

For Sale: Warehouse/Distribution

3931 37th Avenue SW, Fargo, ND 58104

MLS #25-294



PROPERTY DESCRIPTION: Strategically located in Fargo's established industrial district, 3931 37th Ave SW offers an exceptional opportunity for users seeking warehouse and office space with robust infrastructure and excellent access.

Situated on 3.93 acres, this 91,750 SF industrial facility includes 8,750 SF of office space, designed to support both administrative and operational needs. The warehouse features 3 dock-high doors and 5 overhead drive-in doors, allowing efficient loading and unloading for a wide range of users.

With clear heights ranging from 14'6" to 20', a minimum column spacing of 22' x 48', and an ESFR fire suppression system, the building is ideal for distribution, manufacturing, or logistics operations. Heavy power is available via 4,400 AMP 480V/277 3-phase and 1,200 AMP 240V service, supporting even the most demanding industrial uses.

Located minutes from I-29 and I-94, this property offers easy regional and interstate connectivity, making it a prime choice for businesses looking in the Upper Midwest.



PROPERTY RESOURCES GROUP

www.PropertyResourcesGroup.com
4609 33rd Ave S. Suite 400, Fargo, ND 58104

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PURCHASE PRICE:
\$6,950,000

YEAR BUILT:
1979

2024 CONSOLIDATED TAXES:
\$78,108.25

2024 SPECIALS INSTALLMENT:
\$4,050.25

ESTIMATED REMAINING SPECIALS:
\$13,470.57

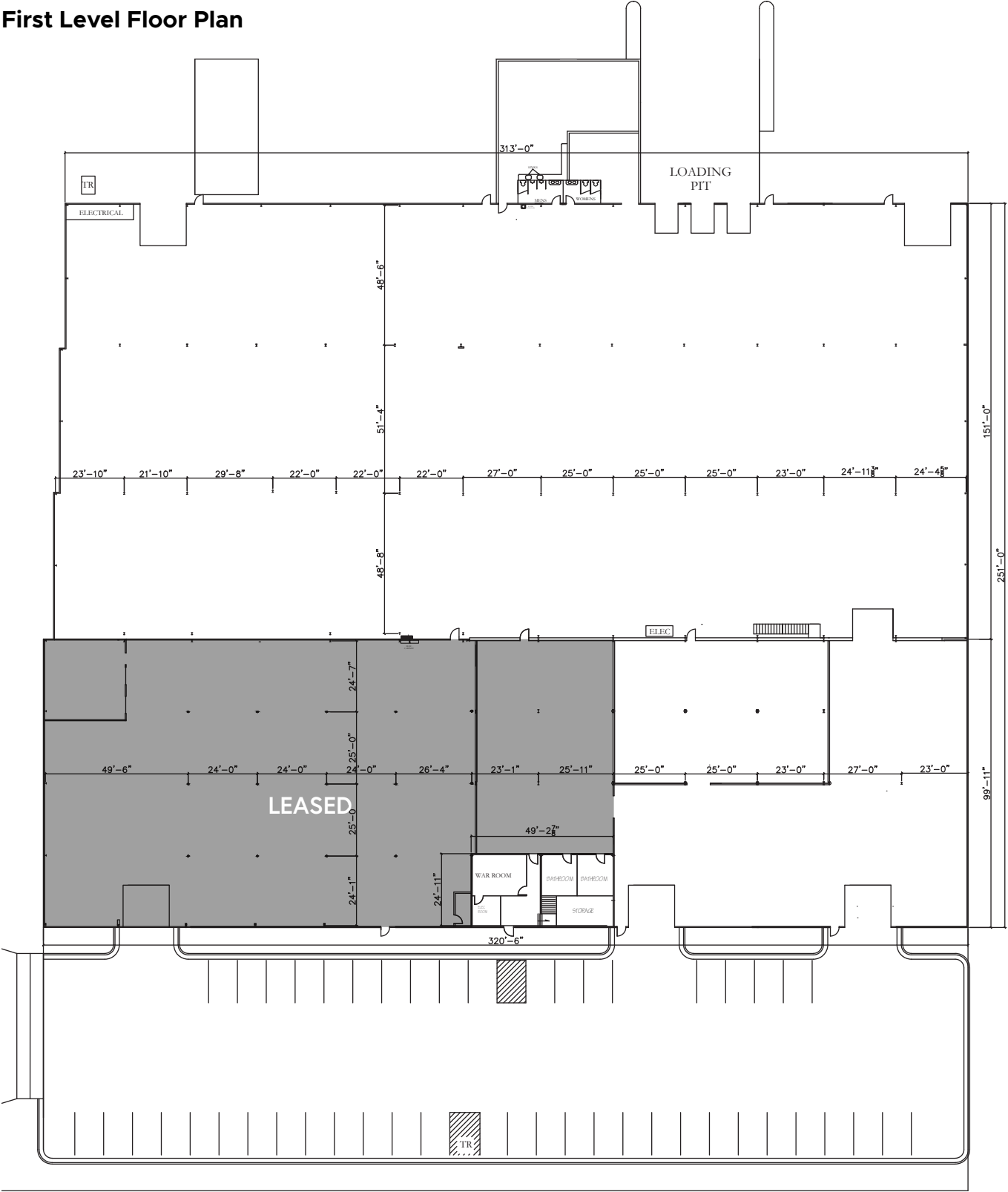
DRAINS:
\$438.24

PARCEL:
01-0484-00015-000

PROPERTY HIGHLIGHTS:

