

# THE LOCATION PRO



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**SPEAK WITH A PRO 701.204.5022**

# ± 182,405 SF

## AVAILABLE FOR SALE

3 Industrial Parcels with Office Building, Large Warehouse and Additional Structures



**\$1,850,000**



# PROPERTY FEATURES

## Parcel A

- Office Building- +/- 2788 sf
- Guard Shack - +/- 301 sf
- Additional office building - +/- 881 sf
- Large Warehouse - 3 roll-up doors 10 x 12
- Covered Parking - 10 spots
- All Utilities at Parcel
- Access- Ganley Road

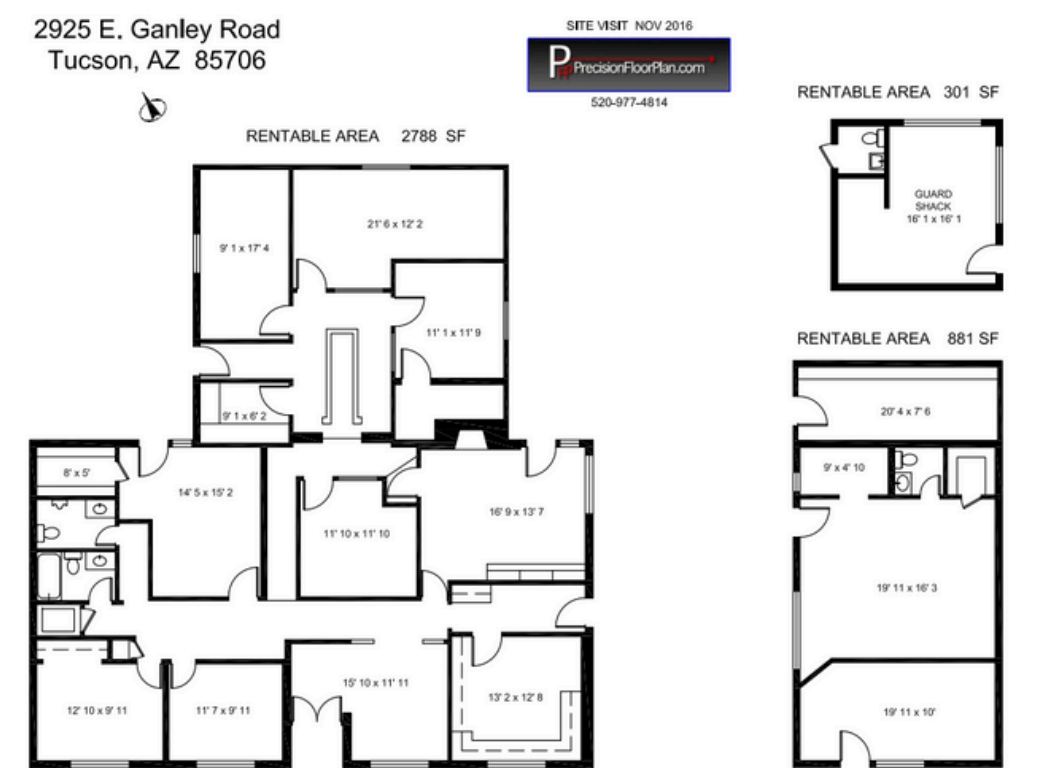
## Parcel C and D

- Both vacant land lots
- No utilities
- Access - Bilby Road

Property Appraised for asking price in June 2025

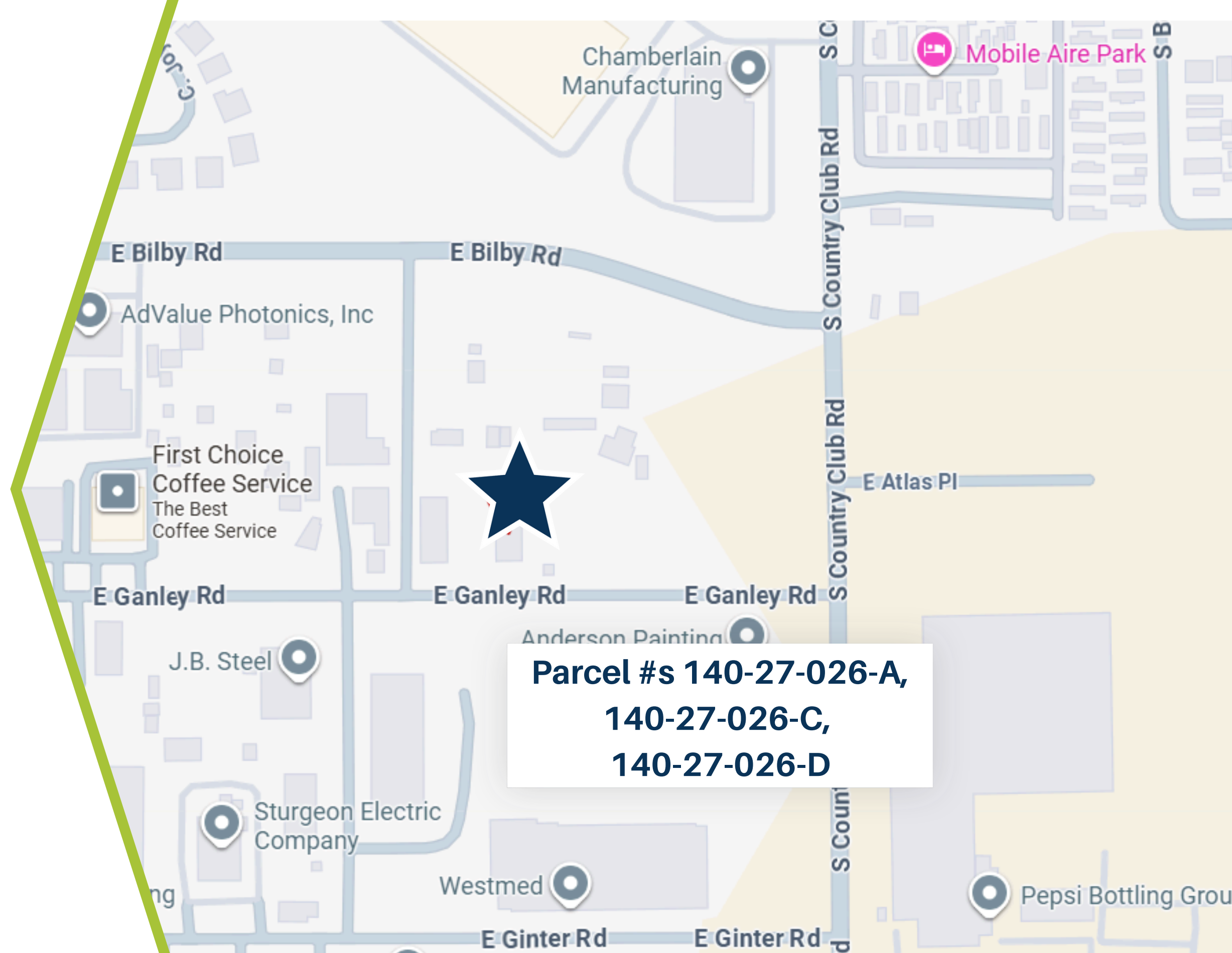


# PROPERTY PHOTOS



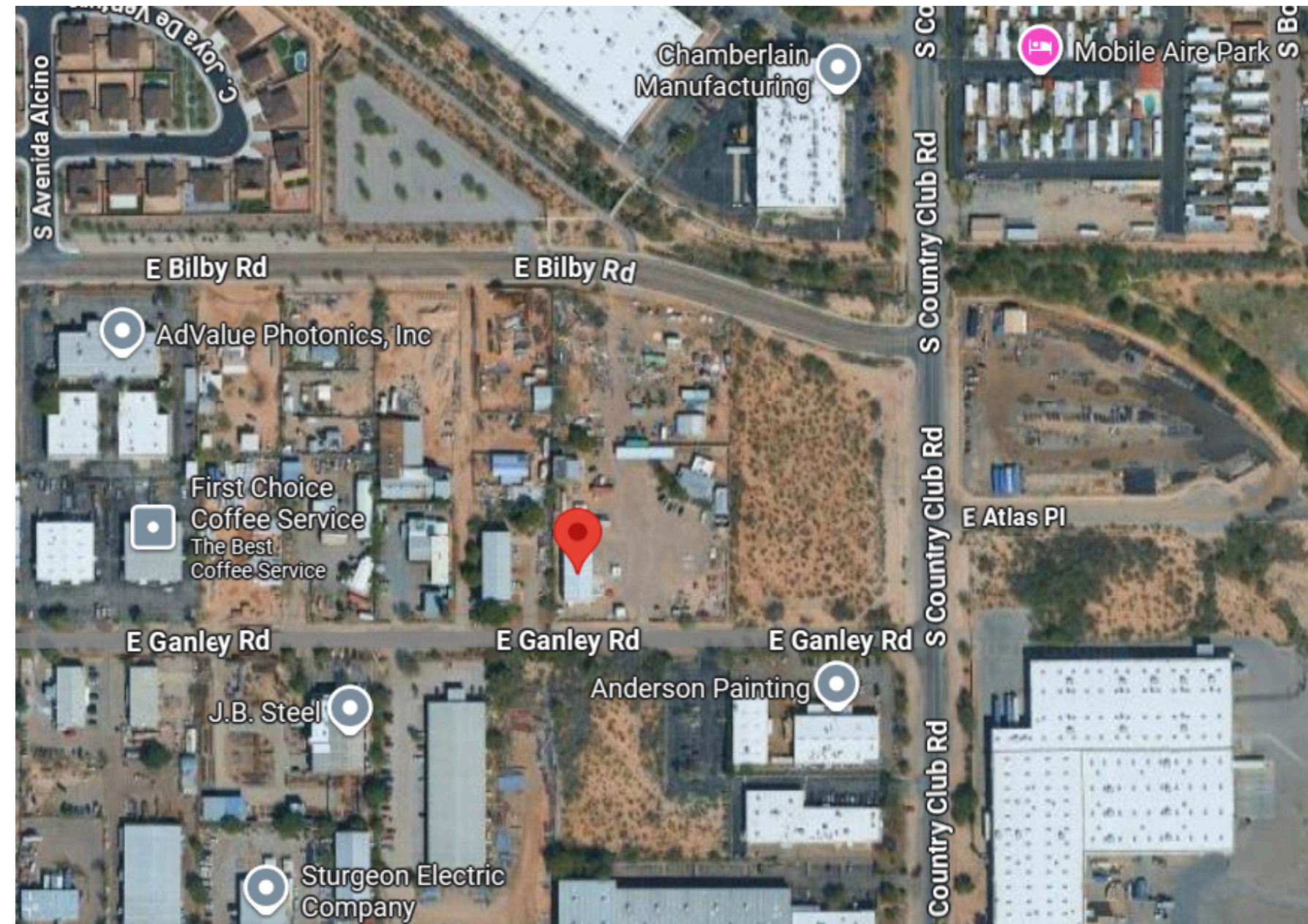


# PROPERTY LOCATION





# PROPERTY MAP



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