



## MAGNUM WAREHOUSE

BUILDING I & II

4903 & 4803 19<sup>TH</sup> AVENUE N

FARGO, NORTH DAKOTA

### LISTING BROKERS

KONRAD OLSON, SIOR  
Designated Broker  
701.280.1606  
[konrad@konradolson.com](mailto:konrad@konradolson.com)

MEGAN WALOCK  
Associate Broker  
701.280.1606  
[megan@konradolson.com](mailto:megan@konradolson.com)

# PROPERTY DETAILS

	<b>Building I</b>	<b>Building II</b> (Subject to Change)
<b>ADDRESS</b>	4903 19 <sup>th</sup> Avenue N Fargo, ND	4803 19 <sup>th</sup> Avenue N Fargo, ND
<b>PARCEL NO.</b>	01-8815-00100-000	01-8815-00100-000
<b>ZONING</b>	GC, General Commercial	GC, General Commercial
<b>TOTAL BLDG SF</b>	200,100 SF±	134,142 SF±
<b>AVAILABLE SF</b>	32,000 - 100,000 SF±	26,267 - 134,142 SF±
<b>CONSTRUCTION</b>	Pre-Cast Concrete	Pre-Cast Concrete
<b>CLEAR HEIGHT</b>	36'	35'
<b>FIRE SUPPRESSION</b>	ESFR	ESFR
<b>DOCK DOORS</b>	17	21
<b>DRIVE-IN DOORS</b>	2	3
<b>COLUMN SPACING</b>	58'4"	58'4"
<b>BAY DEPTH</b>	54'	56'3"
<b>SPEED BAY DEPTH</b>	60'	60'
<b>RAIL-SERVED</b>	No	Potential for Rail
<b>AVAILABLE</b>	Available for Immediate Occupancy	To Be Built

## LEASE & OPERATING EXPENSES

<b>LEASE RATE</b>	\$7.25 PSF/YR	<b>CAM Expense</b>	<b>Tenant Expense</b>
<b>CAM</b>	\$2.76 PSF/YR (Estimate)	Property Tax	Gas
		Special Assessments	Electric
		Building Insurance	Phone/Internet
		Sewer/Water/Garbage	Janitorial
		Snow/Lawn	Shared Maintenance

## OPTIONAL 3PL SERVICES AVAILABLE

Magnum Logistics provides local and regional LTL distribution, truckload services, logistics services, and a wide range of warehousing and fulfillment solutions, including light assembly and kitting with robust WMS solutions for client inventory needs.

