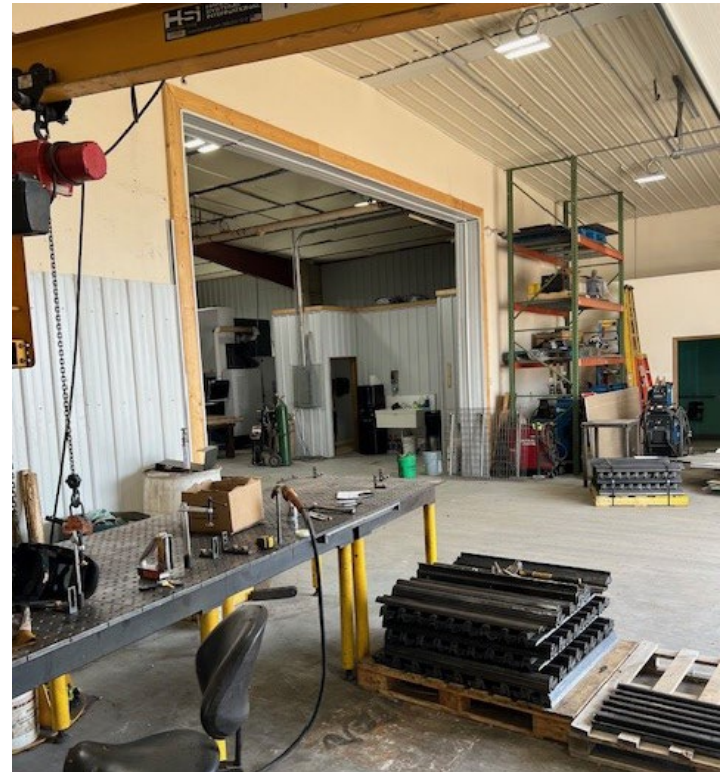


OFFICE AND SHOP SPACE FOR LEASE

214 12th Street NW, West Fargo, ND 58078

MLS #24-661



PROPERTY DESCRIPTION:

Approximately 10,315 SF available for lease, 16'-14' sidewall height, 3 air conditioned offices and entry. Dedicated road easement between this building and property to the North, parking in front of lot to be shared with the Healthy Paws tenant. There is also an easement with Fargo Truss on the back (West) of the lot.



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PROPERTY DETAILS:

BUILDING SPACE FOR LEASE:

Approximately 10,315 SF

LOT SIZE:

Approximately 40,000 SF
(Shared)

BASE LEASE RATE:

\$8.50 SF

ESTIMATED CAM RATE:

\$1.65 SF

Includes:

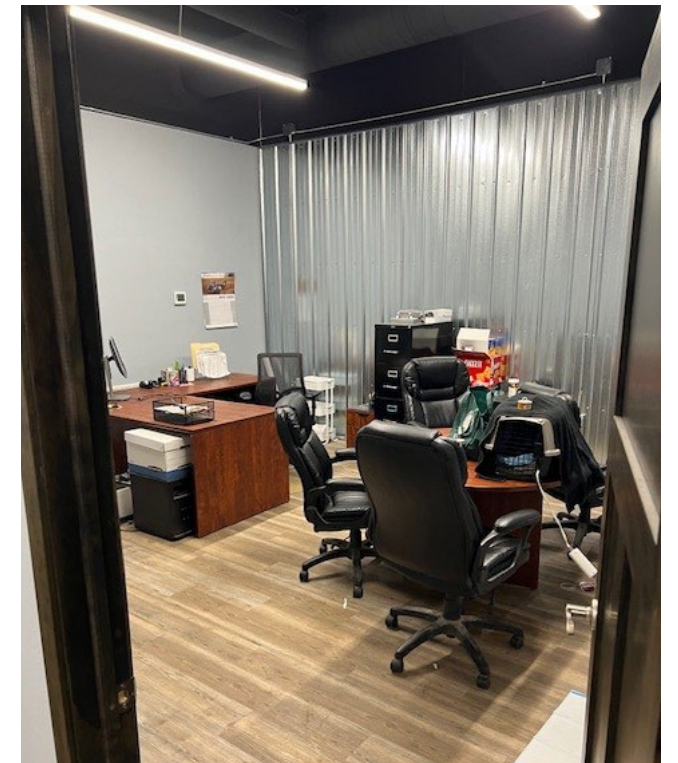
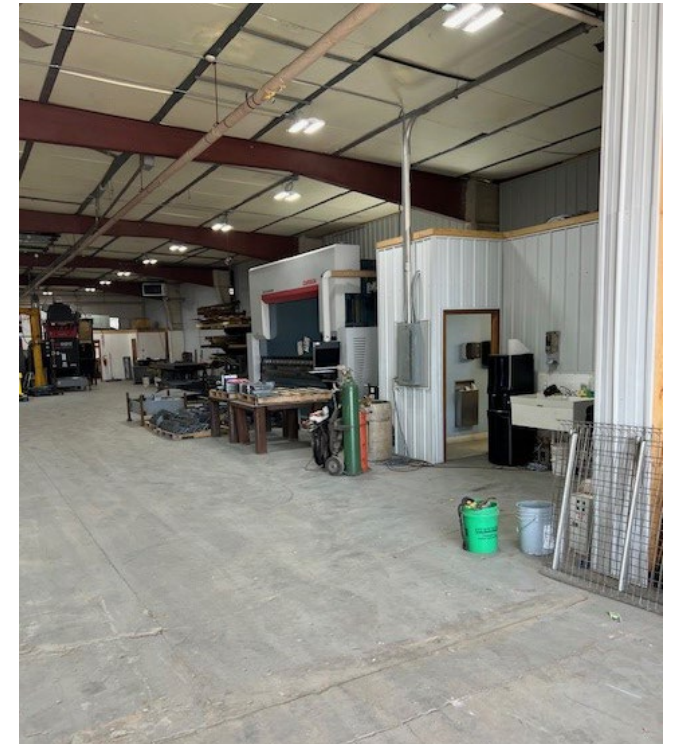
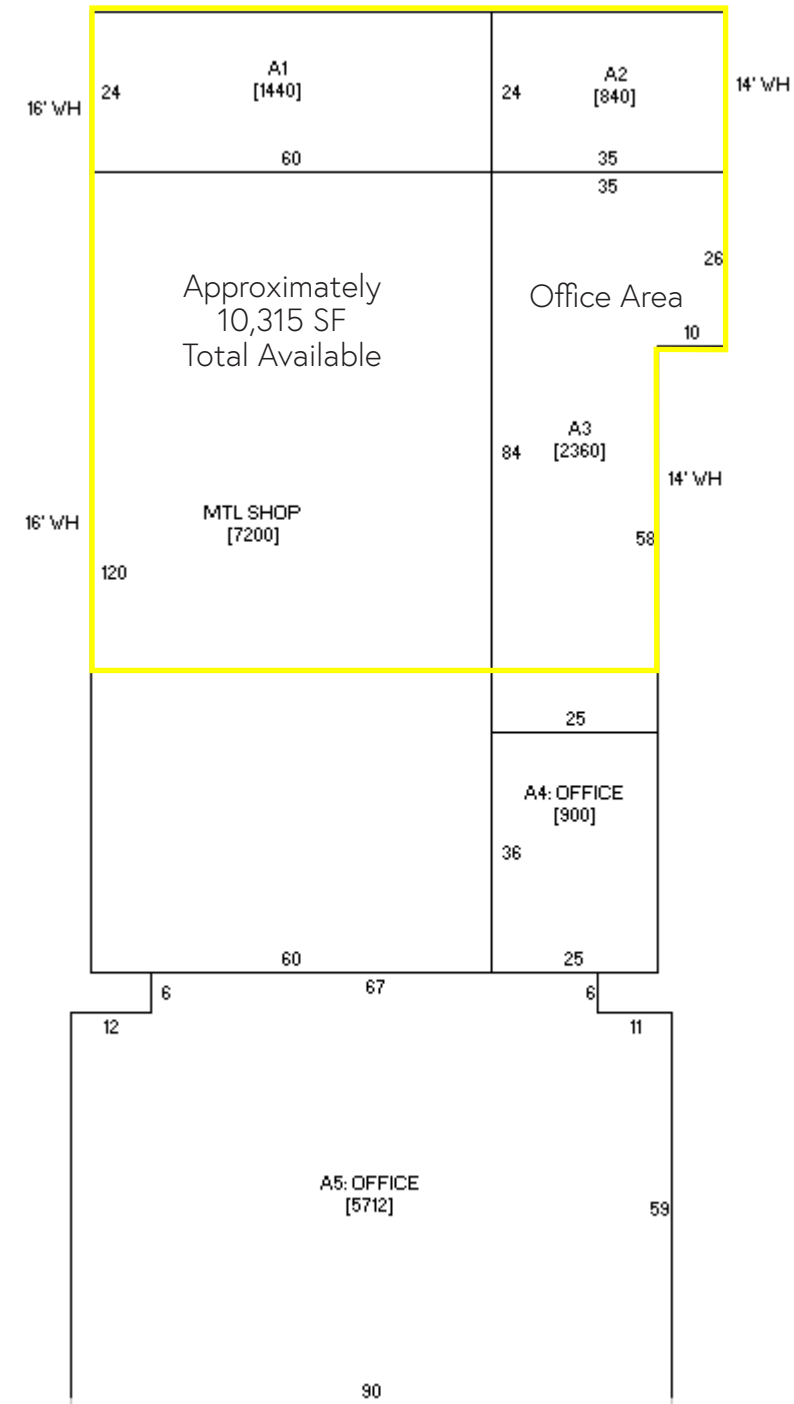
- Property Taxes
- Special Assessment Installment
- Owner Property Insurance

