

INDUSTRIAL FOR LEASE

83 CARTER STREET | UNDERWOOD, ND





OFFERING SUMMARY

Lease Rate:	\$7,000.00 per month (NNN)
Building Size:	10,528 SF
Lot Size:	81,405 SF
Year Built:	2015
Tenant Responsibility:	Real Estate Taxes, Building Insurance, Common Area Expenses, All Utilities, and Renter's Insurance
Landlord Responsibility:	Structural integrity of the exterior walls, roof, & foundation

PROPERTY OVERVIEW

High-quality, Class A industrial building offering a perfect blend of office and shop space, designed for efficiency and functionality. Located in Underwood, ND, this property is ideal of businesses seeking a well-equipped facility in a strategic location.

PROPERTY HIGHLIGHTS

- Office Area: 56' x 38' - 2,128 SF
- Reception Area, (4) Offices, Conference Room,
- Kitchen, (2) Bathrooms, (1) Shower, Mechanical Room
- Office furnished with built-in cabinets and hard-surface countertops
- Shop Area: 60' x 140' - 8,400 SF
- (2) Drive-through bays with full length floor drains
- (4) 14' x 14' OH Doors
- Large graveled lot



Reception Area



Office



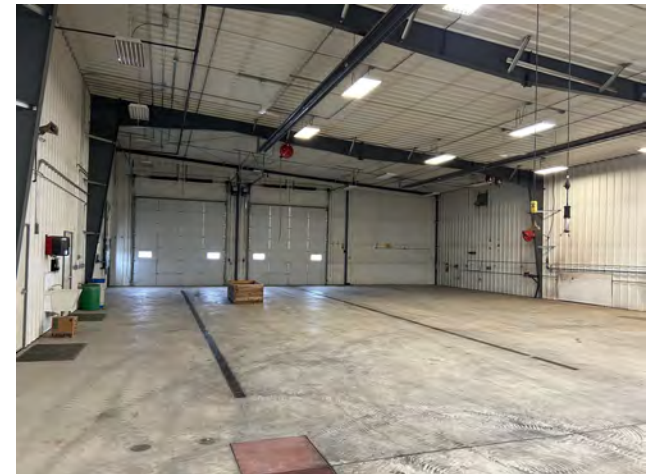
Conference Room



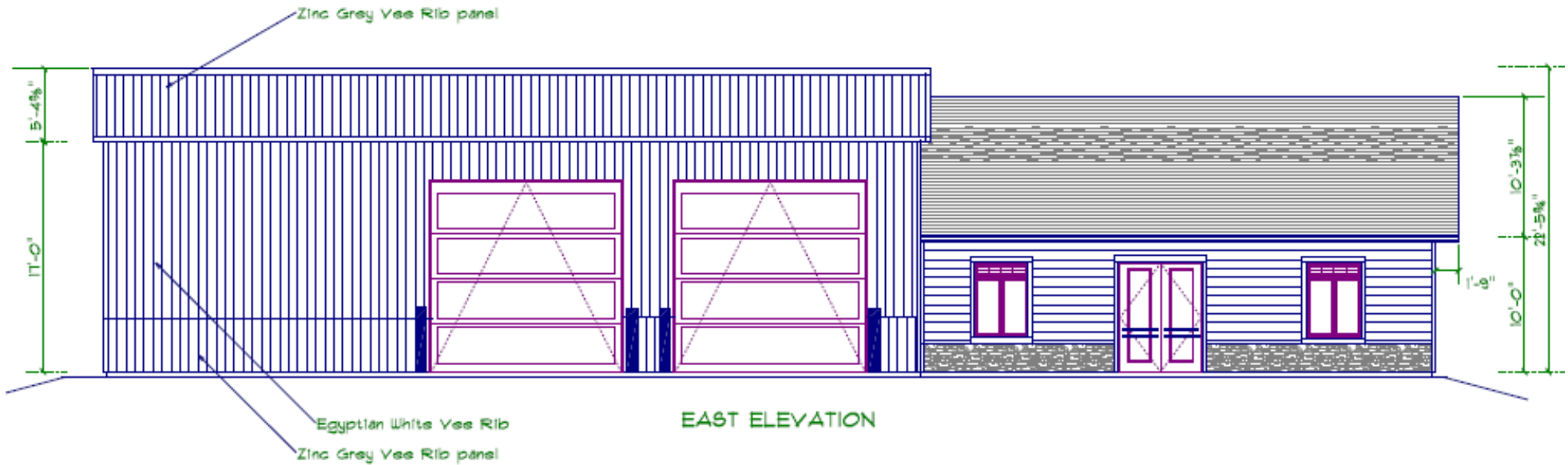
Kitchen



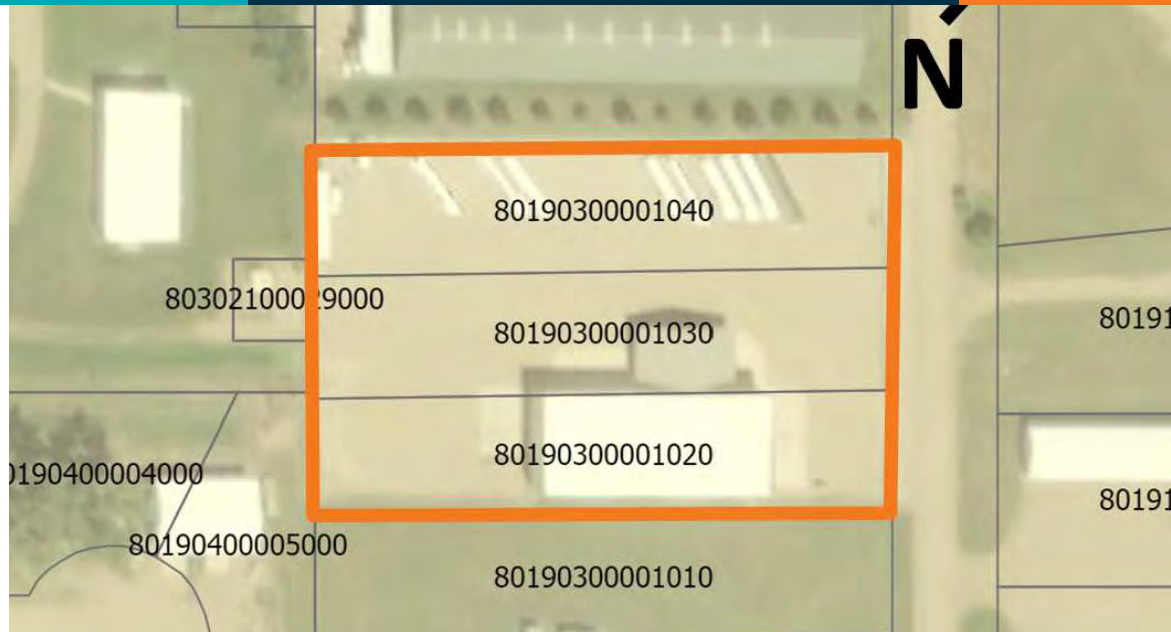
West View



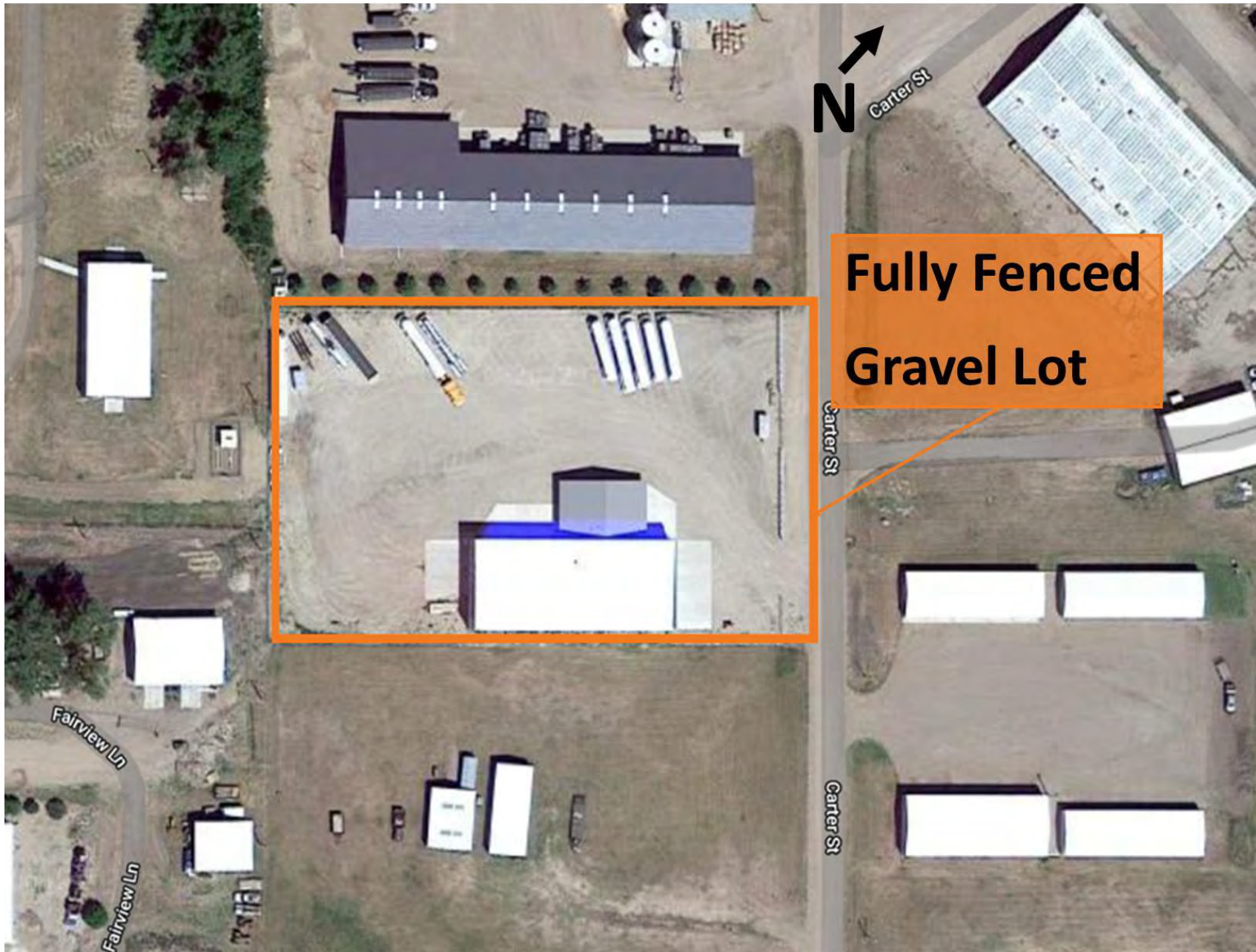
East View







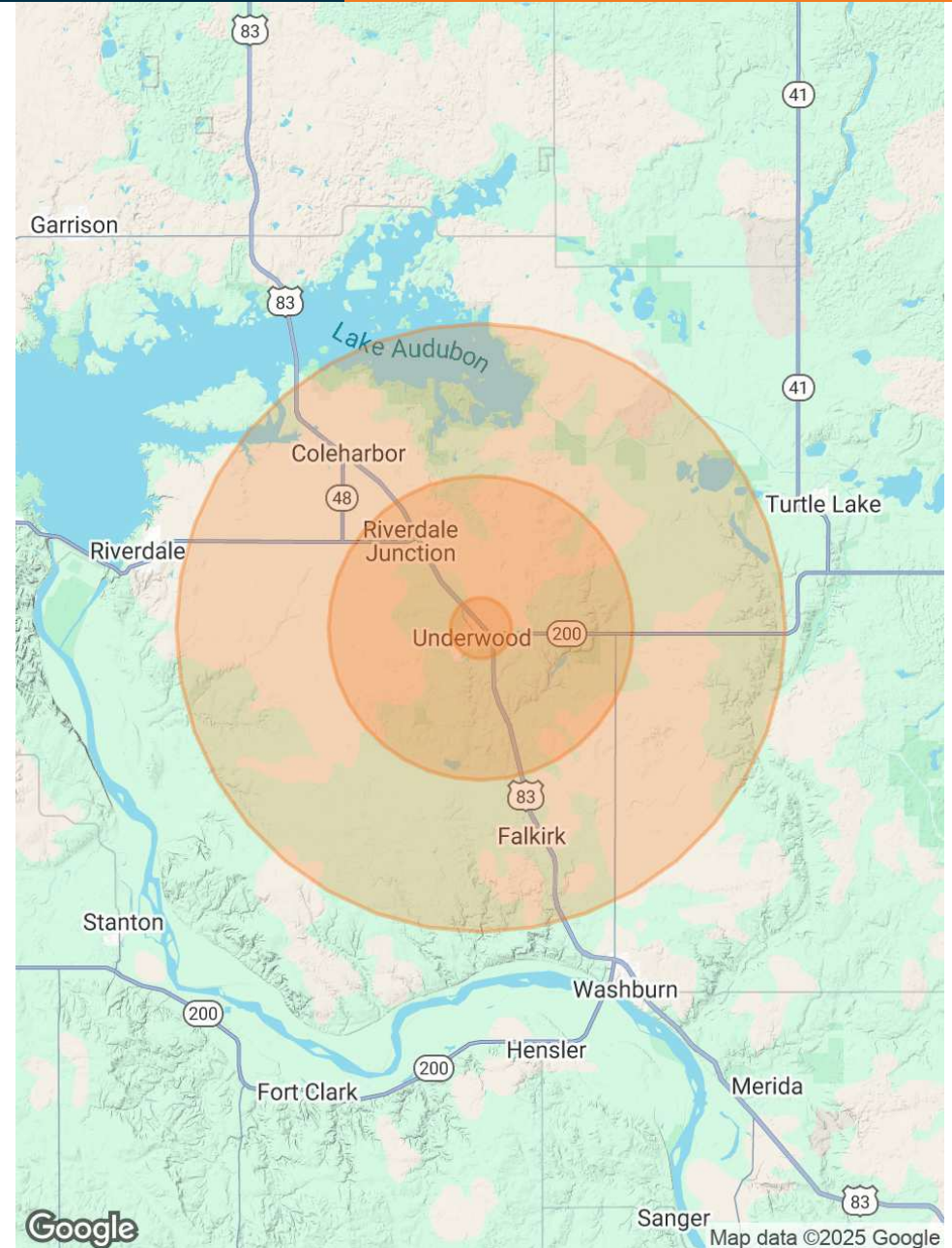
PID #:	TAXES (2024):	SPECIALS:	SPECIALS BALANCE:
80-1903-00001-020	\$10,425.84	\$448.08	\$2,689.47
80-1903-00001-030	\$83.54	\$448.08	\$2,689.47
80-1903-00001-040	\$83.54	\$448.08	\$2,689.47





POPULATION	1 MILE	5 MILES	10 MILES
Total Population	21	304	1,264
Average Age	53.1	50.5	49.9
Average Age (Male)	53.9	50.6	49.9
Average Age (Female)	50.6	48.5	48.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	13	191	786
# of Persons per HH	1.6	1.6	1.6
Average HH Income	\$74,175	\$69,669	\$69,839
Average House Value	\$278,326	\$248,436	\$246,002

2020 American Community Survey (ACS)





KRISTYN STECKLER, COMMERCIAL REALTOR®

Broker | Owner
701.527.0138
kristyn@thecragroup.com



JON LEE, CCA

Certified Commercial Advisor
701.400.4445
jon@thecragroup.com



@THECRAGROUP

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