

# HORACE CLASS A INDUSTRIAL

1080 YOU BETCHA DRIVE, HORACE, ND



## 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

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**Goldmark Commercial Real Estate**

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## 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

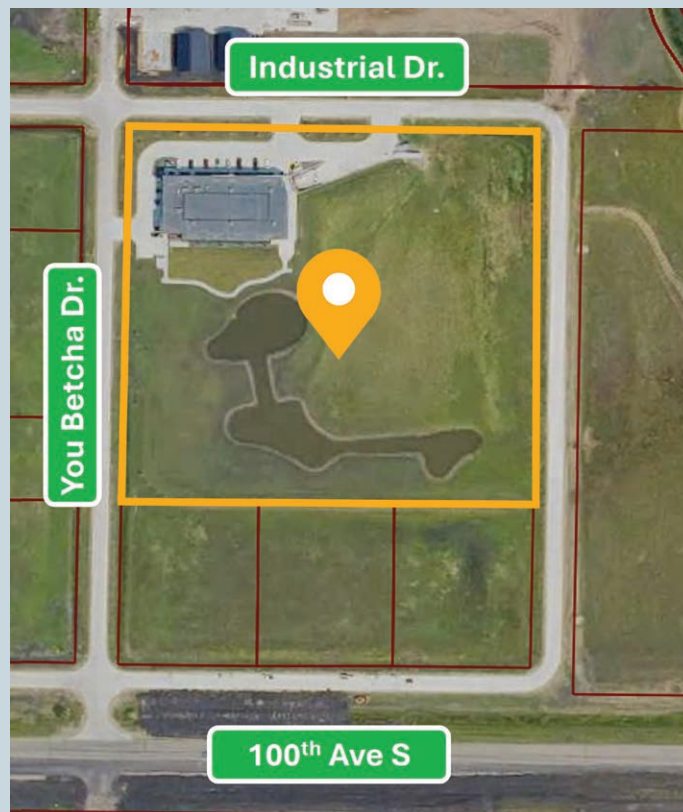
## PROPERTY DESCRIPTION:

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.



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## 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



