



MAGNUM WAREHOUSE

BUILDING I & II

4903 & 4803 19TH AVENUE N
FARGO, NORTH DAKOTA

LISTING BROKERS

KONRAD OLSON, SIOR
Designated Broker
701.280.1606
konrad@konradolson.com

MEGAN WALOCK
Associate Broker
701.280.1606
megan@konradolson.com

PROPERTY DETAILS

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

LEASE & OPERATING EXPENSES

| LEASE RATE | \$7.25 PSF/YR | CAM Expense | Tenant Expense |
|-------------------|--------------------------|---|---|
| CAM | \$2.76 PSF/YR (Estimate) | Property Tax Special Assessments Building Insurance Sewer/Water/Garbage Snow/Lawn | Gas Electric Phone/Internet Janitorial 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.

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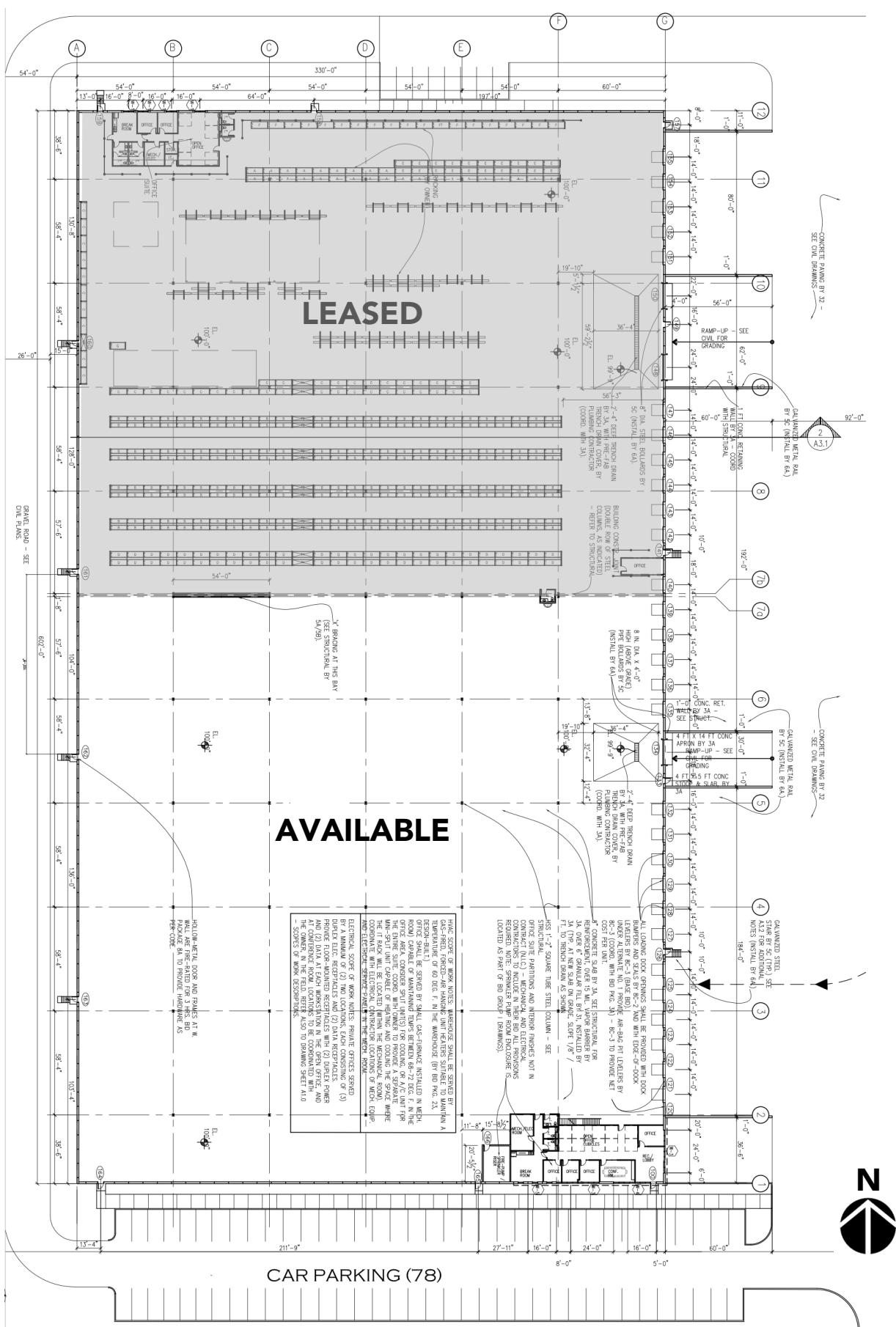
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Individual Memberships
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Office Realtors

