



AVAILABLE FOR SUBLEASE

448 & 308 7TH STREET NW
WEST FARGO, NORTH DAKOTA

LISTING BROKERS

KONRAD OLSON, CCIM SIOR
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701.280.1606
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MEGAN WALOCK
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CODY FOLTS
CRESA
480.202.7924
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PROPERTY DETAILS

ADDRESS	448 7 th Street NW West Fargo, ND 58078	308 7 th Street NW 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	4 (16'h x 14'w Drive-In Doors w/Pull Thru) 1 (10'h x 10'w Drive-In Door)	1 (13'h x 16'w Drive-In Door) 1 (12'h x 13'w Drive-In Door)
DOCK DOORS	2 (10'h x 8'w Dock Doors)	N/A
CEILING HEIGHT	17.25' Sidewall Height 21' to Peak Height of Liner Panel	12.96' to Truss
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

Agassiz Seed & Supply

TCC Materials

Grouser Products

Windows Plus

Johnstone Supply

Hogue Diesel Service

Pure Performance Motorcycles

Olympic Sales

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Individual Memberships
Commercial Investment
Real Estate Council



Individual Memberships
Society of Industrial and
Office Realtors



SITE & LOCATION



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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