

FOR LEASE - HEATED SHOPS



2730 PAINT BALL WAY, BISMARCK

PROPERTY DESCRIPTION

2730 Paint Ball Way offers flexible lease terms, including a competitive rate of \$9.28 PSF (Modified Gross) plus utilities, with a minimum 3-year lease. With a total of 9,000 SF available, including 6,000 SF in Units B & C, and 3,000 SF in Unit D, this space can accommodate a variety of needs. The units provide convenient amenities, such as 16' sidewall height, 14'x14' overhead doors with openers, 3-phase power, restroom facilities in each unit, and more. Embrace the opportunity for a well-equipped, modern industrial space, available January 2025 for Units B & C, and October 2024 for Unit D.

PROPERTY HIGHLIGHTS

- Units B & C - Available January 2025
- Unit D - Available October 2024
- 16' Sidewall Height
- 14' x 14' Overhead Doors w/Openers
- 7' x 9.5' Restroom in Each Unit
- 1 Small Office / Lab
- 3 Phase Power



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All information herein has been obtained from sources deemed reliable. No warranty or guarantee is made as to the accuracy of the information.

OFFERING SUMMARY

Lease Rate:	\$9.28 PSF (MG) + Utilities
Number of Units:	2
Available SF:	3,000 - 9,000 SF
Lease Terms:	Minimum 3 Year Lease

SPACES	LEASE RATE:	SPACE SIZE
Units B & C	\$9.28 SF/yr	6,000 SF
Unit D	\$9.28 SF/yr	3,000 SF
Units B, C, and D	\$9.28 SF/yr	9,000 SF

- Snow Removal \$300/month for 4 Months
- Trench Floor Drains, Gas Fan-Forced Unit Heaters
- 4" Reinforced Concrete Floors
- 25' Concrete Apron Around Perimeter
- Interior Walls Sheet Rocked and Painted w/White Steel Liner Panel

RISE PROPERTY BROKERS

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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Lease Rate: \$9.28 PSF (Modified Gross) + Utilities
- Minimum 3 Year Lease Term
- Snow Removal \$300/month for 4 Months
- Space Available: 9,000 SF Total
- Units B & C - 6,000 SF (Can be combined with Unit D) - Available January 2025
- Unit D - 3,000 SF (Can be combined with Units B & C) - Available October 2024
- (3) 3,000 SF - 40' x 75' Bays
- 7' x 9.5' Restroom in Each Unit
- 16' Sidewall Height
- 14' x 14' Overhead Doors w/Openers
- 3 Phase Power
- Small Office / Lab
- Trench Floor Drains
- Gas Fan-Forced Unit Heaters
- 4" Reinforced Concrete Floors
- 25' Concrete Apron Around Perimeter
- Interior Walls Sheet Rocked and Painted w/White Steel Liner Panel
- Exterior Signage Available
- Some Exterior Yard
- Located near the intersection of 66th and Lincoln Road, across from Lincoln Elementary



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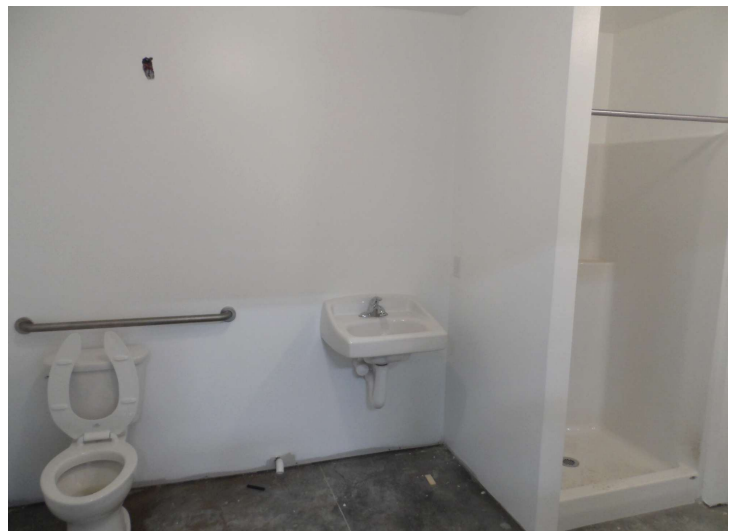
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PROPERTY PHOTOS