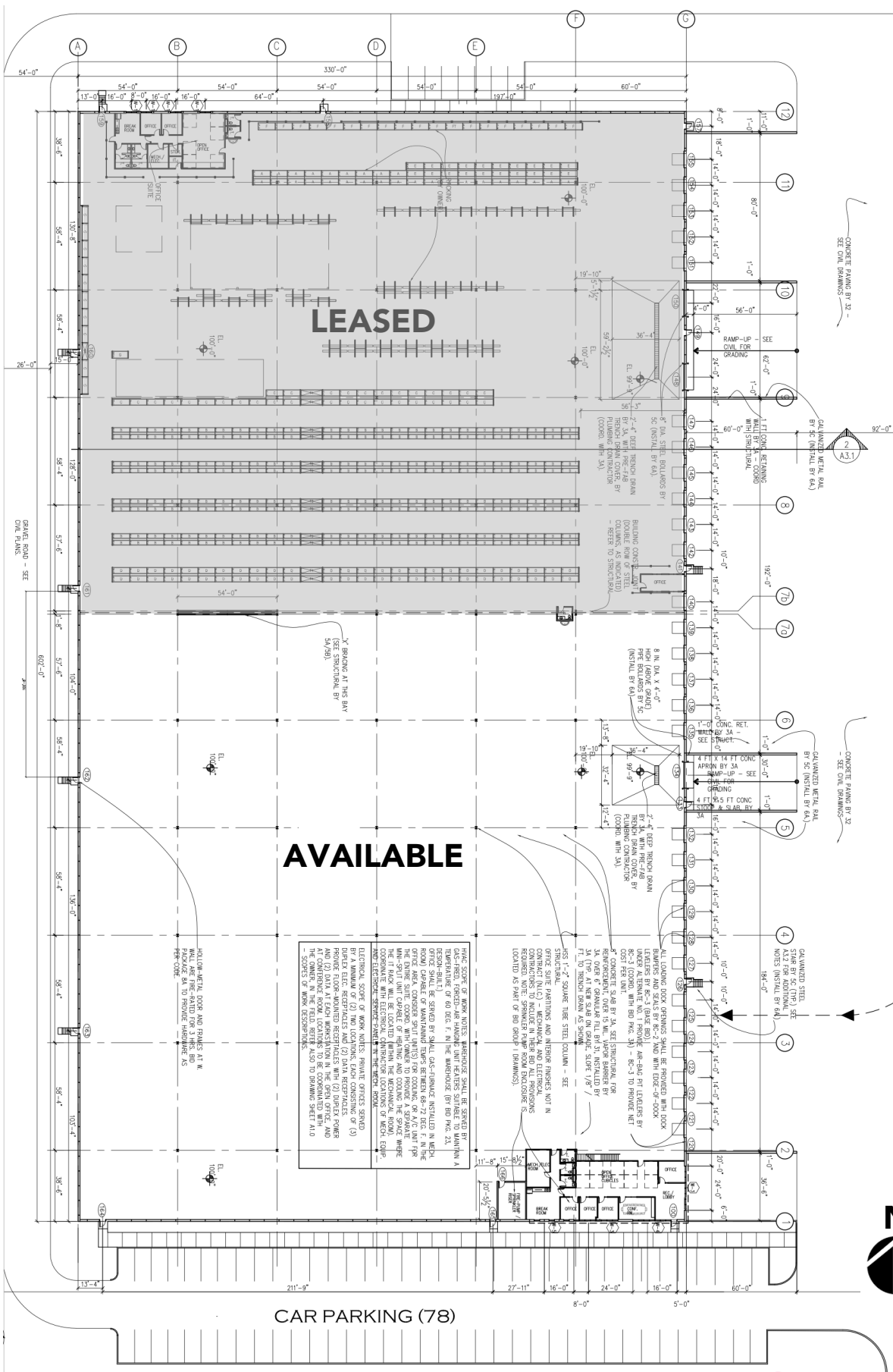
## CONTACT

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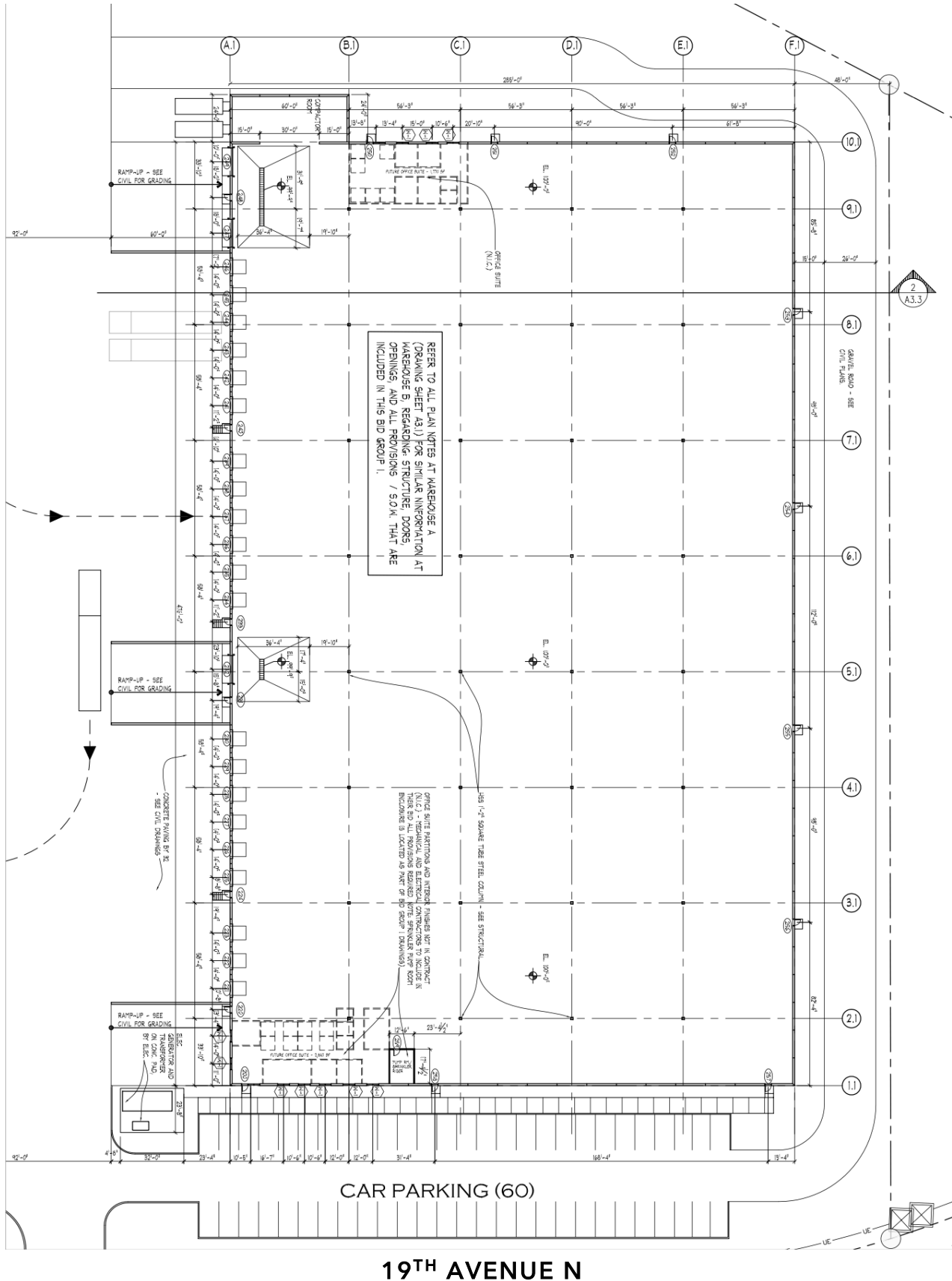
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# FLOOR PLAN - BUILDING I