## 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

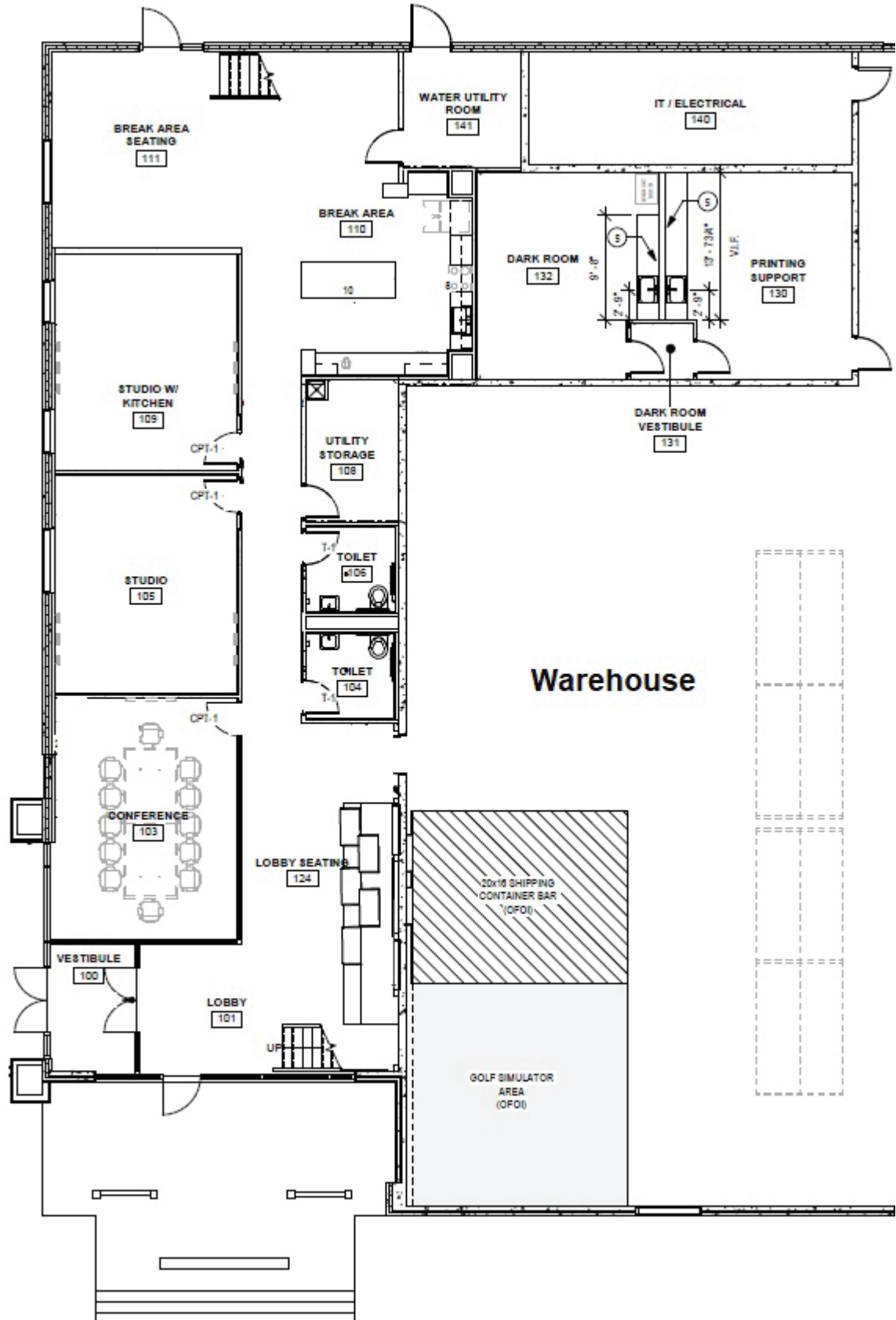


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1<sup>ST</sup> FLOOR OFFICE

