

# For Sale or Build-to-Suit

3552 39th Street S, Fargo, ND 58104

MLS #25-309 & 25-310



**Property Description:** Prime industrial land located in Fargo, ND. This site offers excellent access to I-29 and 32nd Ave S, making it ideal for distribution, warehouse, or light manufacturing uses. Positioned in a growing industrial corridor, the property provides a great opportunity for development or owner-user. Seller willing to build-to-suit.

**Purchase Price:** \$1,838,232

**Lease Rate:**  
TBD Based on Build-to-Suit

**Lot Size:** 4.22 Acres

**2024 Consolidated Taxes:** \$9,592.45

**2024 Specials Installment:** \$13,945.51

**Estimated Remaining Specials:** \$134,826.86

**Drains:** \$31.64

**Parcel:** 01-8857-00100-000



PROPERTY RESOURCES GROUP

[www.PropertyResourcesGroup.com](http://www.PropertyResourcesGroup.com)

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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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