

SKY WAREHOUSE

4551 37TH ST N, FARGO, ND 58102


GOLDMARK[™]
COMMERCIAL REAL ESTATE INC

FOR LEASE



INDUSTRIAL/DISTRIBUTION WAREHOUSE, AVAILABLE MAY 1ST, 2025

SPACE AVAILABLE: 60,000 SF

BASE RENT: \$7.40 PSF | CAM: \$1.70 PSF

TENANT EXPENSES: Heat, Phone/Internet, Janitorial, Garbage

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Goldmark Commercial Real Estate

www.goldmarkcommercial.com

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BASE RENT

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CAM

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TENANT EXPENSES

Heat
Phone/Internet
Janitorial/Garbage

CAM EXPENSES

Electricity/AC
Sewer/Water
Taxes/Specials/Insurance
Snow/Lawn

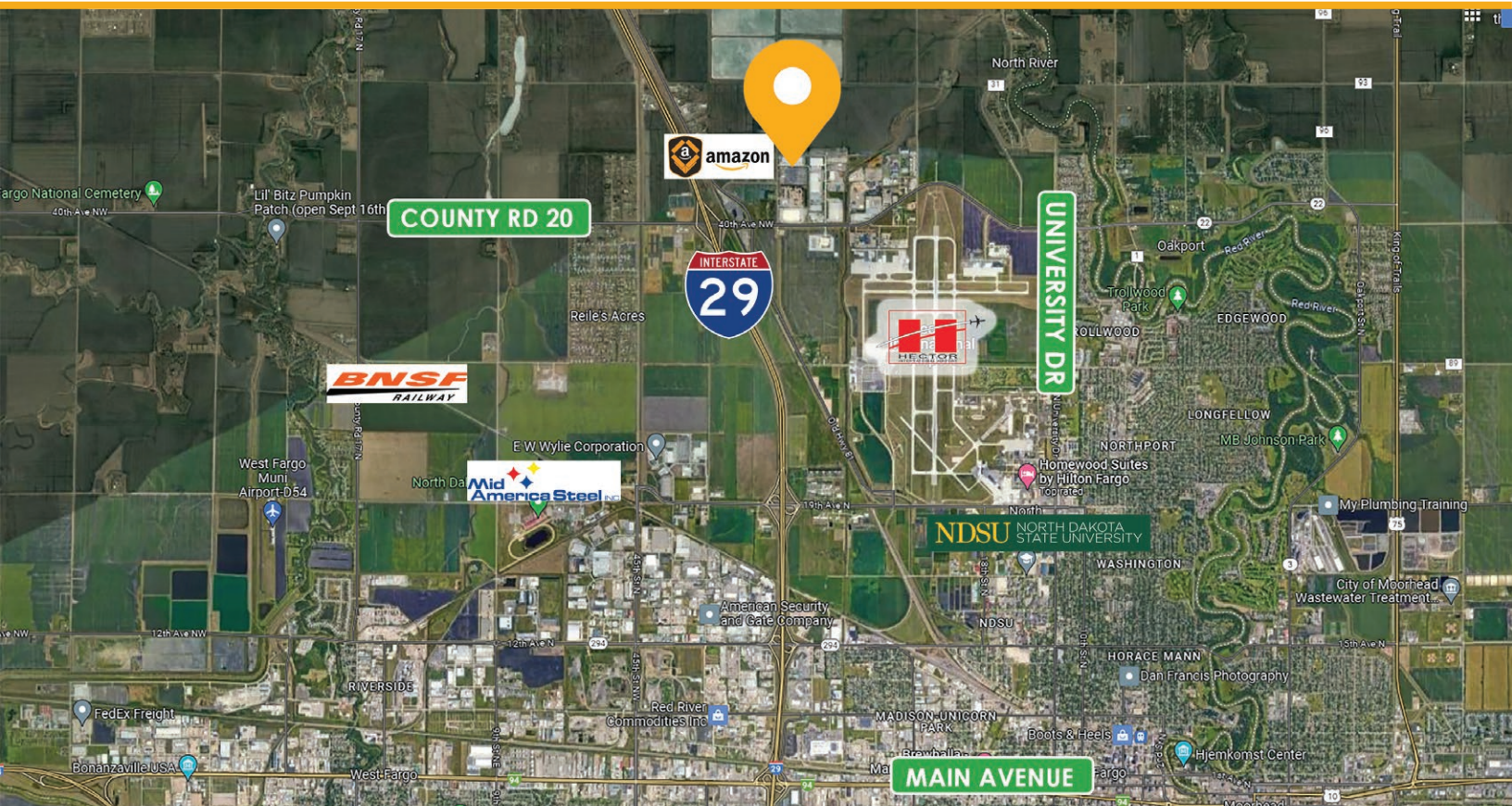
PROPERTY DESCRIPTION:

Excellent opportunity to lease this turn-key, food-grade warehouse in North Fargo! The Sky Warehouse offers potential tenant's approximately 60,000 square feet of dock-high, food-grade storage with an excellent location just off Interstate 29 and County Road 20. The space comes with two restrooms and an office to create a perfect, "move-in ready" suite. The space also features six loading docks, 24' clear span, plenty of yard space for parking and maneuvering of semi-trailers and the opportunity to utilize OH door if needed. The building was constructed in 2016 and still feels brand-new. With a low CAM rate of \$1.70/SF coupled with minimal tenant expenses, this is a great, must-see leasing opportunity!

FEATURES:

- High Bay LED lighting
- Roof slopes South to North (28' - 24' bottom of trusses)
- 2 bathrooms and oversized office
- 6 dock doors
- 24' clear span height
- Right off I-29 and County Road 20, North Fargo
- FDA certified building

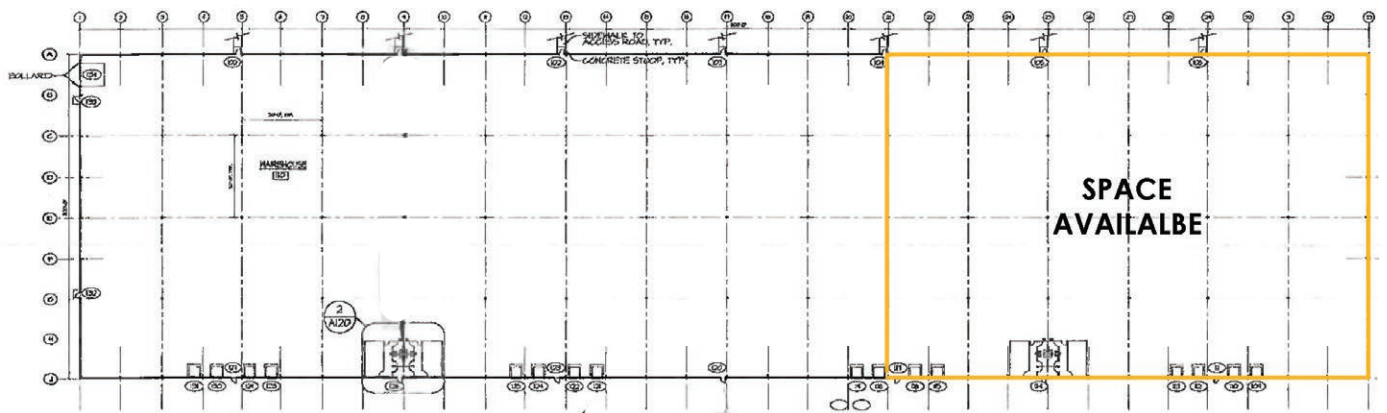
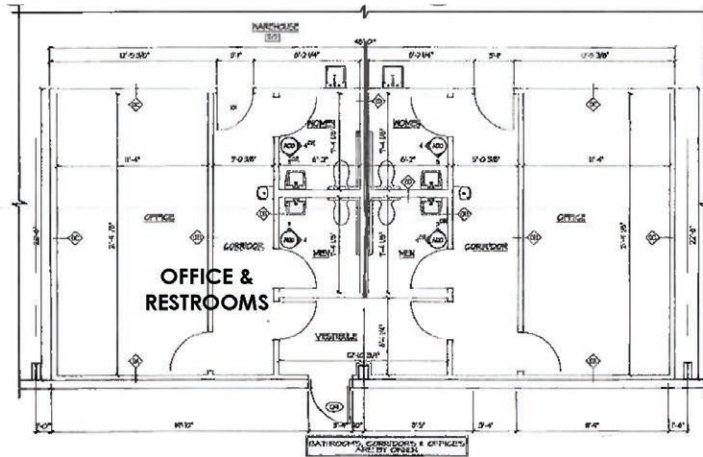
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FLOORPLAN



