



# **AVAILABLE FOR SUBLEASE**

 $448 \& 308 7^{TH}$  STREET NW WEST FARGO, NORTH DAKOTA

LISTING BROKERS

KONRAD OLSON, CCIM SIOR

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# PROPERTY DETAILS

308 7th Street NW 448 7th Street NW **ADDRESS** 

> West Fargo, ND 58078 West Fargo, ND 58078

ZONING LI - Light Industrial LI - Light Industrial

**TOTAL BUILDING SF** 11,500 SF± 4,410 SF±

**SPACE AVAILABLE** 11,500 SF± 4,410 SF±

> OFFICE 3,200 SF±

**WAREHOUSE** 8,300 SF±

SITE SIZE 172,284 SF± (3.95 Acres) 73,795 SF± (1.69 Acres)

**DRIVE-IN DOORS** 1 (13'h x 16'w Drive-In Door) 4 (16'h x 14'w Drive-In Doors w/Pull Thru) 1 (12'h x 13'w Drive-In Door) 1 (10'h x 10'w Drive-In Door)

N/A **DOCK DOORS** 2 (10'h x 8'w Dock Doors)

12.96' to Truss **CEILING HEIGHT** 17.25' Sidewall Height

21' to Peak Height of Liner Panel

TRAILER PARKING 41 Stalls (Expandable)

## **LEASE & OPERATING EXPENSES**

**BASE RENT** \$6.96 PSF/YR Modified Gross

### **TENANT EXPENSE**

Annual Increases in Taxes & Insurance over Base Year\*

Utilities Phone/Data **Janitorial** 

Snow Removal & Lawn Care

Parking Lot Maintenance

Routine Building Maintenance & Repairs

### **LANDLORD EXPENSE**

Property Taxes & Installments of Special Assessments\* Landlord's Insurance\*

Structural Maintenance & Capital Repairs/Replacements

\* Base Year 2024

### **NEIGHBORING BUSINESSES**

TCC Materials **Grouser Products** Windows Plus Agassiz Seed & Supply Johnstone Supply Hogue Diesel Service Pure Performance Motorcycles Olympic Sales

### CONTACT

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Individual Memberships



Individual Memberships Society of Industrial and

COMMERCIAL REAL ESTATE

Broker for the Sublessor

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Commercial Investment Real Estate Council

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# SITE & LOCATION 448 7th St NW 308 7th St NW

# MAP & TRANSPORTATION



I-29 via MAIN AVENUE	4.2 MI
I-94	1.7 MI
HECTOR INT'L AIRPORT	6.8 MI
GRAND FORKS, ND	79 MI
BISMARCK, ND	188 MI
WILLISTON, ND	383 MI
MINNEAPOLIS, MN	241 MI
SIOUX FALLS, SD	244 MI



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