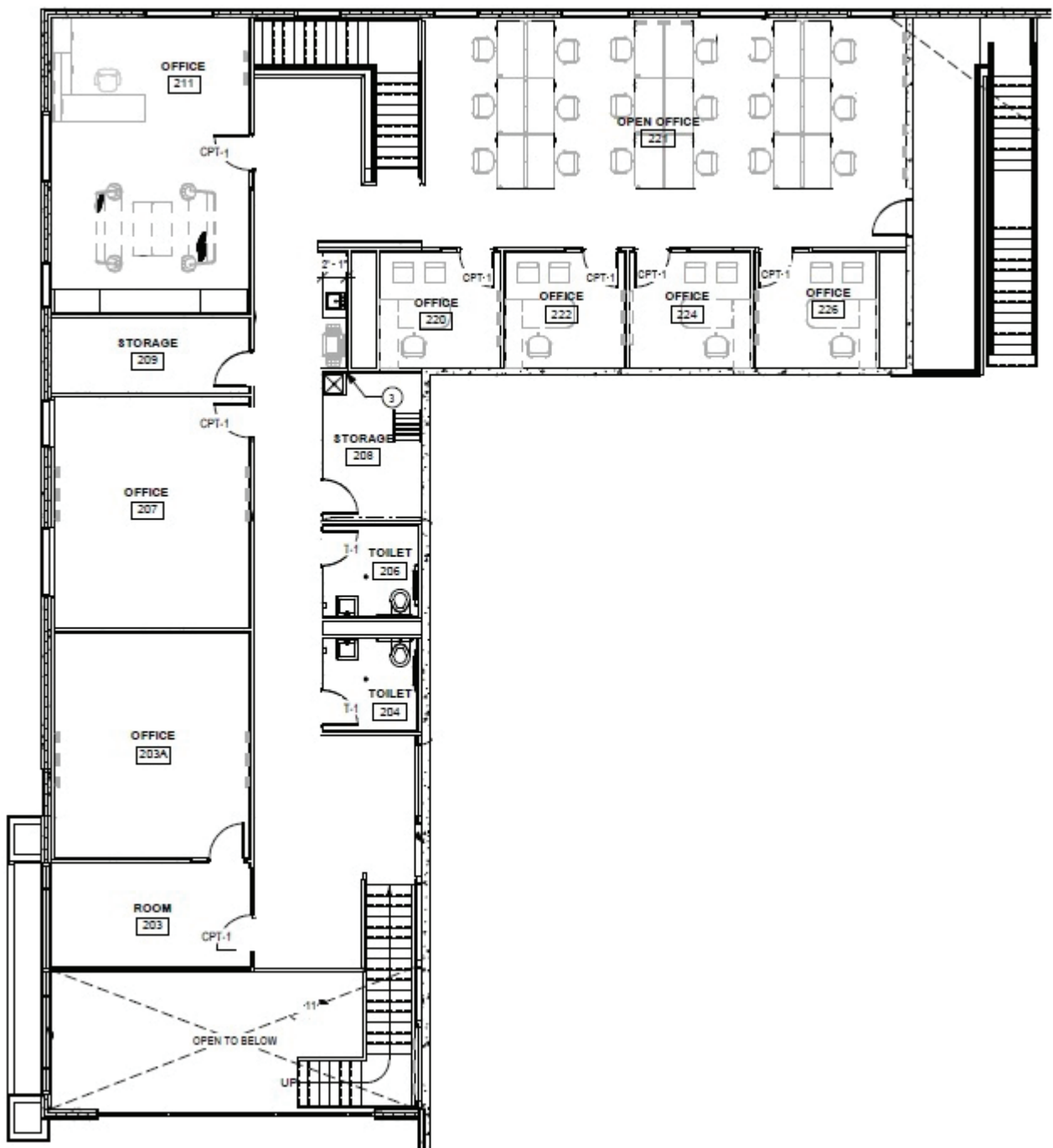


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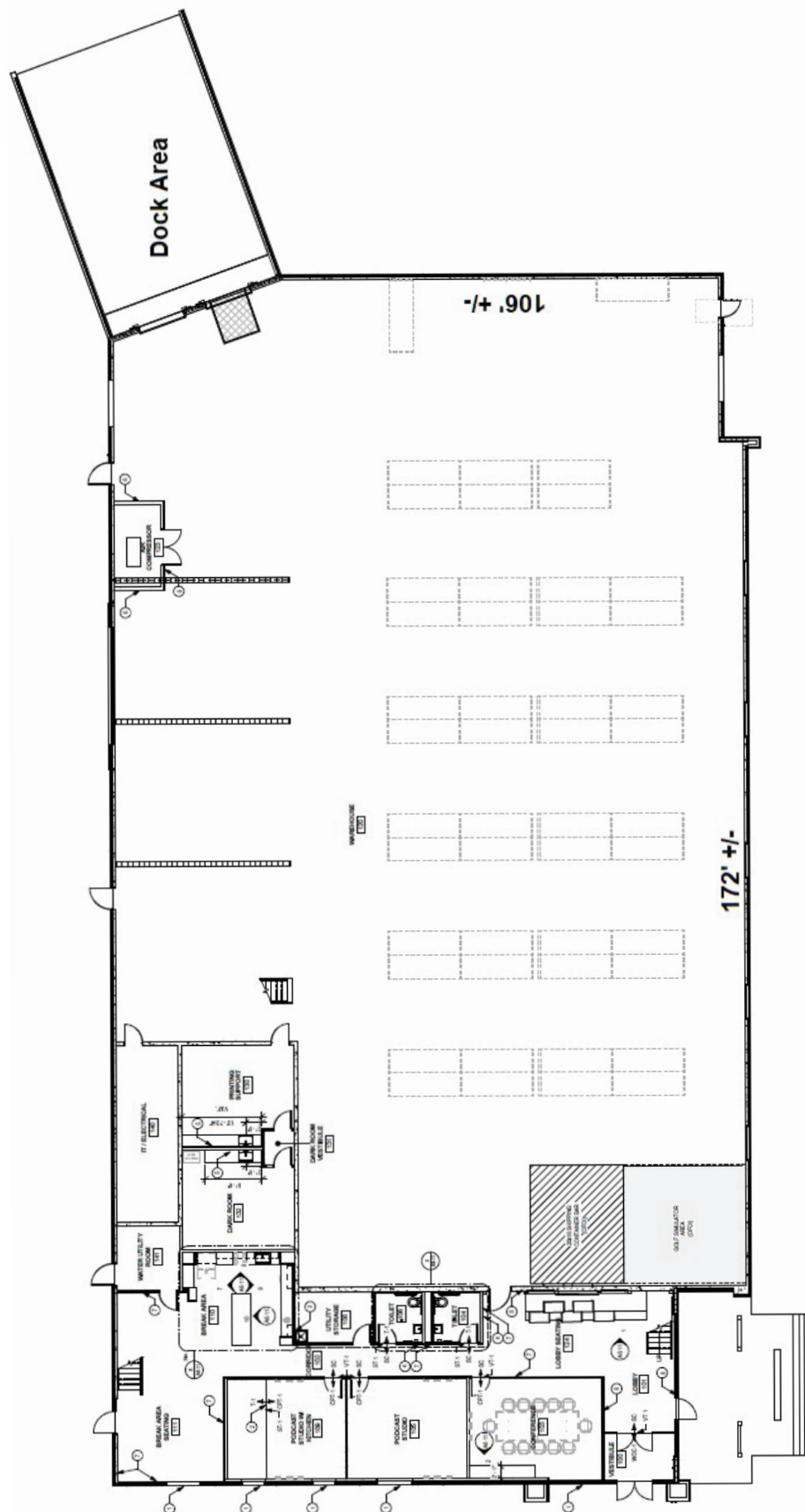
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2ND FLOOR OFFICE