# FLOOR PLAN - BUILDING II

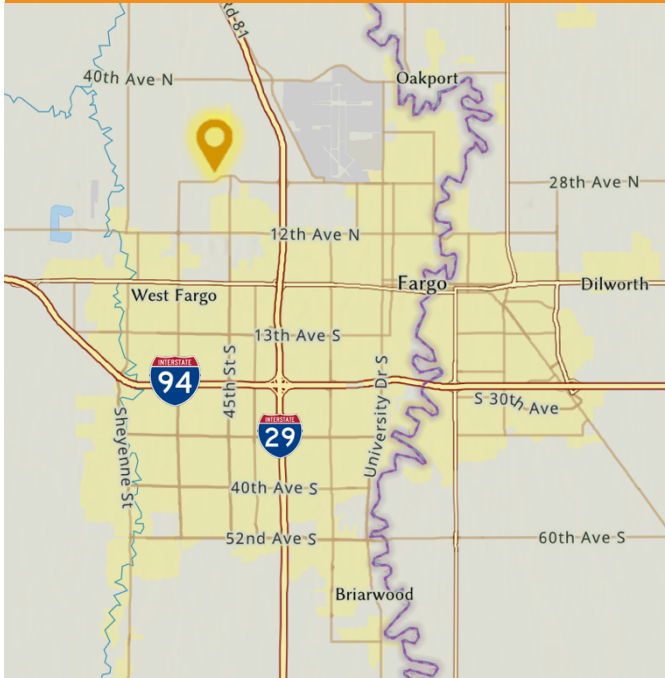




# LOCATION



## COMMUNITY MAP



## TRANSPORTATION

I-29 via 19 <sup>TH</sup> AVE N	1.3 MI
I-94	5 MI
HECTOR INTERNATIONAL AIRPORT	2.6 MI
GRAND FORKS, ND	72 MI
BISMARCK, ND	185 MI
WILLISTON, ND	385 MI
MINNEAPOLIS, MN	228 MI
SIoux FALLS, SD	244 MI

