

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		



www.PropertyResourcesGroup.com
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