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# WAREHOUSE FLOORPLAN



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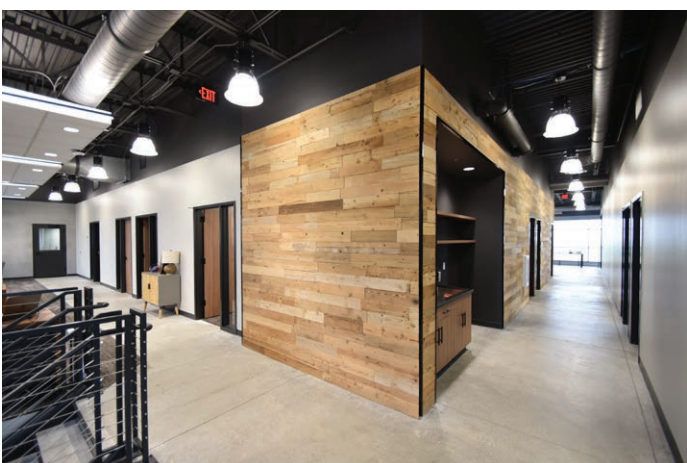
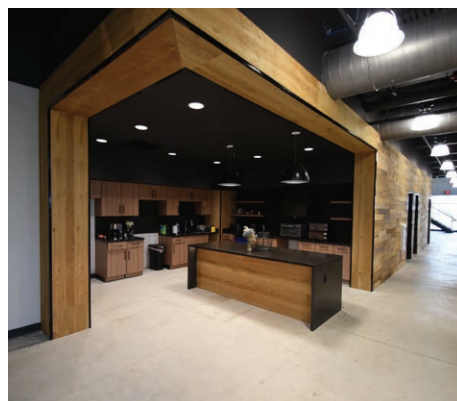
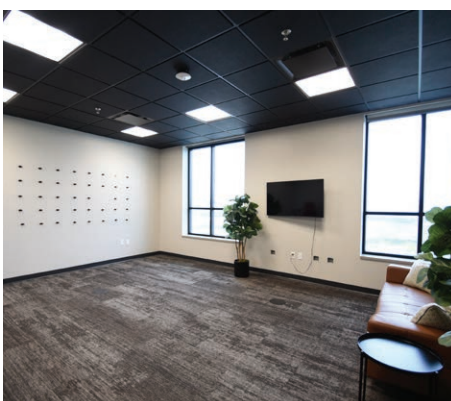
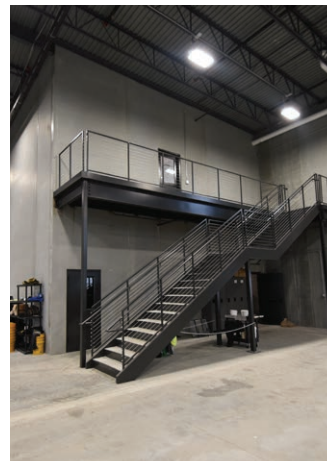
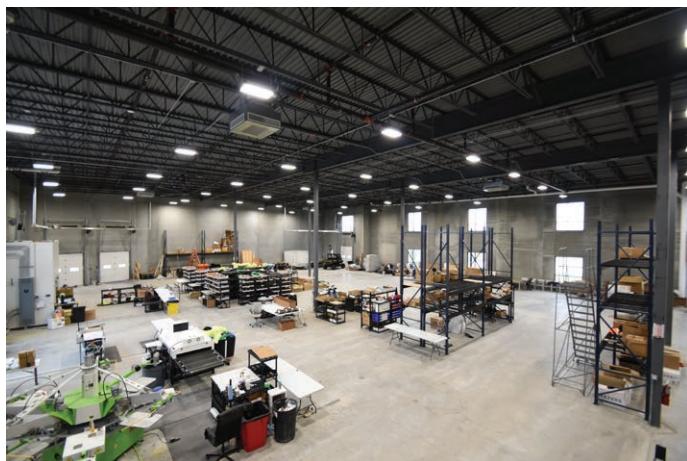
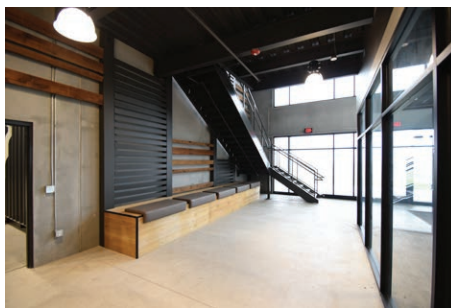