## CONTACT

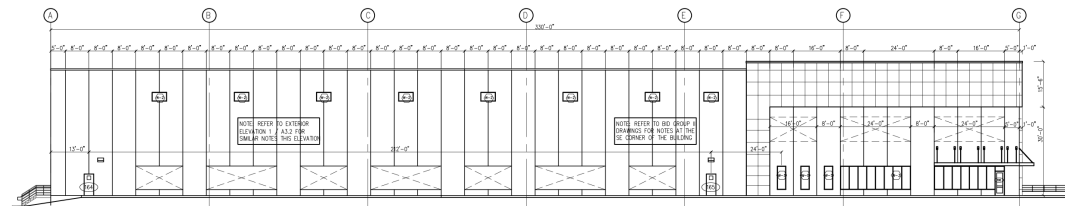
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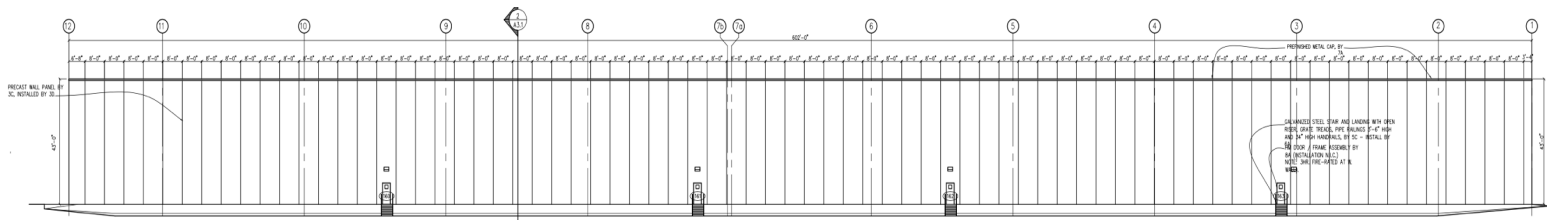


Brokers for the Owner  
2501 13<sup>th</sup> Ave. S. - Suite 204  
Fargo, ND 58103  
(701)280-1606

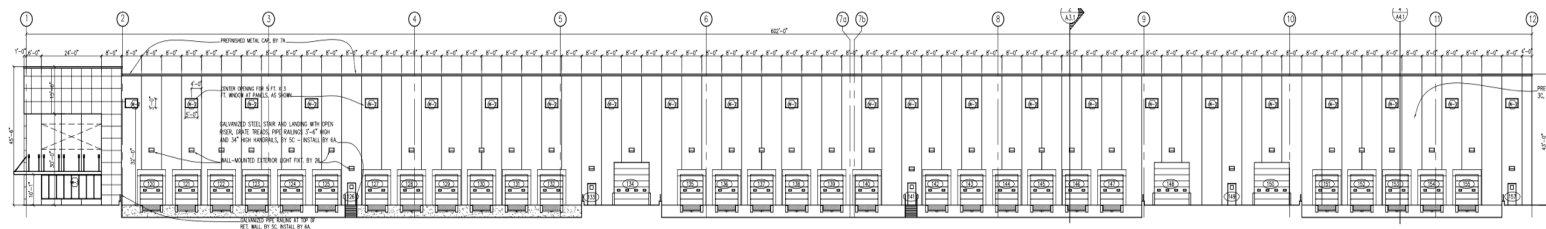
# BUILDING ELEVATIONS - BUILDING I



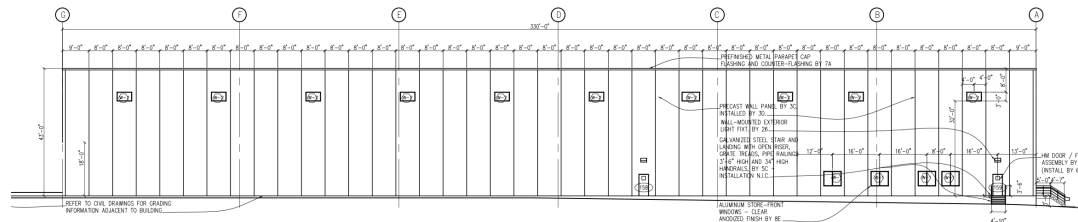
**SOUTH ELEVATION**



**WEST ELEVATION**



**EAST ELEVATION**



**NORTH ELEVATION**

## DEMOGRAPHIC PROFILE

10 MILE RADIUS

DATA PROVIDED BY ESRI

**233,012**

Population

**33.7**

Median Age

**98,221**

Households

**145,220**

Total Employees

**2.0%**

Unemployment Rate

**19%**

High School Graduate

**34%**

Some College

**43%**

Bachelor's/Grad/Prof. Degree

**\$41,168**

Per Capita Income

**\$65,419**

Median Household Income

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