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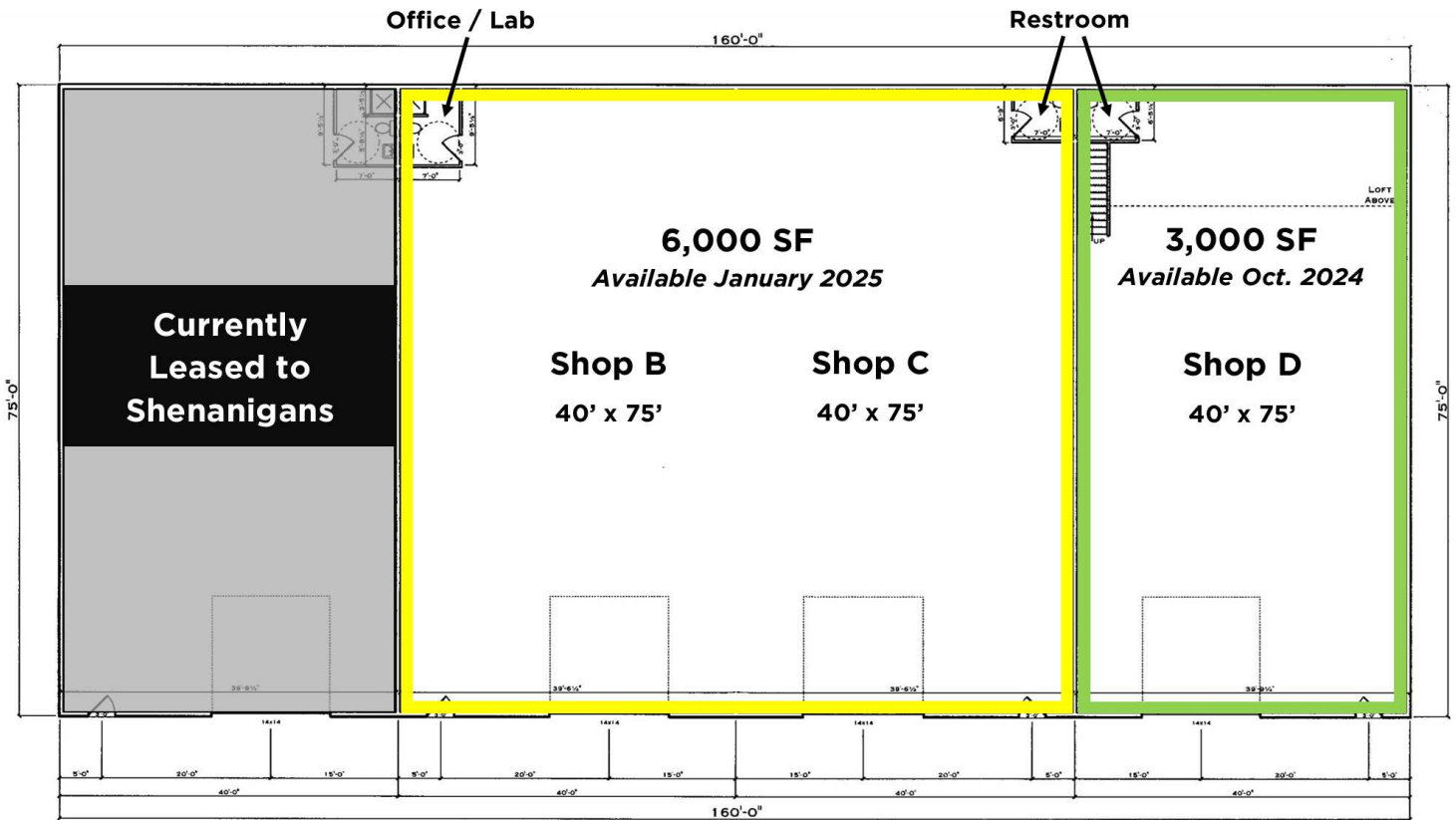
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FLOOR PLAN



