

**FOR SALE**



# 601 Main St

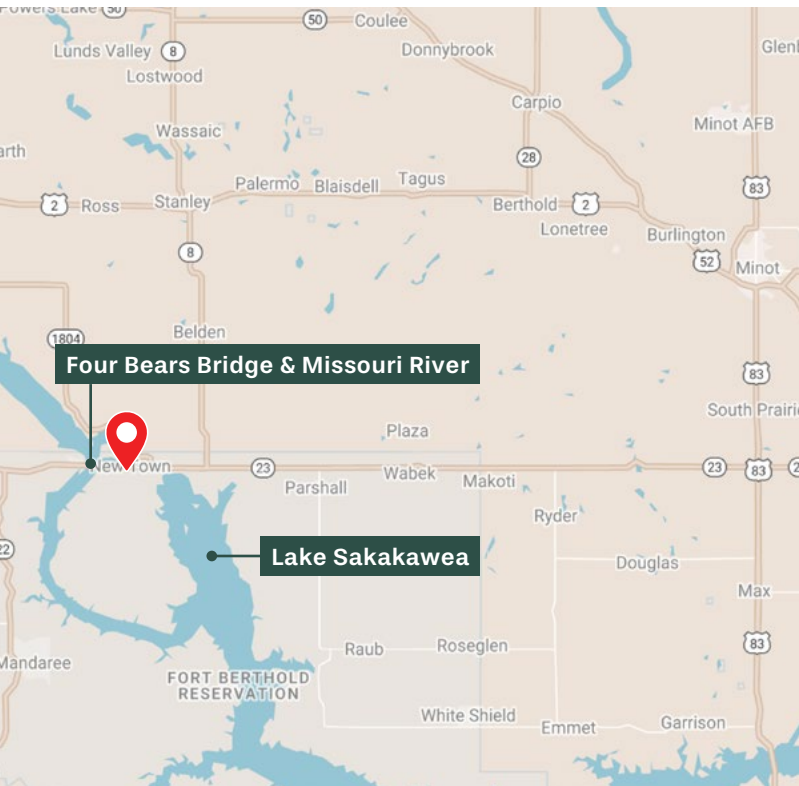
Industrial Warehouse Opportunity

44,485 SF | 5.23 AC



# The Offering

Jones Lang LaSalle Americas, Inc. ("JLL"), as exclusive advisor, is pleased to present the opportunity to acquire 601 Main St, an existing 44,485 industrial warehouse on a 5.23-acre lot in New Town, North Dakota. New Town sits between the Missouri River and Lake Sakakawea which is adjacent to Fort Berthold Native American Reservation. The rural city has a population of over 2,700 residents and is the 18th largest city in North Dakota.



## Property Summary

<b>Address</b>	601 Main St, New Town ND 58763
<b>Parcel</b>	56-0059600
<b>Lot Size</b>	5.23 AC (227,219 SF)
<b>Current Use</b>	Warehouse, light manufacturing
<b>Current Tenant</b>	Owner-user
<b>Year Built</b>	1965
<b>Office &amp; Lab SF</b>	7,082
<b>Warehouse SF</b>	34,712
<b>Misc. SF</b>	2,691
<b>Total Bldg. SF</b>	44,485
<b>Loading Docks</b>	2 doors, 93" W x 107" H
<b>Clear Height</b>	8'11"
<b>Parking Spaces</b>	93 Reg, 5 HCP, 7 motorcycle
<b>Zoning</b>	Commercial



# Area Overview

North Dakota is largely known for its robust agricultural sector and abundant natural resources, including oil and natural gas. The state's economy also greatly benefits from sectors such as manufacturing, information technology, and healthcare, which have significantly influenced the real estate market trends in the area. The state has a population of over 783,000 residents with a relatively high median household income of \$74,000 a year.



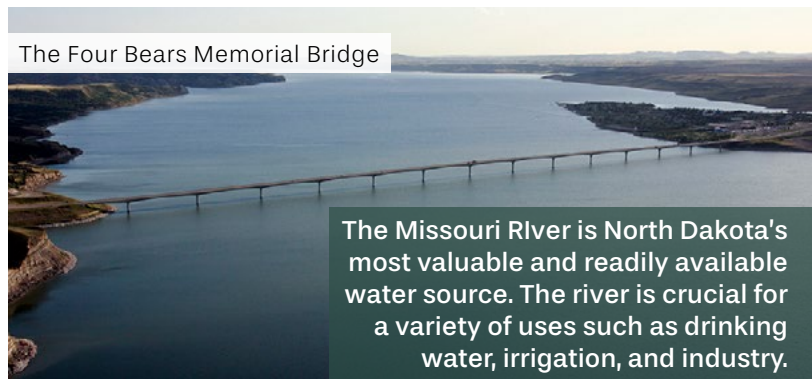
## Demographics

Radius	1 Mile	3 Miles	5 Miles
<b>Population</b>	2,545	3,154	3,445
<b>Average income</b>	\$85,800	\$87,700	\$88,600

1.1% Population Growth From 2023 to 2024



Lake Sakakawea



The Four Bears Memorial Bridge

The Missouri River is North Dakota's most valuable and readily available water source. The river is crucial for a variety of uses such as drinking water, irrigation, and industry.



Over 5 Acres of Land Along Main St Providing Easy Access to Surrounding Towns



Less Than 4 Miles From the Missouri River and Four Bears Bridge Which Connects the Property to Watford City and Western North Dakota



Substantial Parking Space That Can Accommodate Large Trailers and Trucks



Subject is Less Than 2 Hours From Canadian Border and in Proximity to Several Border Crossings

# Property Uses

## Property and Strategic Location Allow for Multiple Uses including Warehousing and Distribution

The location is ideal for various industrial uses, particularly manufacturing and distribution/warehousing. The Site is well-equipped with infrastructure that can readily support industrial uses. The Property's proximity to rail allows quick access for logistics and distribution potential.



## Owner-users Have Potential for Tax Incentives

**North Dakota Tax Exemptions** – The State of North Dakota provides sales tax exemptions for materials and equipment used in manufacturing, agriculture, commodity processing, and recycling. New or used machinery may be exempt from sales and use taxes.

Additional incentives for owner-users include,

- **Agricultural Commodity Processing Facility Investment Tax Credit:**
  - 30% income tax credit for investment in an agricultural commodity processing facility in North Dakota.
- **Workforce Recruitment Credit:**
  - One-time tax credit equal to 5% of the salary of a qualified recruited position.
  - Unused credits can be carried forward for up to 4 years.

*Disclaimer: The information provided above is for informational purposes only and should not be considered as formal tax advice. Further research and consultation with a qualified tax advisor or legal professional are strongly recommended. JLL is not a tax advisor and does not provide tax advisory services.*

### Most Relevant Sectors in the Top 10 of North Dakota's GDP

#### #1 Sector

Mining (15,000 employees)

#### #4 Sector

Manufacturing (25,000 employees)

#### #5 Sector

Agricultural (1,000 employees)

#### #6 Sector

Wholesale Trade (24,000 employees)

#### #8 Sector

Transportation & Warehousing (25,000 employees)

### Largest Relevant Industries by Revenue in North Dakota

#### #2 Industry

Corn, Wheat, Soybean Wholesaling – \$16.3B

#### #3 Industry

Farm, Lawn & Garden Equipment Wholesaling – \$5.1B

#### #4 Industry

Oil & Gas Services – \$5.0B

#### #5 Industry

Cooking Oil Processing – \$4.1B

#### #10 Industry

Local Specialized Freight Trucking – \$2.9B

Source: IBISWorld Data

## Investment Contact

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