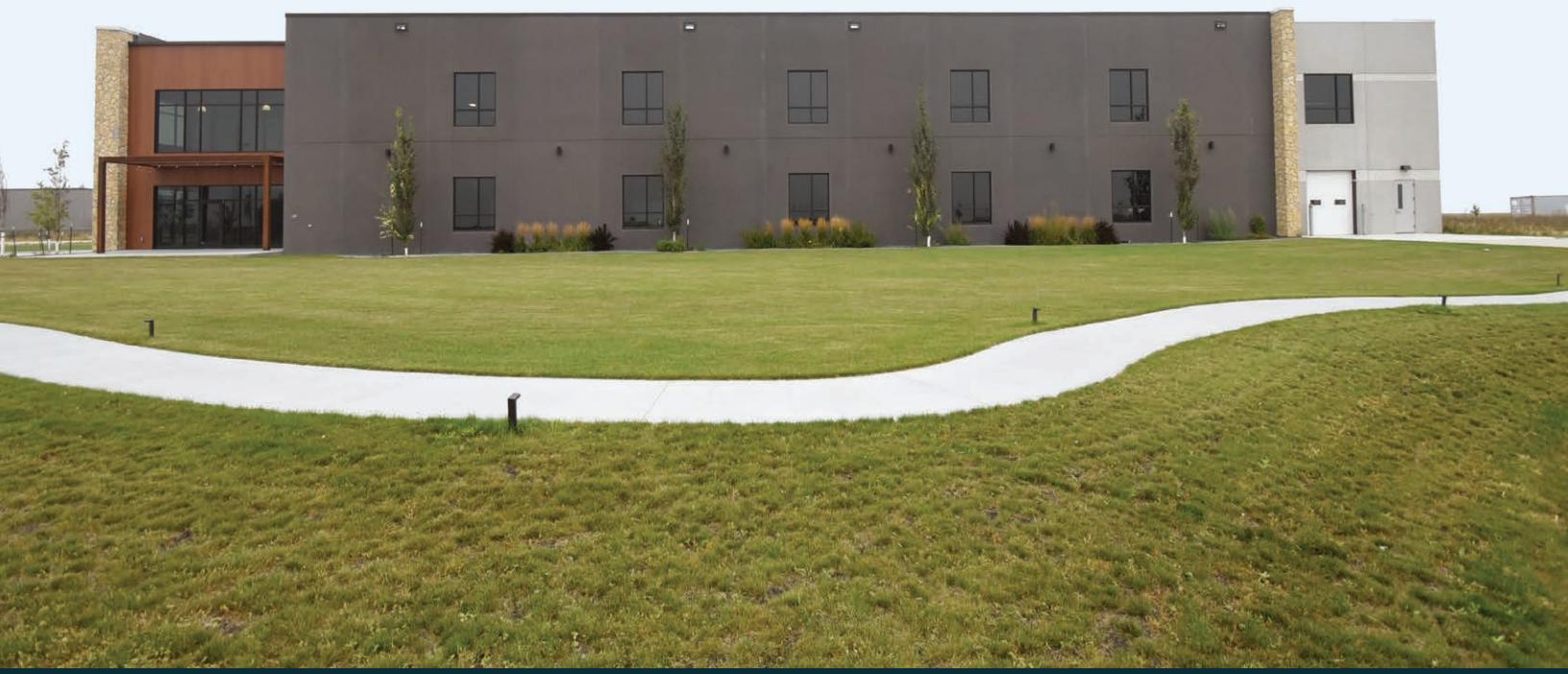


HORACE CLASS A INDUSTRIAL

1080 YOU BETCHA DRIVE, HORACE, ND

GOLDMARK™
COMMERCIAL REAL ESTATE INC

FOR SALE



NEW CONCRETE INDUSTRIAL BUILDING WITH CLASS A FINISHES ON 9+ ACRE SITE!

