

Industrial | For Sale

34,000 SF

Industrial Facility

on 8 Acres

10475 1A St SW
Killdeer, ND 58640

CBRE



Property Details

CBRE is pleased to offer for sale this 34,000 SF industrial property on eight acres in Killdeer, ND. This property is just off Highway 22 and has numerous rare features such as a truck scale, tank farm, loading docks, and sprinkler system. The 2013-built, steel-framed building is fully heated, has over 2,000 SF of office space with AC, and numerous drive-ins with a mix of large and small overhead doors.

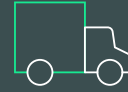
Address	10475 1A St SW Killdeer, ND 58640
Parcel #	01-1228-205
Assessed Value (2024)	\$3,640,730
Annual RE Taxes (2023)	\$24,344
Sale Price	\$2,850,000
Total Building SF	34,000
Shop SF	31,840
Office SF	2,160
Mezzanine SF	2,160
Parcel ID	01-1228-205
Drive-Ins	20 total as follows: Ten w/ 14' W x 14' H OH door Five w/ 10' W x 10' H OH door Two w/ 14' W x 16' H OH door One w/ 12' W x 12' H OH door One w/ 9' W x 12' H OH door One w/ 8' W x 8' H OH door
Tanks	One - 130,000 Gallon (Large bulk) One - 6,000 Gallon (pressurized) Two - 20,000 Gallon (Small bulk) One - 30,000 Gallon (Small bulk) Twelve - 7,500 Gallon (Small bulk - fiberglass)
Loading Docks	Four w/ 6' W x 8' H OH doors & hydraulic levelers
Ceiling Height	20' - 21'
Year Built	2013
Construction	Metal w/ steel frame
Lot Size (acres)	8.4
Zoning	Industrial



Property Highlights



Two Tank Farms with
200k+ Gallons of
Total Storage Capacity



45-ton Truck Scale
(70' L x 12' W)



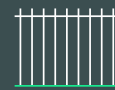
Wet Sprinkler System



85k SF of
Exterior Concrete Paving



13k SF of Covered Storage
(not included in total building SF)



Fenced, Concrete-Paved Yard
w/ Loading Docks



Fully Heated
Office has AC



6" & 8"
Reinforced Concrete Floors

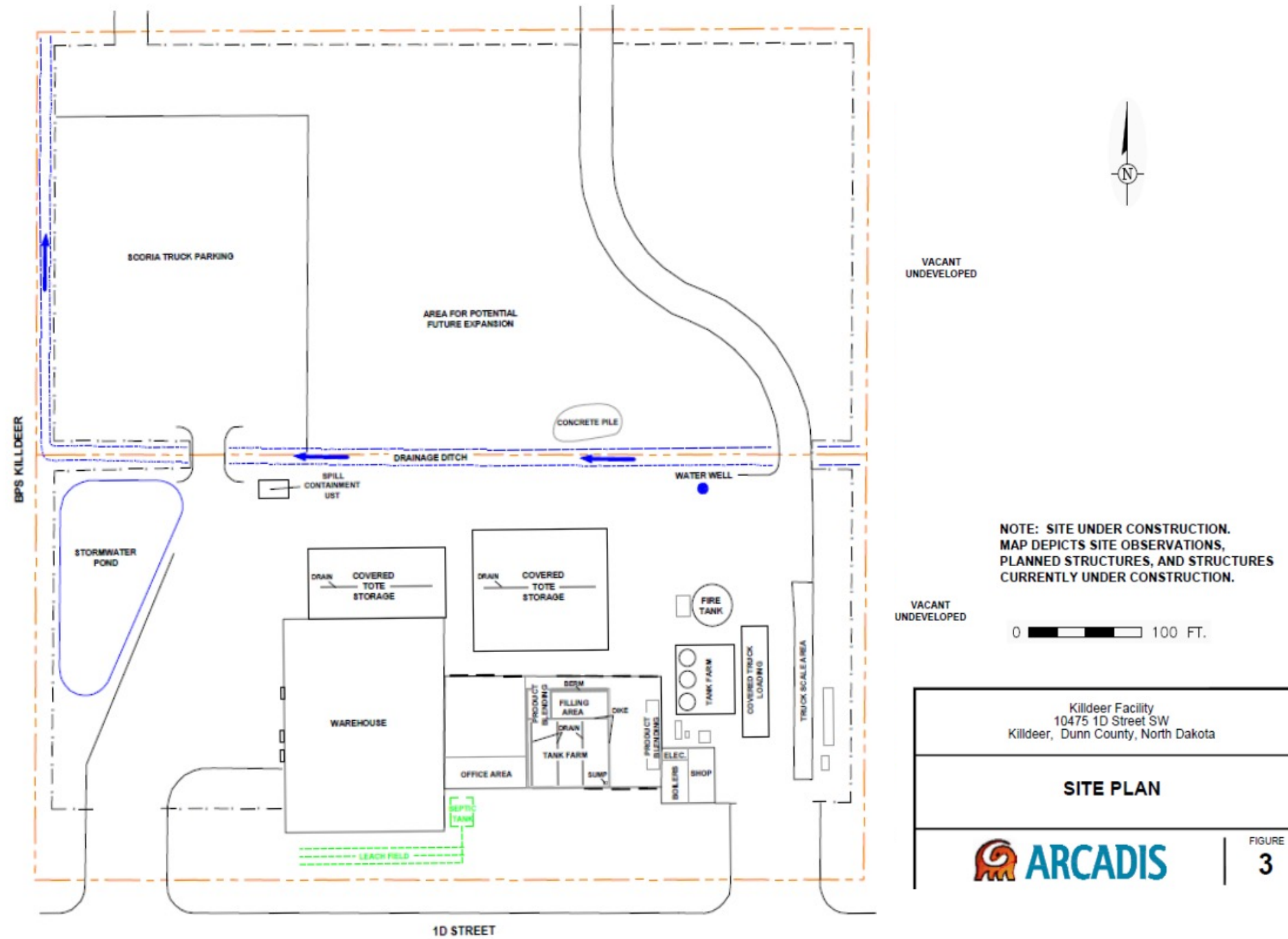


Location

This property is in the Killdeer Industrial Park Subdivision which is North of Killdeer on the East side of Highway 22. The property has quick and easy access to Highway 22, which is the primary thoroughfare in the market. Dickinson, ND is 35 miles South of Killdeer, Watford City, ND is 56 miles NW of Killdeer, and Williston, ND is 101 miles NW of Killdeer.



Site Plan





Let's Connect!

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