



INDUSTRIAL FOR LEASE

4100 HAGEN AVE | BISMARCK, ND





PROPERTY OVERVIEW

Versatile commercial condo offering a functional blend of shop and office space in southeast Bismarck. The 5,160-sf layout provides a well-balanced environment for businesses that require both operational workspace and professional office areas under one roof. The shop component is complemented by a two-level office configuration with multiple private offices and flexible rooms suitable for work areas, conference space, or additional offices.

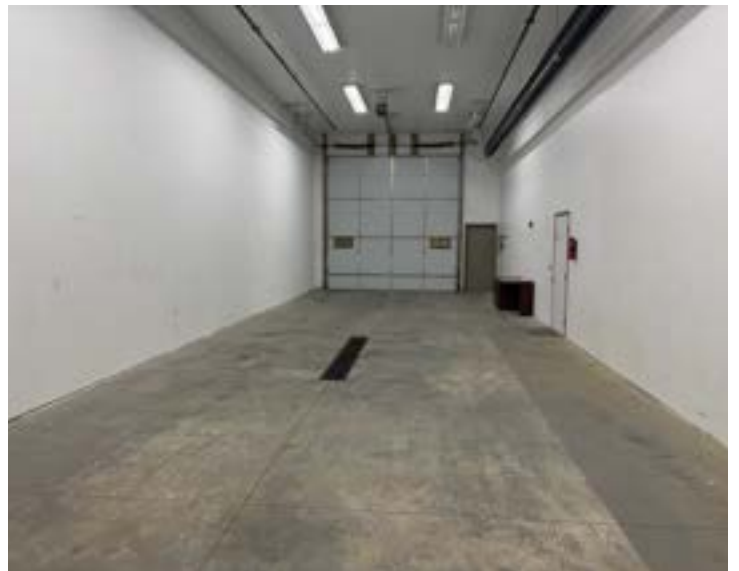
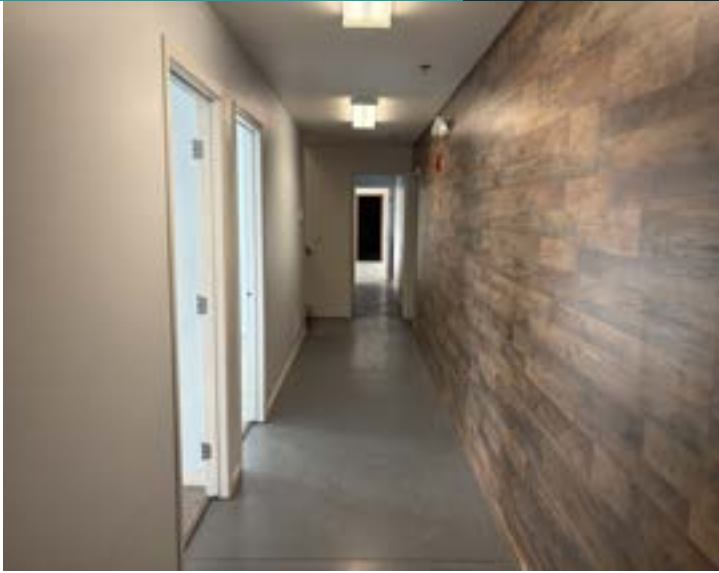
*Association covers lawn care, snow removal, water & sewer

PROPERTY HIGHLIGHTS

- 1,240 SF shop area with 16' sidewalls
- 14' x 14' overhead door
- Radiant heat in shop
- Forced Air/Heat
- 3-phase, 200-amp electrical service
- Hot & cold water with floor drain
- Sprinkler system
- Two-level office layout
- 5 offices + 4 additional flex rooms
- Breakroom and storage room
- 2 bathrooms (one with shower)

OFFERING SUMMARY

Lease Rate:	\$3,000.00 per month (MG)
Available SF:	5,160 SF
Year Built:	2013
Zoning:	MA
Tenant Responsibility:	Utilities, interior maintenance, and janitorial.
Landlord Responsibility:	Real estate taxes, insurance, structural maintenance of the exterior walls, foundation, and roof.





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