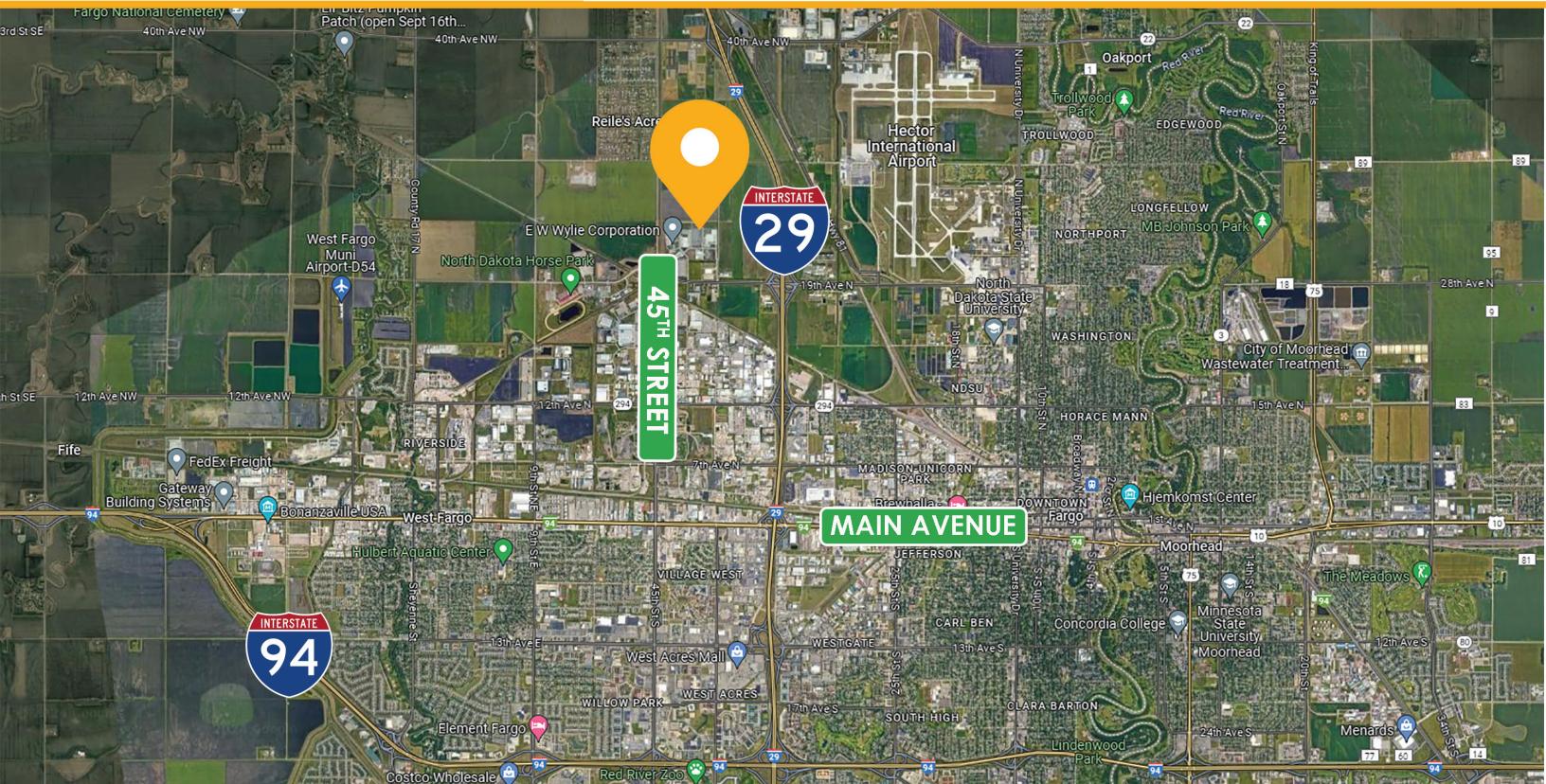
Now offering for sale or build-to-suit one of the hardest to find types of land in this market, smaller lots under 2 acres for industrial development! Options include a 1 acre and 1.5 acre tract, with all services including electric, water, sewer, and storm stubbed to the lots along with a new 26' wide concrete roadway serving them.