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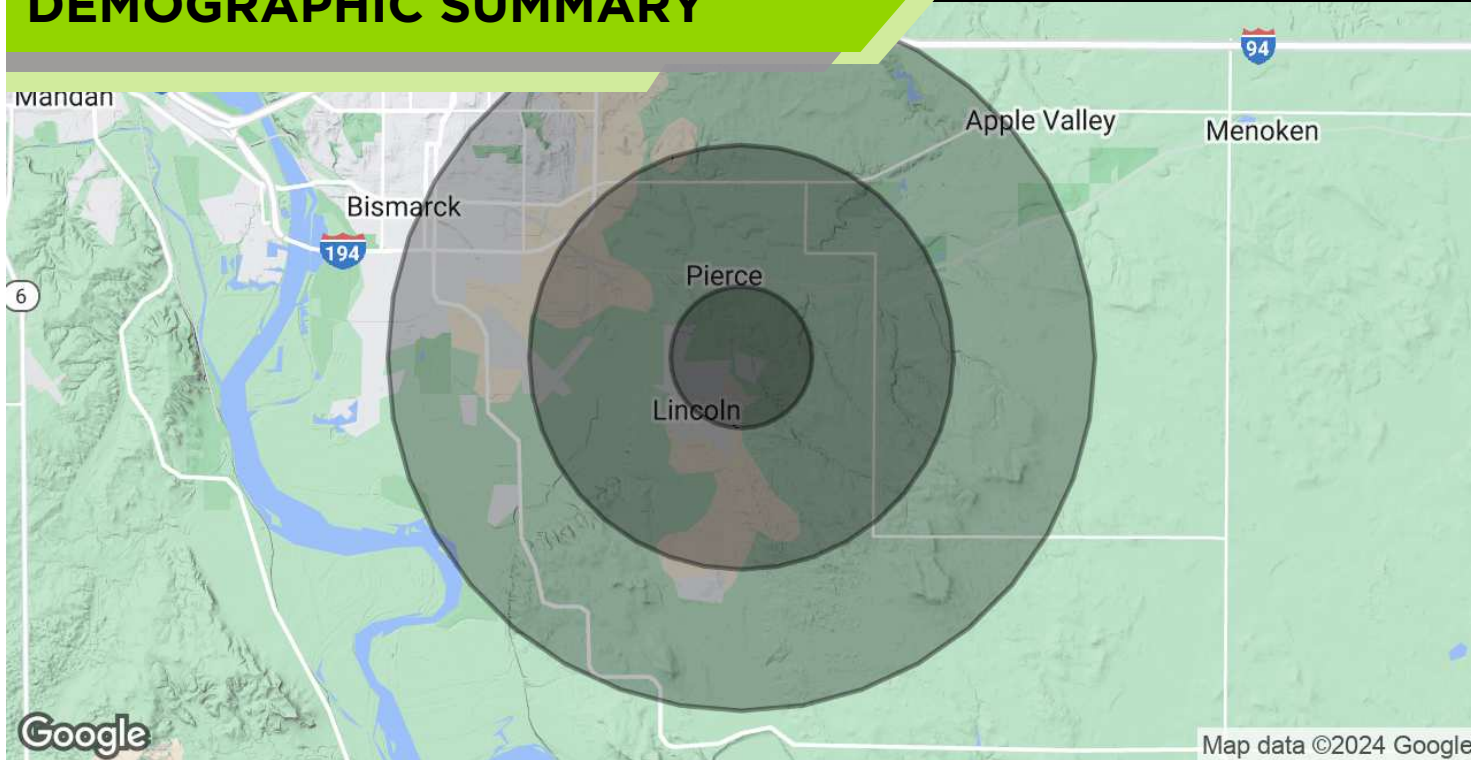
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DEMOGRAPHIC SUMMARY



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,210	7,574	38,015
Average Age	32	34	38
Average Age (Male)	32	34	38
Average Age (Female)	33	34	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,048	2,527	14,911
# of Persons per HH	3.1	3	2.5
Average HH Income	\$106,564	\$103,319	\$91,955
Average House Value	\$328,213	\$342,125	\$294,394

