

# FOR LEASE

## 54,500 SF OFFICE/WAREHOUSE SPACE

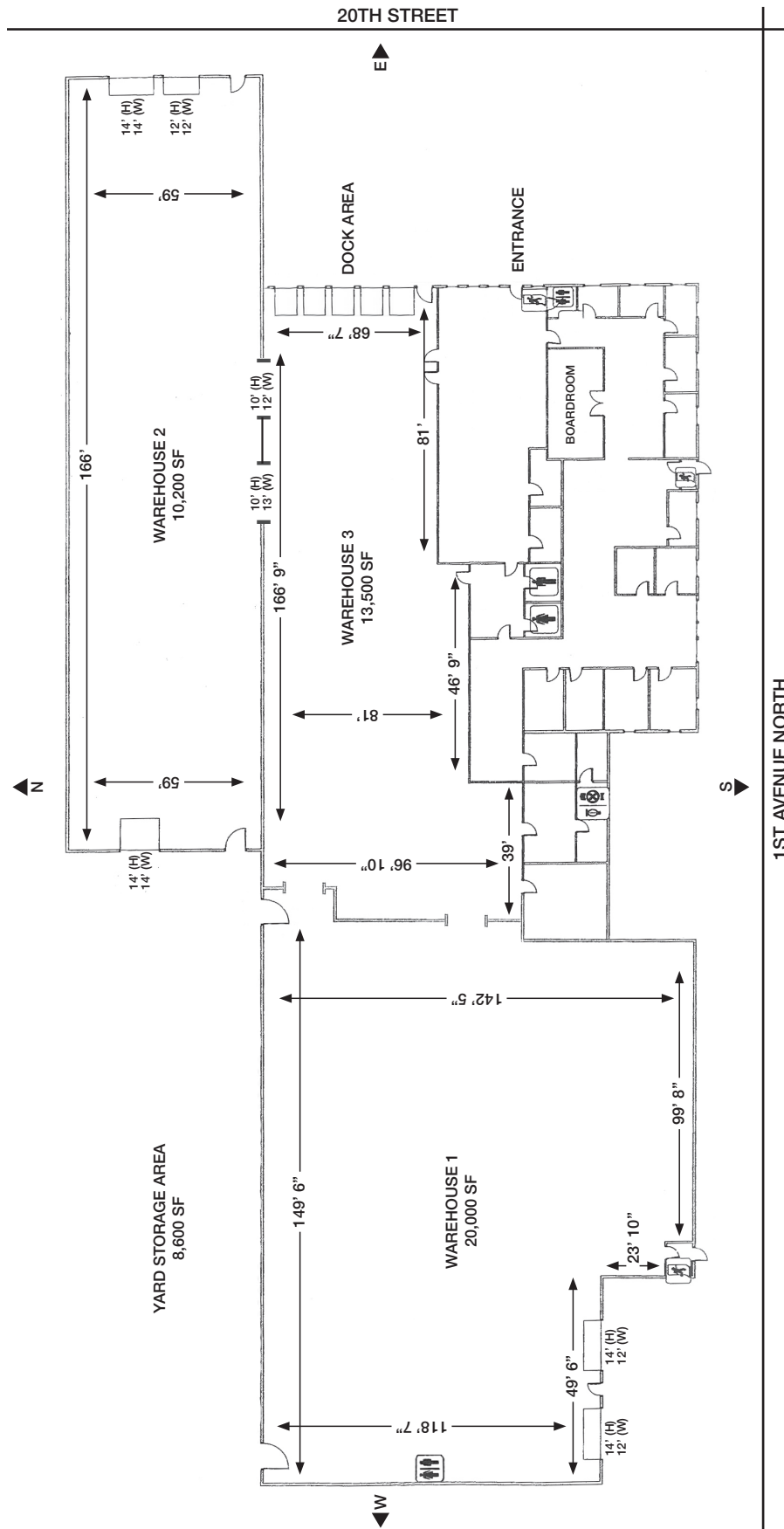
**\$6.50/SF NNN** | 2001 1ST AVE N, FARGO, ND 58102

**Property Details:** Located in North Fargo with easy access to I-29, this newly remodeled property includes three large warehouses, as well as office and support areas. Available for lease starting immediately.

- 54,500 SF with three large heated and sprinkled warehouse spaces
- New LED lighting, carpeting, paint, and windows
- New metal sheeting on warehouse walls
- New cement in exterior dock area
- Five dock doors, plus five additional overhead doors
- Desk area, showroom, and large conference room
- Many private offices, plus space for cubicles
- Fresh landscaping and yard improvements for better access and drainage
- Potential for optional 8,600 SF outside yard storage area
- Great move-in ready location, just west of Downtown Fargo



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