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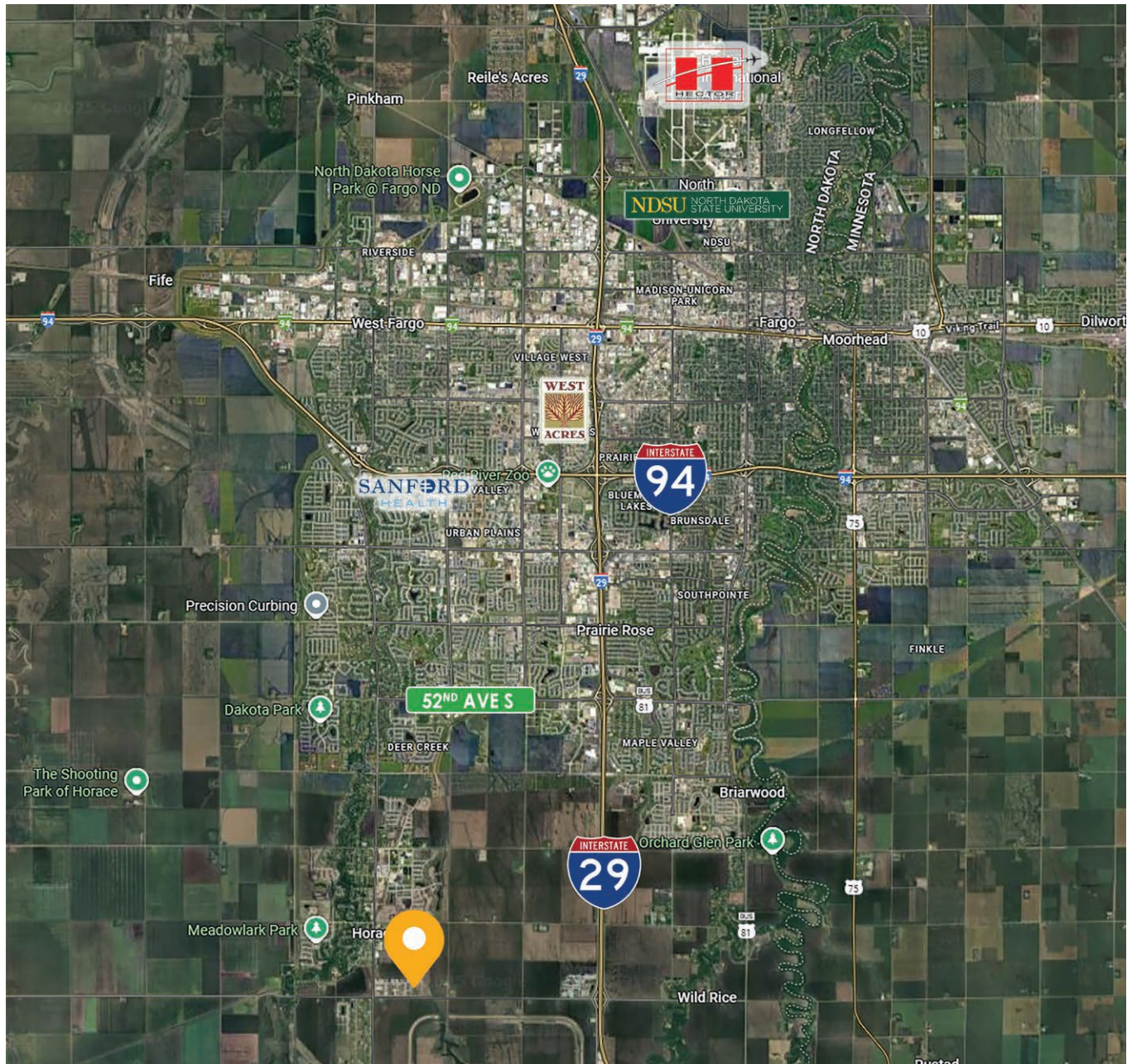


