

# For Lease: Warehouse/Distribution

3931 37th Avenue SW, Fargo, ND 58104

MLS #25-293



## PROPERTY DESCRIPTION:

Flexible industrial space available in a 91,750 SF facility on 3.93 acres in Fargo's premier industrial corridor. Current availability ranges from 5,000 SF up to 91,750 SF, with options for warehouse, manufacturing, or distribution users. Includes 8,750 SF of office, 3 dock doors, 5 overhead doors, and 14'6"-20' clear height. Features 22' x 48' column spacing, ESFR fire suppression, and robust power: 4,400 AMP 480V/277 3-phase & 1,200 AMP 240V. Excellent access to I-29 & I-94.



PROPERTY RESOURCES GROUP

[www.PropertyResourcesGroup.com](http://www.PropertyResourcesGroup.com)

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

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All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.





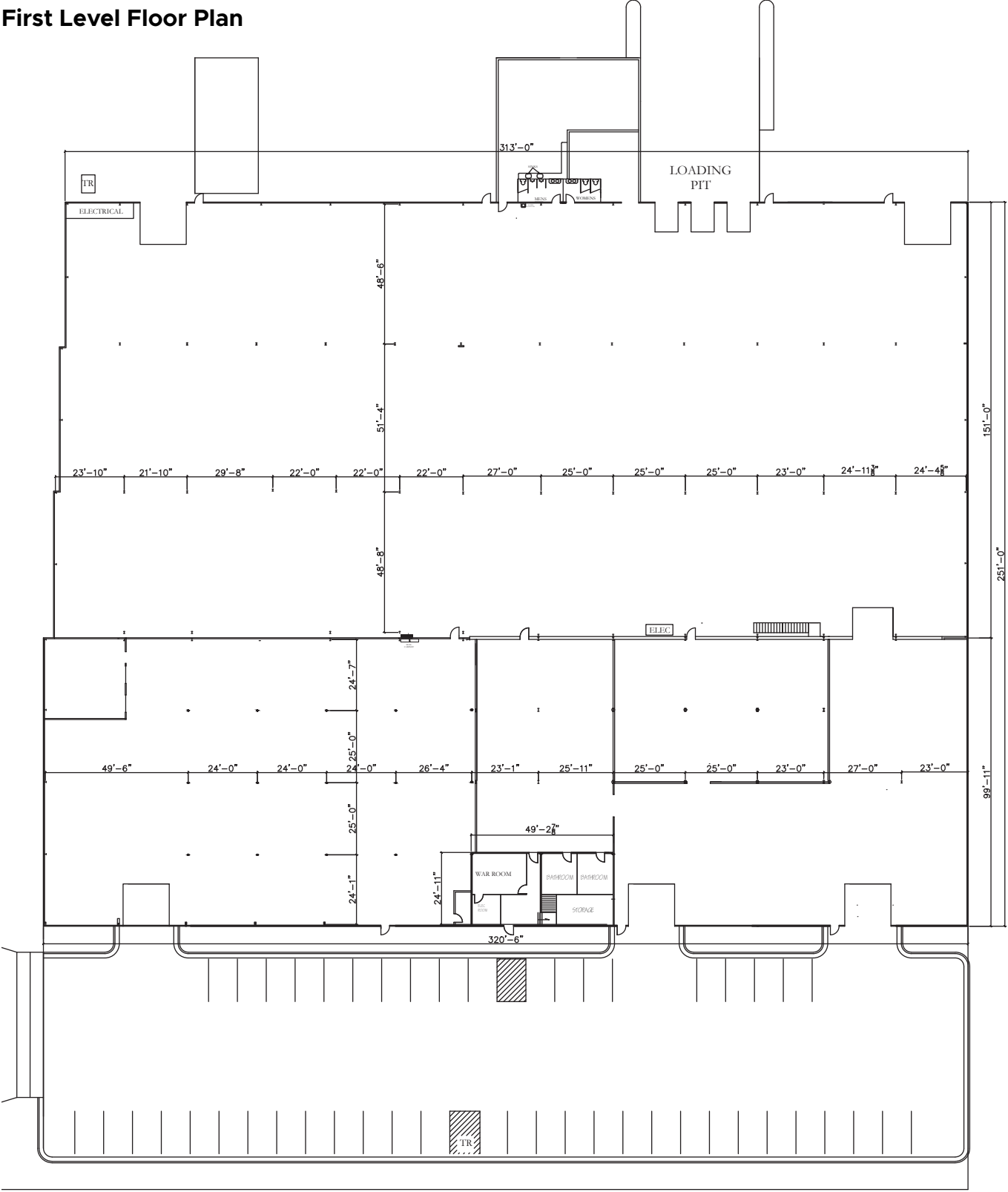
**LEASE RATE:**  
\$7.00 SF

**ESTIMATED CAM:**  
\$1.75 SF

**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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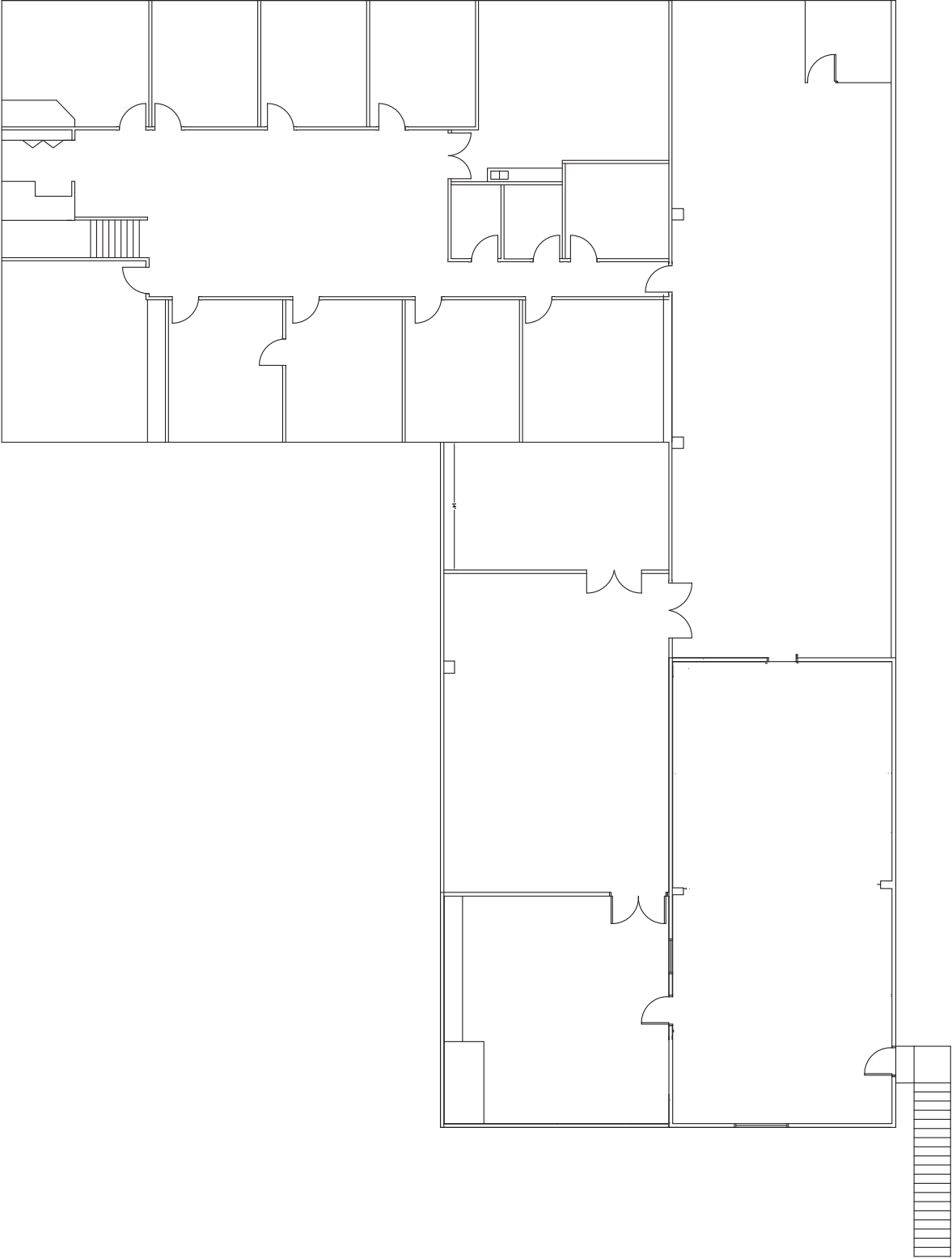
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Second Level Office Floor Plan



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