Building Size: 26,636 SF

Price: \$6,750,000

Parcel Size: 9.33 Acres

Andy Westby, SIOR | 701.239.5839

andy.westby@goldmark.com

Goldmark Commercial Real Estate

www.goldmarkcommercial.com

HORACE CLASS A INDUSTRIAL

1080 YOU BETCHA DRIVE, HORACE, ND

 **GOLDMARK™**
COMMERCIAL REAL ESTATE INC

PRICE

\$6,750,000

BUILDING SIZE

Total: 26,636 SF

Warehouse: 19,000 SF with
30' sidewalls & 28' clear heights

Class A Office: 7,700 SF on 2 floors

YEAR BUILT

2022/2023

LOT SIZE

9.33 acres | 406,614 SF

PARCEL NUMBER

15-0950-00300-000

LEGAL DESCRIPTION

Lot 1 Block 5 Visto Industrial
3rd Addition

ZONING

Commercial (C)

SPECIALS REMAINING

\$626,615.81 | \$1.54 PSF

2024 TAXES & SPECIALS

\$130,665.74

FLOODPLAIN

No

PROPERTY DESCRIPTION:

Now offering this premier industrial/office facility in Horace, ND, built new in 2022/2023 with concrete tilt-up construction and Class A finishes throughout. This 26k+ square foot property is designed to impress, featuring a high-end two-story office build-out and a dock-high warehouse with soaring 28'+ ceilings.

Situated on an oversized 9.33-acre site, the property offers both impressive flexibility and strong growth potential. The lot has been partially prepared for additional uses, such as par-three golf holes, or can be leveraged for significant outdoor storage and expansion opportunities.

The building includes a fire-sprinklered warehouse with two docks and high-end systems throughout. Office space is finished to a Class A standard with conference rooms, large offices, open office areas, breakrooms, and support spaces already in place.

This one-of-a-kind property is perfect for businesses seeking state-of-the-art space with long-term growth in mind.



This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Interested parties should conduct their own independent investigations and rely only on those results.

HORACE CLASS A INDUSTRIAL

1080 YOU BETCHA DRIVE, HORACE, ND


GOLDMARKTM
COMMERCIAL REAL ESTATE INC

KEY FEATURES:

- **Quality:** New, well-built building with Class A finishes throughout
- **Growth & Flexibility:** Huge yard offers potential for outdoor storage, expansion, or recreational use
- **Office:** Multiple offices, conference rooms, break areas, and open working areas for flexibility
- **Natural Light:** Huge windows in the offices and warehouse provide ample access to natural light
- **Location:** Convenient Horace location with strong regional access to I-29
- **Access:** Dock-high space (2 doors, 1 with leveler) with great accessibility off 100th Ave S/County 14
- **Infrastructure:** Existing offsite water retention with all new city infrastructure in place
- **Protected:** Out of the 100-year flood plain

REFERENCE MAP



BUILDING DETAILS:

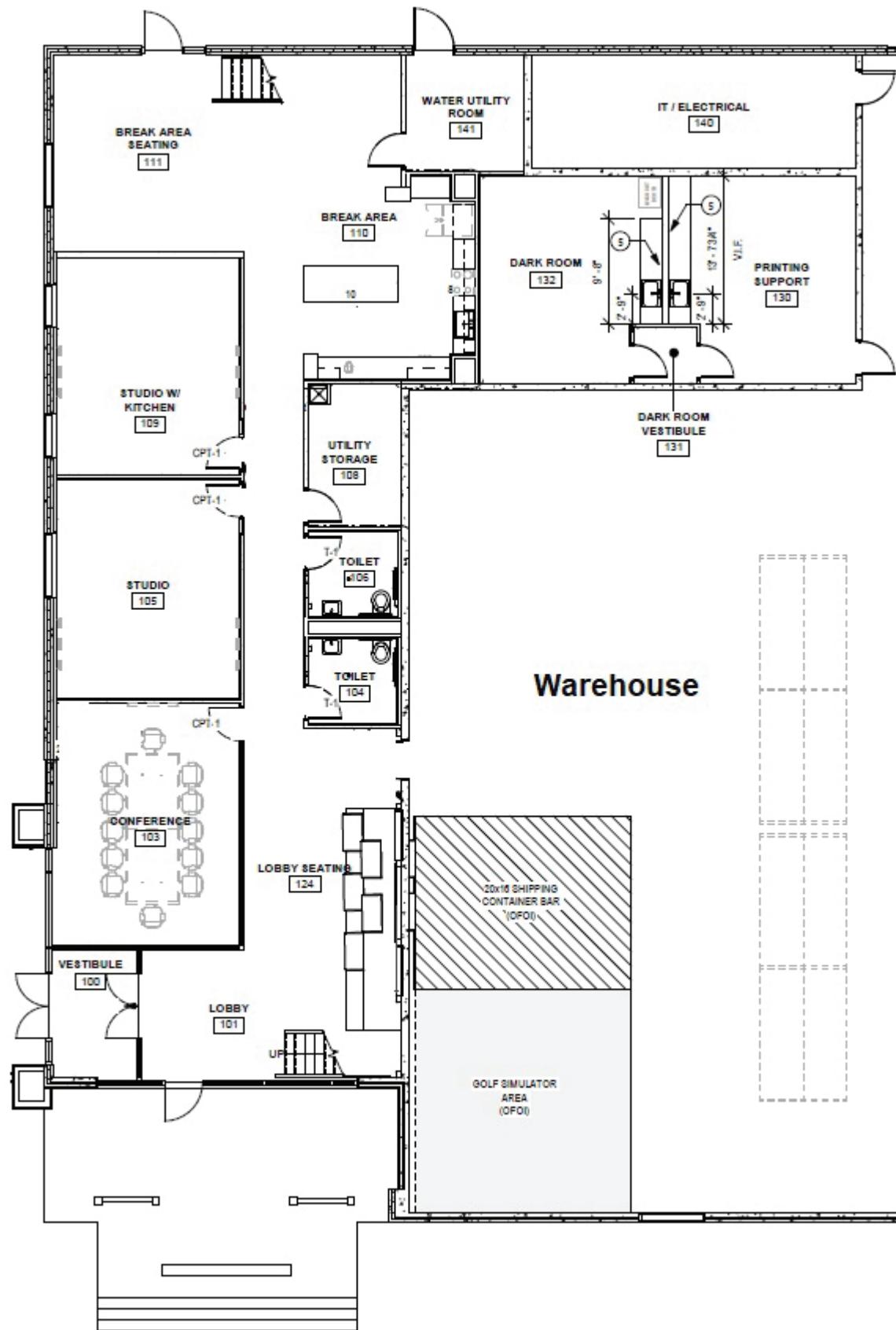
- **Construction:** Concrete tilt-up with steel structure
- **Fire Protection:** Fully sprinkled (NFPA 13 compliant)
- **Electrical Service:** 480/277V 3-phase power, 8,970 amps (480/208 step-down available) with UPS battery backup for critical systems
- **Roof:** EPDM roof system over rigid insulation
- **HVAC:** Entire facility is heated and cooled with modern systems
- **Loading/Access:** Two dock-high loading doors (1 with dock levelers), two overhead doors with drive-in access
- **Clear Heights:** 30' sidewalls with 28'+ clear heights in warehouse; 9'4"-14'7" in office areas
- **Column Spacing:** 40' between columns
- **Floor:** 6" reinforced with 4# rebar 18" on center
- **Parking:** 32 striped spaces, with ample room for parking expansion