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AREA MAP



## 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

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## 3 MILE DEMOGRAPHICS

### KEY FACTS

4,985

Population

37.7

Median Age



Average Household Size

\$139,160

Median Household Income

### BUSINESS



87

Total Businesses



709

Total Employees

### INCOME



\$139,160

Median Household Income



\$58,968

Per Capita Income



\$756,340

Median Net Worth

### EMPLOYMENT

73.7%

White Collar

15.3%

Blue Collar

11.0%

Services

1.1%

Unemployment Rate

2025 Households by income (Esri)

The largest group: \$200,000+ (30.9%)

The smallest group: \$15,000 - \$24,999 (2.7%)

Indicator ▲	Value	Diff	
<\$15,000	2.8%	-2.9%	
\$15,000 - \$24,999	2.7%	-3.9%	
\$25,000 - \$34,999	2.9%	-4.0%	
\$35,000 - \$49,999	6.4%	-4.9%	
\$50,000 - \$74,999	7.3%	-9.4%	
\$75,000 - \$99,999	9.7%	-2.9%	
\$100,000 - \$149,999	23.1%	+3.2%	
\$150,000 - \$199,999	14.3%	+5.2%	
\$200,000+	30.9%	+19.9%	

Bars show deviation from Cass County

## 5 MILE DEMOGRAPHICS

### KEY FACTS

33,600

Population

32.6

Median Age



Average Household Size

\$119,200

Median Household Income

### BUSINESS



598

Total Businesses



5,814

Total Employees

### INCOME



\$119,200

Median Household Income



\$52,757

Per Capita Income



\$368,984

Median Net Worth

### EMPLOYMENT

70.1%

White Collar

17.2%

Blue Collar

12.6%

Services

0.9%

Unemployment Rate

2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (28.3%)

The smallest group: <\$15,000 (1.7%)

Indicator ▲	Value	Diff	
<\$15,000	1.7%	-4.0%	
\$15,000 - \$24,999	3.0%	-3.6%	
\$25,000 - \$34,999	2.6%	-4.3%	
\$35,000 - \$49,999	7.5%	-3.8%	
\$50,000 - \$74,999	12.6%	-4.1%	
\$75,000 - \$99,999	9.8%	-2.8%	
\$100,000 - \$149,999	28.3%	+8.4%	
\$150,000 - \$199,999	15.0%	+5.9%	
\$200,000+	19.5%	+8.5%	

Bars show deviation from Cass County