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AERIAL IMAGES

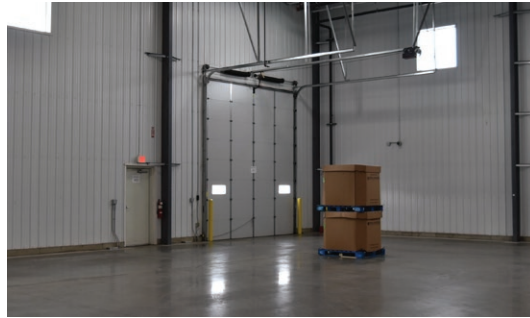


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INTERIOR PHOTOS



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FARGO: WHERE BUSINESS IS BOOMING

As North Dakota's largest city, Fargo is the regional economic powerhouse and cultural hub. With its prime location at the intersection of I-29 and I-94, the city is ideally situated with a breadth and depth of industries including healthcare, education, financial services, technology, retail, manufacturing and distribution. With a MSA population of 250k, the Fargo-Moorhead metro continues to enjoy an impressive long-term growth rate.

With its established reputation as a regional hub of education, medical, technology, distribution and more, the area is well positioned for continued growth and vibrancy for decades to come.

Higher education is a major force for the metro area with two public universities (NDSU and MSUM), a private college (Concordia College) and several technical and vocational schools with a combined student population exceeding 28,000. In addition, the city boasts two regional hospitals (one built in 2017 at a cost of \$500M), the primary facilities for two regional clinics, and numerous small medical and surgical clinics. Technology is also a significant driver of the local economy, with Fargo laying claim to Microsoft's 2nd largest field campus along with growing tech firms such as Bushel, Wex Health, and John Deere Electronic Solutions.

FM METRO FACTS: SOURCE: Greater Fargo Moorhead EDC, <https://gfmedc.com/>

- Population = 250,000
- Regional Commerce Hub
- 25k+ college students in the FM Metro, 21k+ more within 100 miles
- Median Age of 32
- 46.7 Growth since 2010 / 4.9% Compound Annual Growth
- One of the lowest corporate tax rates in the US
- FM's labor force has grown 3x the national average since 2000 (39% vs 13%)
- One of the highest labor participation rates in the US at 72.7%
- One of the highest birth rates in the US

TOP AREA EMPLOYERS

Company	Business	Employees
Sanford Health	Healthcare Provider	9,349
North Dakota State University	Post-Secondary University	4,156
Essentia Health	Healthcare Provider	2,690
Fargo Public School District	Public School System	1,860
West Fargo Public School District	Public School System	1,622
Noridian Healthcare Solutions	Healthcare Services	1,511
U.S. Bank	Financial Services	1,213
Fargo VA Health Care System	Healthcare Provider	1,186
Microsoft	Technology	1,024
Integrity Windows and Doors	Manufacturing	1,000
Blue Cross Blue Shield of ND	Healthcare Insurance	948
City of Fargo	Municipal Services	948
Moorhead Area Public Schools	Public School System	925
Hornbacher's Foods	Grocery Stores	875
Eventide Senior Living	Senior Living Services	803
Wanzek Construction, Inc.	Construction	800
Minnesota State University, Moorhead	Post-Secondary University	724
Concordia College	Post-Secondary University	679
Bell Bank	Financial Services	630

LOCAL DRIVE-TIME RESULTS

Location	Miles from Site	Drive Time
I-29	0.8	2 minute
Hector International Airport	3.9	8 minutes
Amazon	0.3	1 minute
52nd AveS/I-29	4.9	6 minutes
Moorhead/I-94	10.2	11 minutes
Grand Forks	75.0	68 minutes
Bismarck	199.0	170 minutes
Minneapolis Metro	229.0	190 minutes
Sioux Falls	245.0	200 minutes