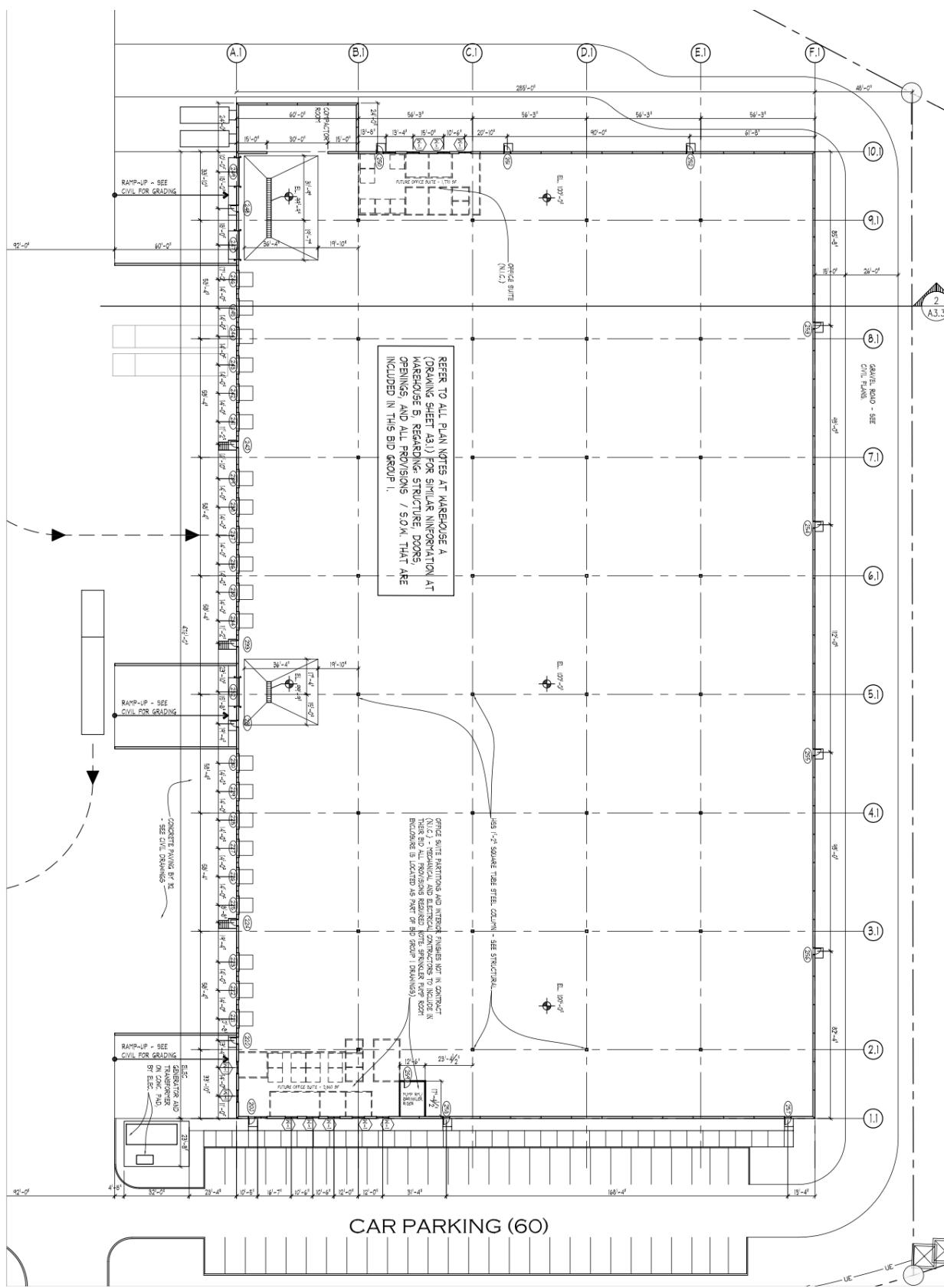


FLOOR PLAN - BUILDING I



19TH AVENUE N

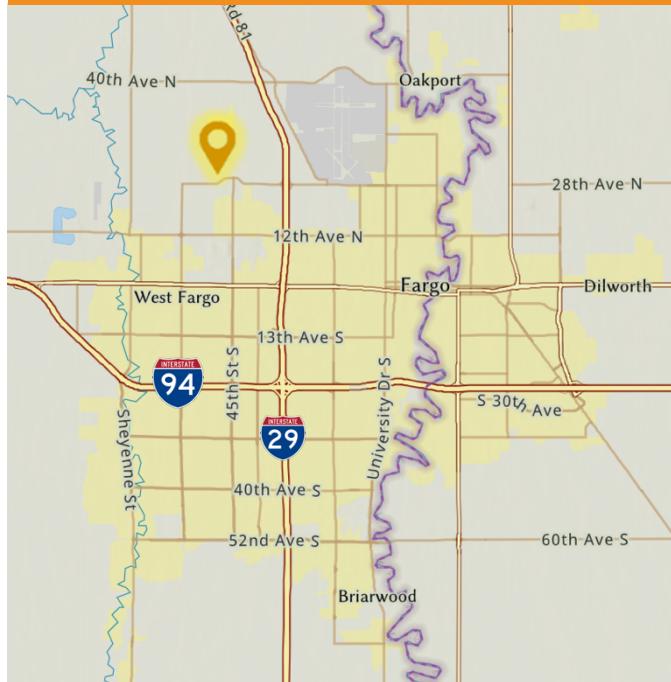
FLOOR PLAN - BUILDING II



LOCATION



COMMUNITY MAP



TRANSPORTATION

| | |
|---------------------------------|--------|
| I-29 via 19 TH 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 |

