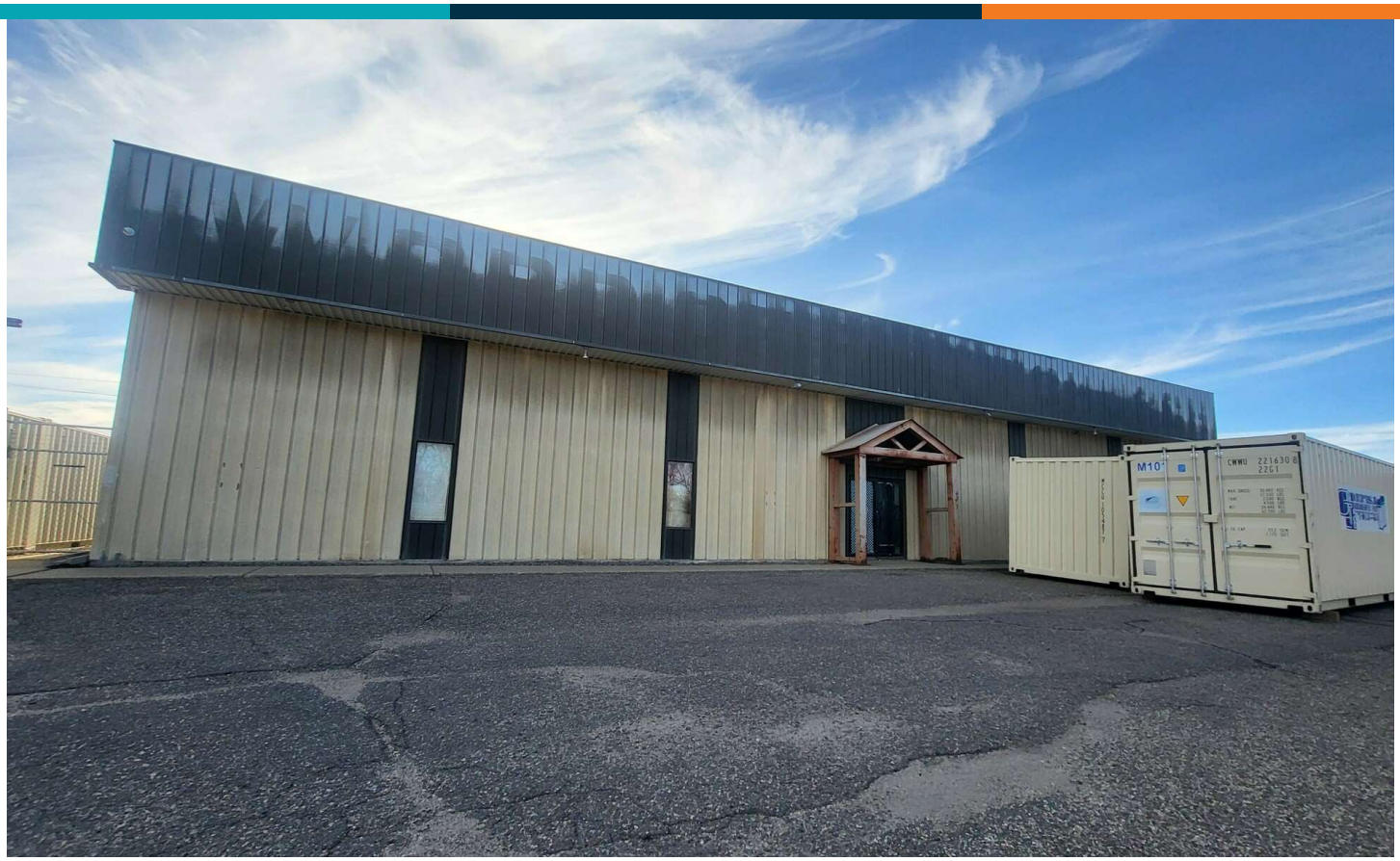
INDUSTRIAL FOR SALE

2909 TWIN CITY DRIVE | MANDAN, ND

CRA COMMERCIAL REAL ESTATE ADVISORS™

EXECUTIVE SUMMARY



PROPERTY OVERVIEW

Spacious industrial property with convenient access to major distribution routes. The building spans over 17,000 square feet and includes office/retail space along with an expansive shop area featuring multiple overhead doors. The yard features concrete and asphalt surfaces on the north and east sides, while the southern portion is covered in gravel, providing options for various uses.

PROPERTY HIGHLIGHTS

- 3,100 SF Office Space
- 2 Restrooms
- 6 Overhead Doors: (4) 12' x 14' / (1) 9' x 12' / (1) 20' x 14'
- Three-phase power
- 16' Sidewalls
- Hard Surface & Gravel Yard
- Corner Lot
- Access to Distribution Routes
- Taxes (2024): $17,347.43
- Specials- Installments: $0.00 / Balance: $0.00

OFFERING SUMMARY

Sale Price:	$2,795,000
Building Size:	17,877 SF
Lot Size:	52,197 SF
Zoning:	MC Industrial
Year Built/Remodeled	1978/2012
PID#:	65-5280000
Market:	Mandan

SURROUNDING AREA

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BUILDING RELATIONSHIPS.
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JON LEE, CCA

Certified Commercial Advisor
701.400.4445
jon@thecragroup.com

KRISTYN STECKLER, COMMERCIAL REALTOR®

Partner | Broker
701.527.0138
kristyn@thecragroup.com

@THECRAGROUP

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