BUILDING IMPROVEMENTS:

- Gutted the rear warehouse, removed false ceiling and 27 separate rooms.
- Removed main boiler system, put in 4 new Reznor units and added separate boiler system for the front vet office.
- Put up new tin in main warehouse, split it into 2 sheets...bottom always get banged up so would be easier to replace the bottom panel vs whole thing.
- Built new office with small conference room and separate HVAC in warehouse with new entry door.
- Installed security cameras
- Scraped and filled entire back lot with crushed concrete, built access for Fargo Truss so they would not have to use the street any longer.
- 2 new overhead doors
- Roof on warehouse and front vet clinic was redone 3 years prior to my purchase. (purchased by current owner in 2022)
- Maintenance done on backup generator, entire building will run with 3 phase
- Ran new electrical throughout with panels.
- New water heaters in warehouse bathrooms and added basin tub.
- All new toilets throughout the whole building, vet clinic included.



FLOOR PLAN: APPROXIMATE LAYOUT



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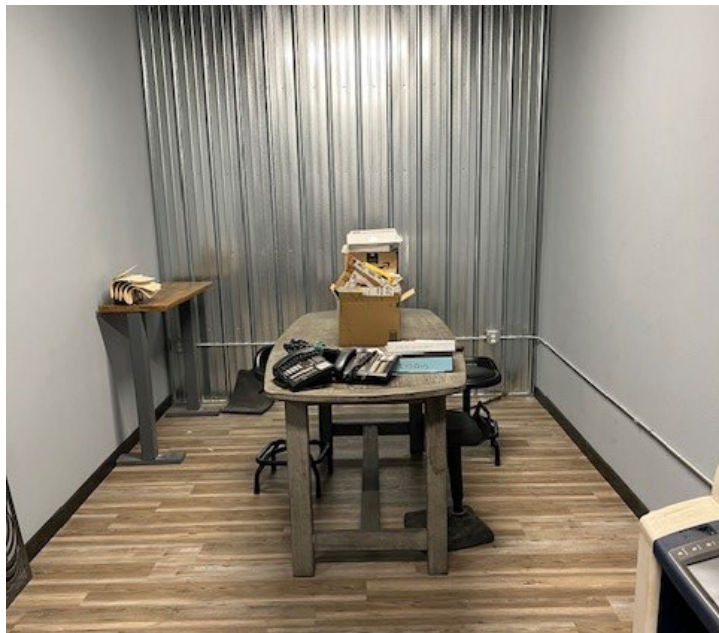
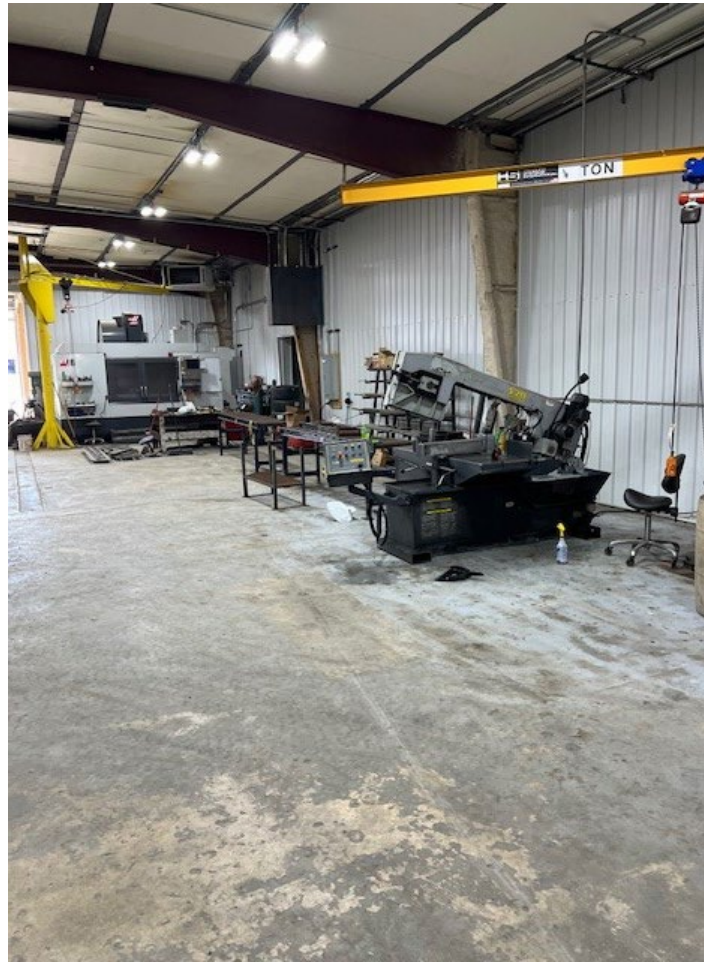
All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.



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