HORACE CLASS A INDUSTRIAL

1080 YOU BETCHA DRIVE, HORACE, ND

GOLDMARK™
COMMERCIAL REAL ESTATE INC

1ST FLOOR OFFICE

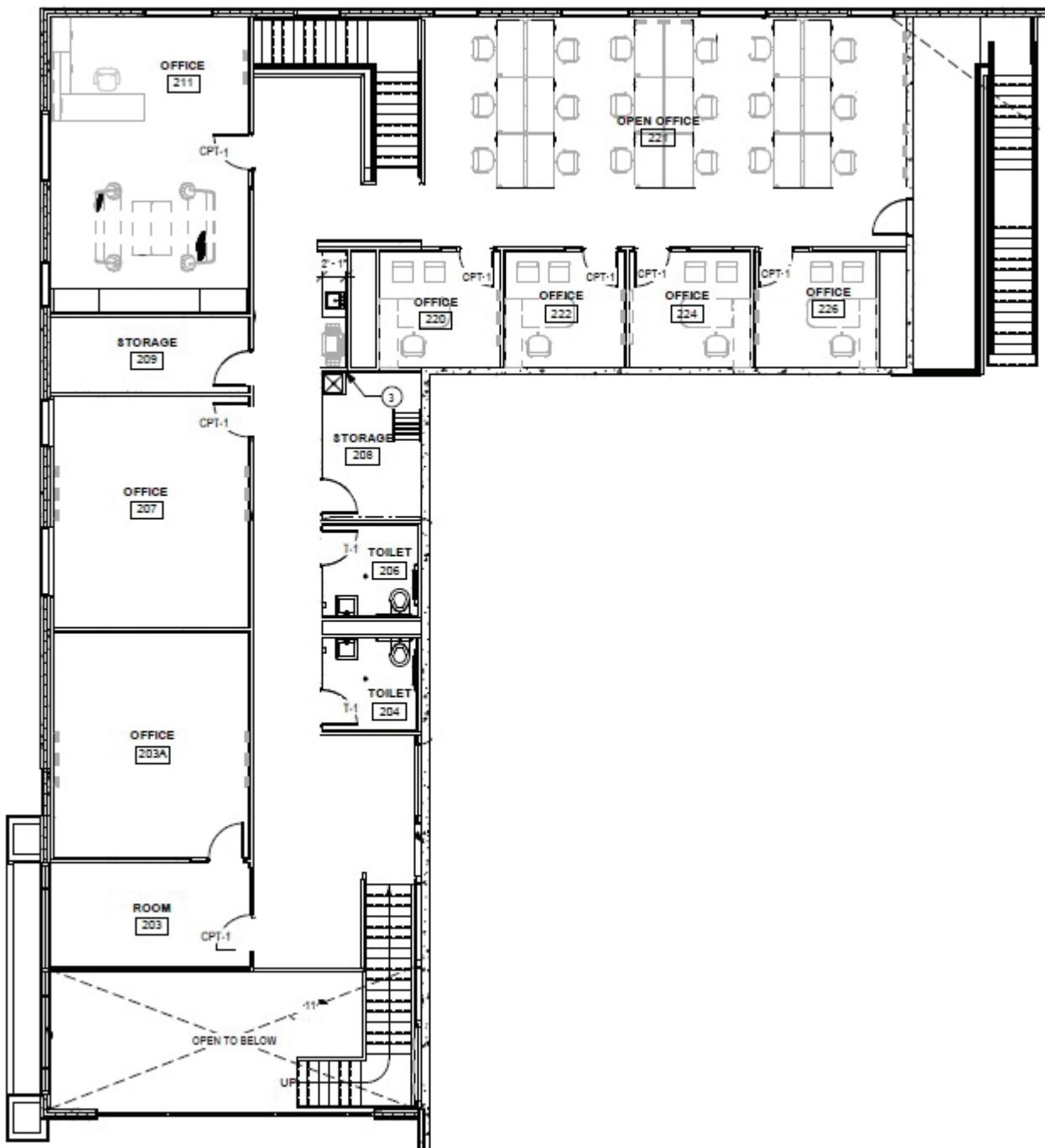


HORACE CLASS A INDUSTRIAL

1080 YOU BETCHA DRIVE, HORACE, ND


GOLDMARK™
COMMERCIAL REAL ESTATE INC

2ND FLOOR OFFICE

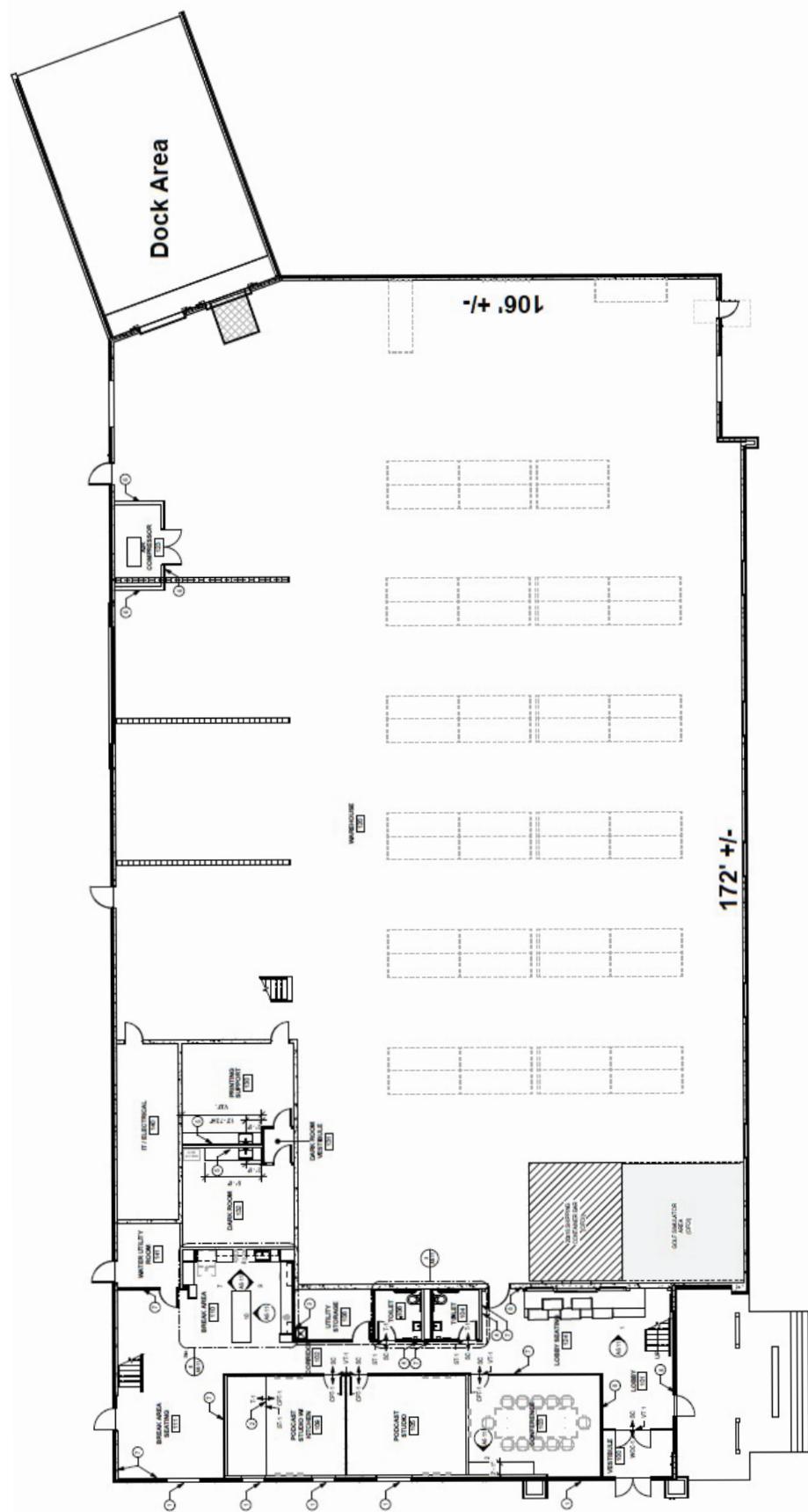


HORACE CLASS A INDUSTRIAL