Demographics data derived from AlphaMap



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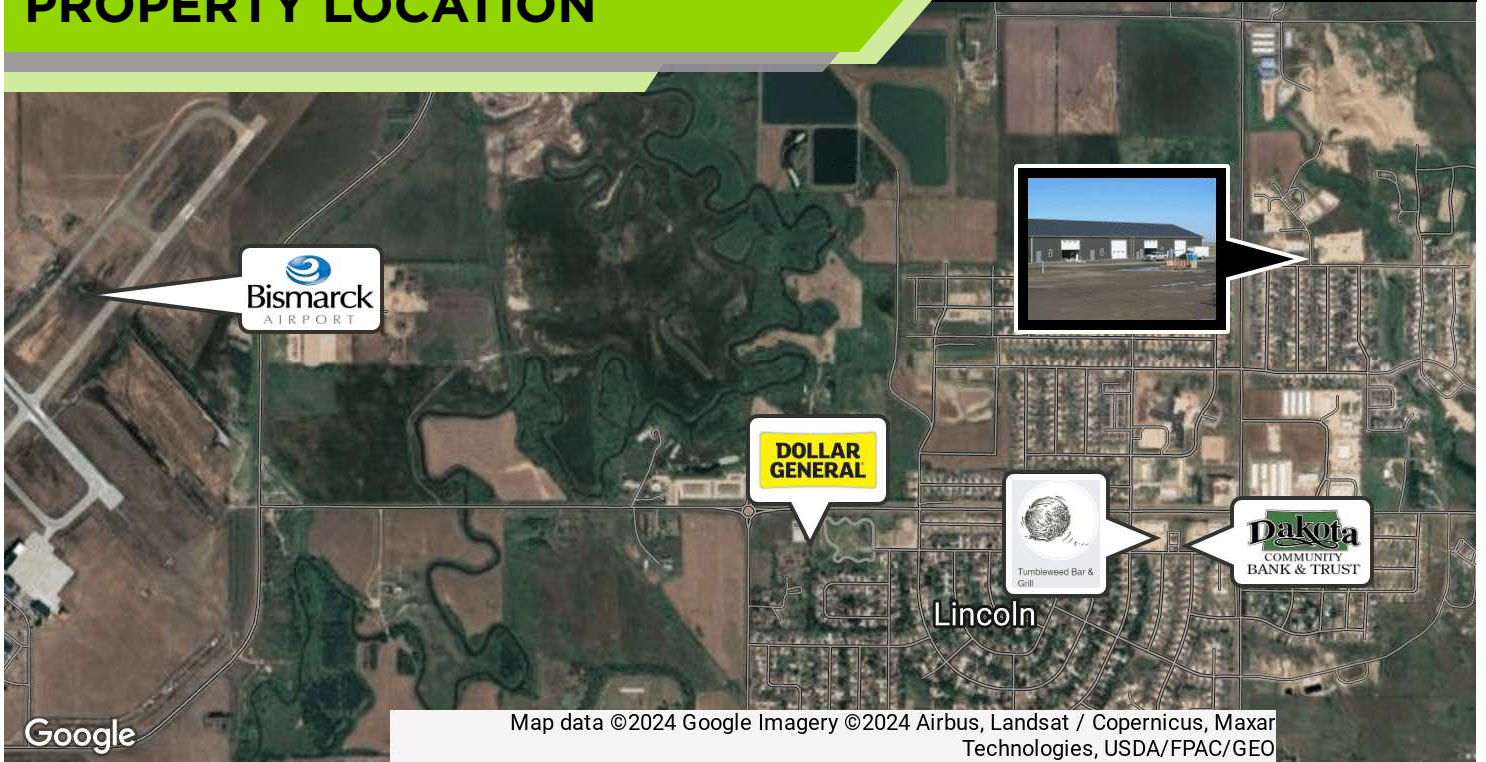
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PROPERTY LOCATION



LOCATION OVERVIEW

Near the intersection of 66th and Lincoln Road, across from Lincoln Elementary



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