- Total Building Size: 91,750 SF
- Office Space: 8,750 SF
- Lot Size: 3.93 Acres
- Loading Access: 3 dock doors, 5 overhead doors 14'x16'
- Clear Height: 14'6" – 20'
- Column Spacing: Minimum 22' x 48'
- Fire Protection: ESFR sprinkler system
- Power: 4,400 AMP 480V/277 3-phase + 1,200 AMP 240V

First Level Floor Plan



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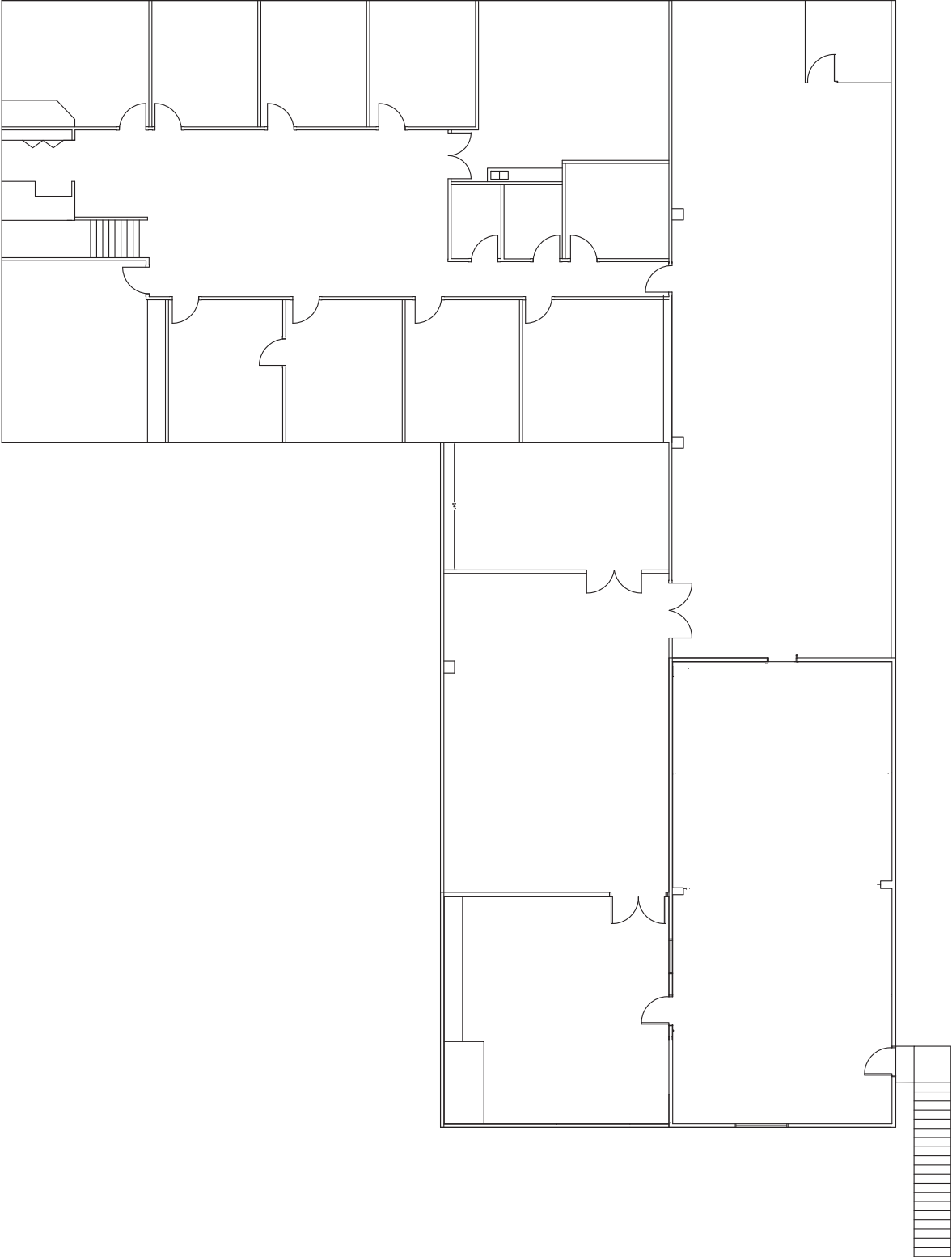
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Second Level Office Floor Plan



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