1080 YOU BETCHA DRIVE, HORACE, ND


GOLDMARK™
COMMERCIAL REAL ESTATE INC

WAREHOUSE FLOORPLAN



HORACE CLASS A INDUSTRIAL

1080 YOU BETCHA DRIVE, HORACE, ND


GOLDMARK™
COMMERCIAL REAL ESTATE INC

EXTERIOR PHOTOS

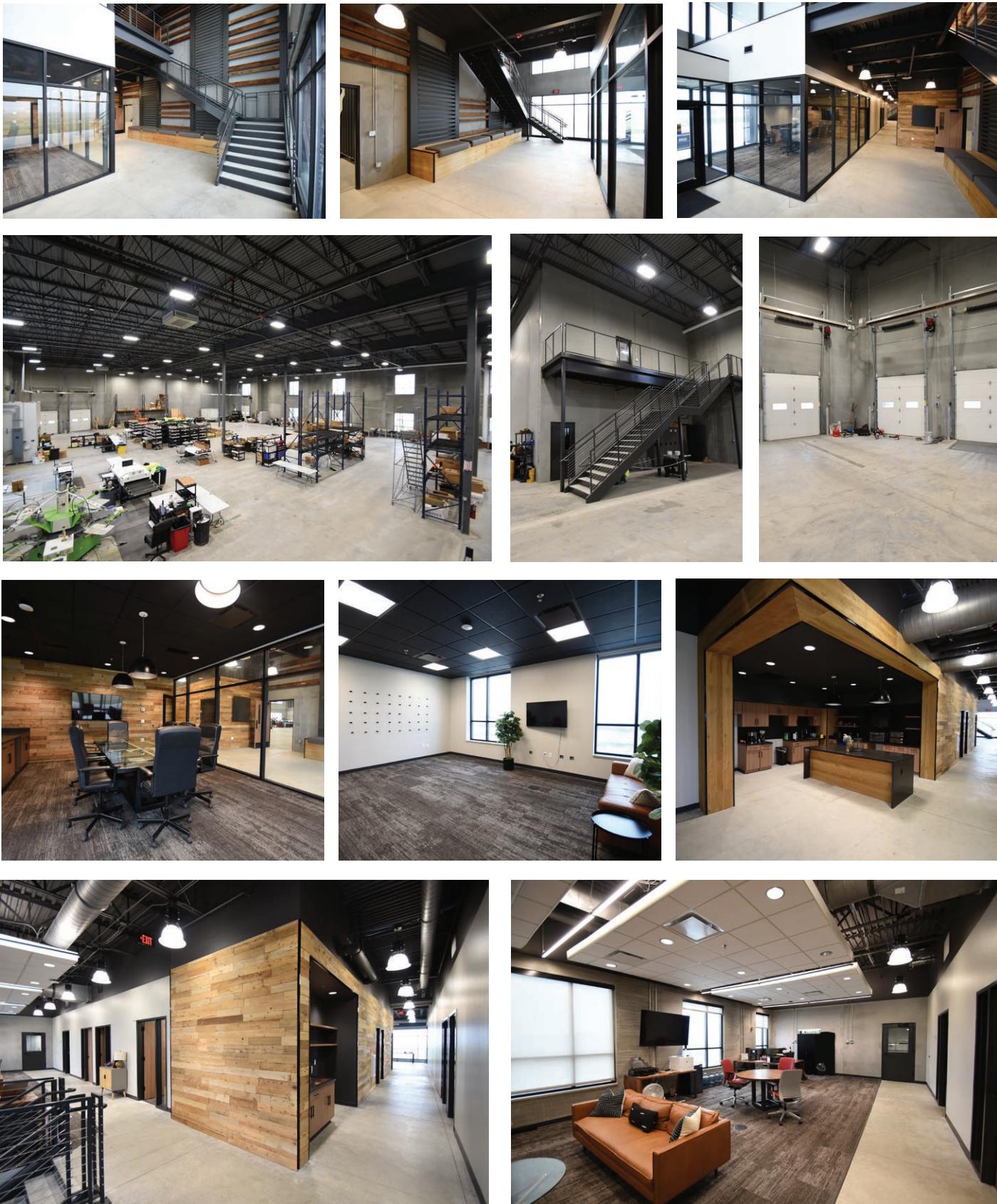


HORACE CLASS A INDUSTRIAL

1080 YOU BETCHA DRIVE, HORACE, ND



INTERIOR PHOTOS



Andy Westby, SIOR | 701.239.5839