Lot pricing includes all site and infrastructure improvements, including each lot being at required elevations by closing. Owner is willing to build-to-suit for tenants as well, or buyers can directly own and build. Just minutes off 19th Ave N and the I-29 interchange, these turn-key lots will not last long.

FEATURES:

- Great location off 19th Ave near I-29
- Rare smaller lots for industrial development
- Turn-key with services stubbed to sites (electric, water, sewer, storm)
- Sites will be at required elevations
- New 26' wide concrete road for access
- Build-to-suit options

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.

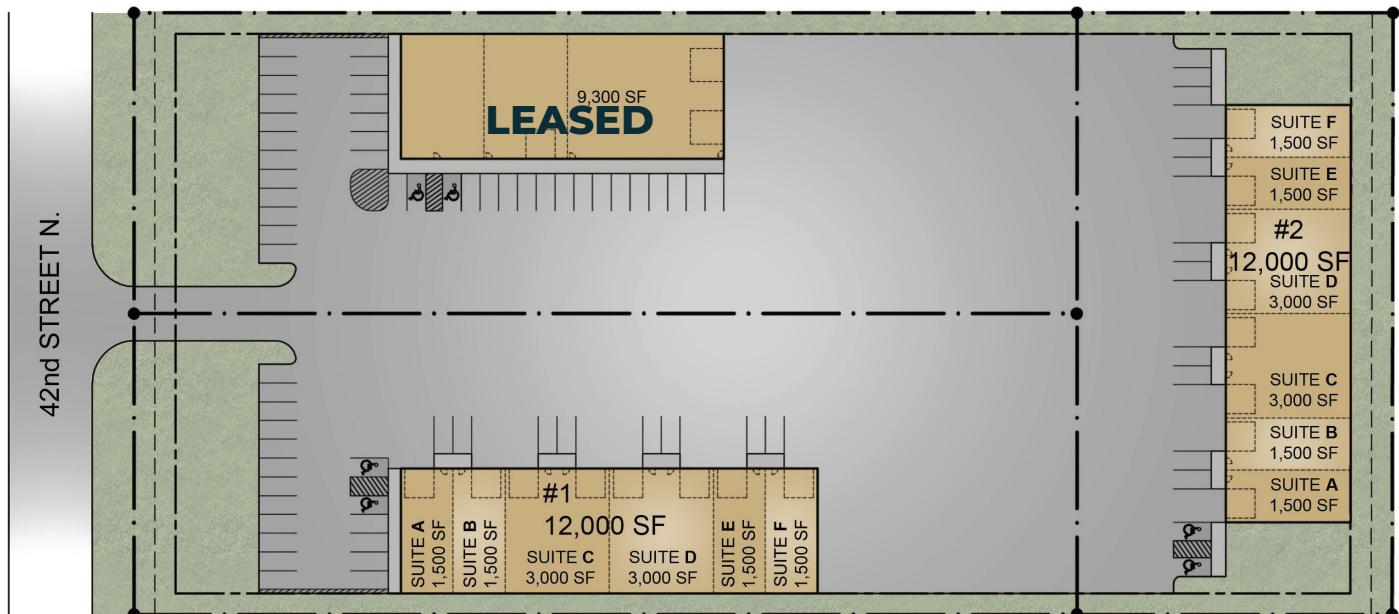
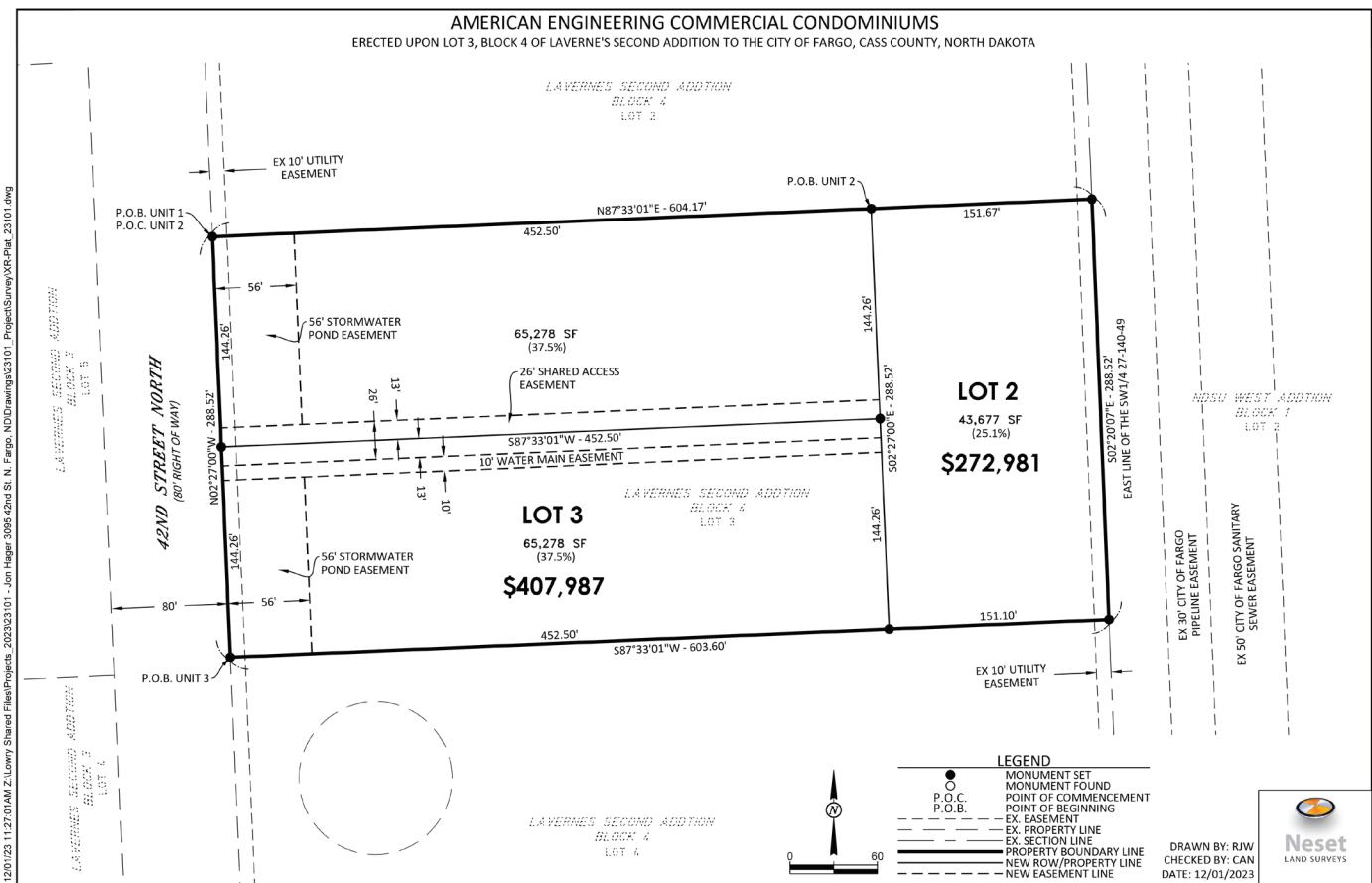


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The logo for Goldmark Commercial Real Estate Inc. It features the word "GOLDMARK" in a bold, black, sans-serif font. A stylized orange swoosh graphic is positioned above the letter "G" and extends towards the end of the word. Below "GOLDMARK", the words "COMMERCIAL REAL ESTATE INC." are written in a smaller, black, all-caps, sans-serif font.

SITE PLAN



*RENDERING FOR BUILD-TO-SUIT EXAMPLES PURPOSES ONLY. FINAL BUILDING SIZE AND LAYOUT CAN CHANGE BASED ON USER REQUIREMENTS.

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