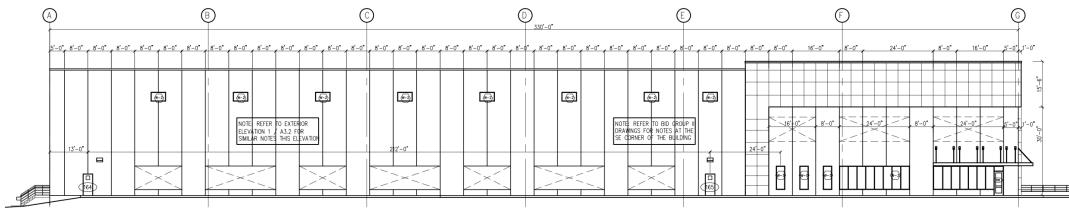
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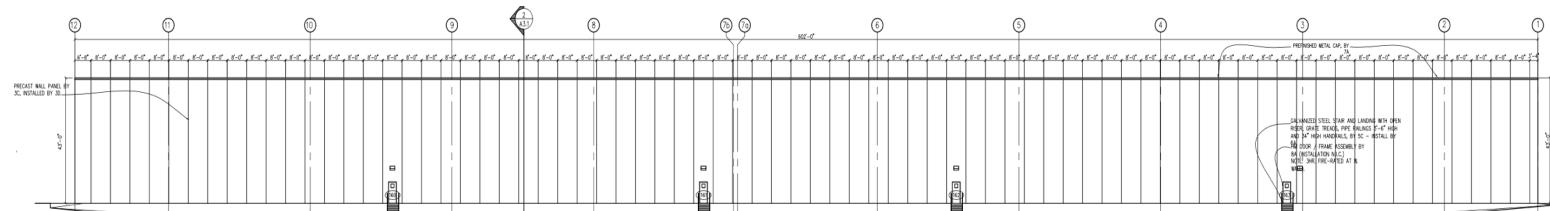
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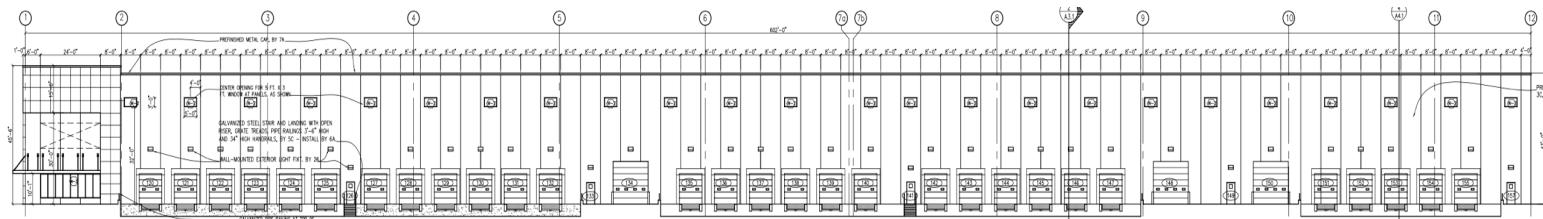
BUILDING ELEVATIONS - BUILDING I



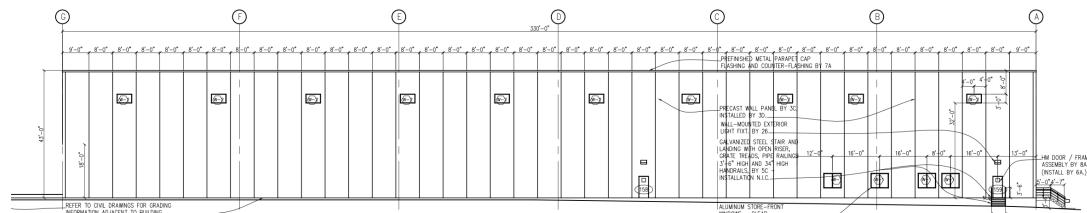
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

DEMOGRAPHIC PROFILE

10 MILE RADIUS

DATA PROVIDED BY ESRI

| | | | | |
|----------------------|--------------|------------------------------|-------------------|-------------------------|
| 233,012 | 33.7 | 98,221 | 145,220 | 2.0% |
| Population | Median Age | Households | Total Employees | Unemployment Rate |
| 19% | 34% | 43% | \$41,168 | \$65,419 |
| High School Graduate | Some College | Bachelor's/Grad/Prof. Degree | Per Capita Income | Median Household Income |

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