andy.westby@goldmark.com

HORACE CLASS A INDUSTRIAL

1080 YOU BETCHA DRIVE, HORACE, ND


GOLDMARK™
COMMERCIAL REAL ESTATE INC

DRONE PHOTOS



HORACE CLASS A INDUSTRIAL

1080 YOU BETCHA DRIVE, HORACE, ND

 **GOLDMARK™**
COMMERCIAL REAL ESTATE INC

DRONE PHOTOS

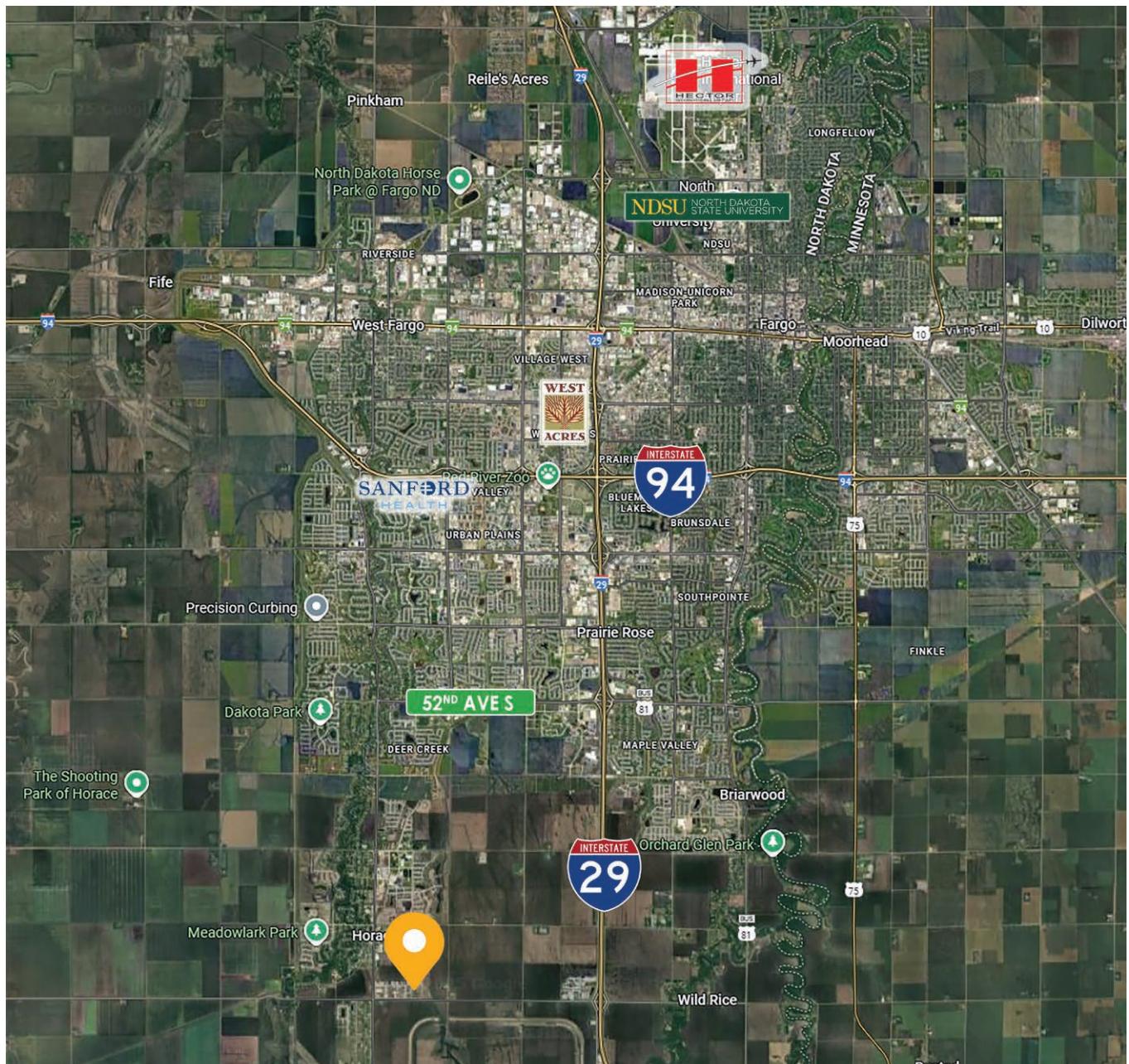


HORACE CLASS A INDUSTRIAL

1080 YOU BETCHA DRIVE, HORACE, ND


GOLDMARKTM
COMMERCIAL REAL ESTATE INC

AREA MAP



LOCAL DRIVE-TIME RESULTS

Location	Miles from Site	Drive Time
I-29	2.7 Miles	3 minutes
64th Ave S	5.7 Miles	6 minutes
52nd Ave S	6.7 Miles	7 minutes
I-94	9.5 Miles	10 minutes
Hector International Airport	15 Miles	17 minutes

HORACE CLASS A INDUSTRIAL

1080 YOU BETCHA DRIVE, HORACE, ND



DEMOCRAPHICS

