

VALLEY EXPRESS WAREHOUSE/OFFICE

3911 37TH AVE S, FARGO, ND 58104

GOLDMARK™
COMMERCIAL REAL ESTATE INC

FOR LEASE



WAREHOUSE/SHOP, SHOWROOM, OFFICE SPACE AVAILABLE IN GREAT
SOUTH FARGO LOCATION WITH LARGE 2.3 ACRE SITE

Space Available: 26,000 SF

Base Rent: \$7.75 + CAM: \$2.00

Monthly Rent: \$21,125

Andy Westby, SIOR | 701.239.5839

andy.westby@goldmark.com

Goldmark Commercial Real Estate

www.goldmarkcommercial.com

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SPACE AVAILABLE

Total: 26,000 SF
Warehouse/Production: 7,040 SF
Office/Showroom: 4,960 SF
Shop: 14,000 SF

BASE RENT

\$7.75 PSF

CAM

\$2.00 PSF

MONTHLY RENT + CAM

\$21,125.00

ZONING

LI- Limited Industrial

TENANT EXPENSES

Electric/Heat
Water/Sewer/Garbage
Snow/Lawn
Phone/Internet
Janitorial
Yard/Parking Maintenance

CAM EXPENSES

Taxes/Specials/Insurance

LOT SIZE

101,925 SF | 2.34 ac.

PROPERTY DESCRIPTION:

26,000 SF of warehouse, office, and showroom space in South Fargo. Great accessibility off 32nd Ave and I-29 with a nice mix of space and ample parking/yard space. Around 5,000 SF of nicely finished office and showroom space with polished concrete floors is available on the south end, attached to a 7,000 warehouse/production area (heated and cooled) with 2 dock doors and a drive in door. The north half of the building currently consists of a 5 bay shop (10,000 SF) and a 2 bay shop (4,000 SF) with floor drains.

The building has 3 phase power along with floor heat and supplemental/recovery heat options throughout. Seven 14' x 16' OHDs in the shop space, with 2 dock doors and drive in door to the Warehouse/Production area. The secured yard has a dolly pad with 50,000 SF of surface area with recently poured concrete, crushed concrete and asphalt surfaces including a drain tile system to provide an excellent, hard packed lot.

PROPERTY FEATURES:

- Excellent mix of showroom, office, warehouse/production & shop space
- Great accessibility off 32nd Ave S and I-29
- 3-phase power available
- Floor heat throughout
- 50,000 SF yard with dolly pad and security fence

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Interested parties should conduct their own independent investigations and rely only on those results.

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PARCEL VIEW



AERIAL VIEW

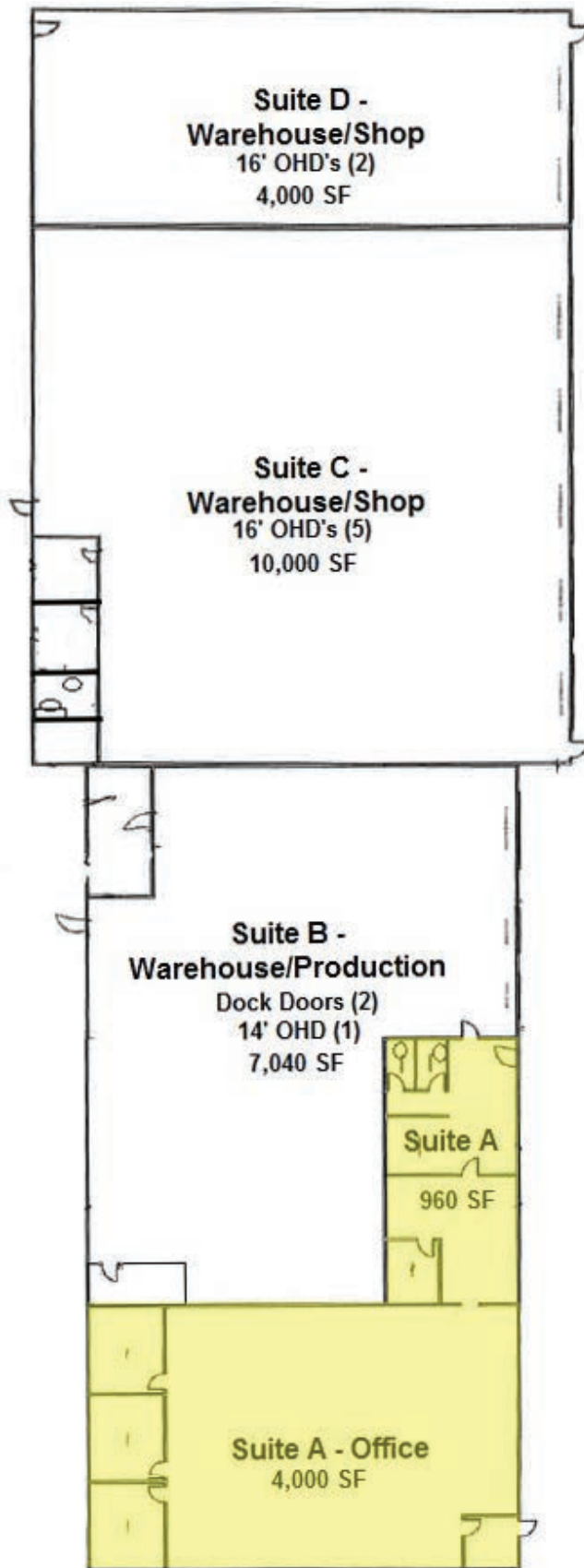


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OFFICE/SHOWROOM



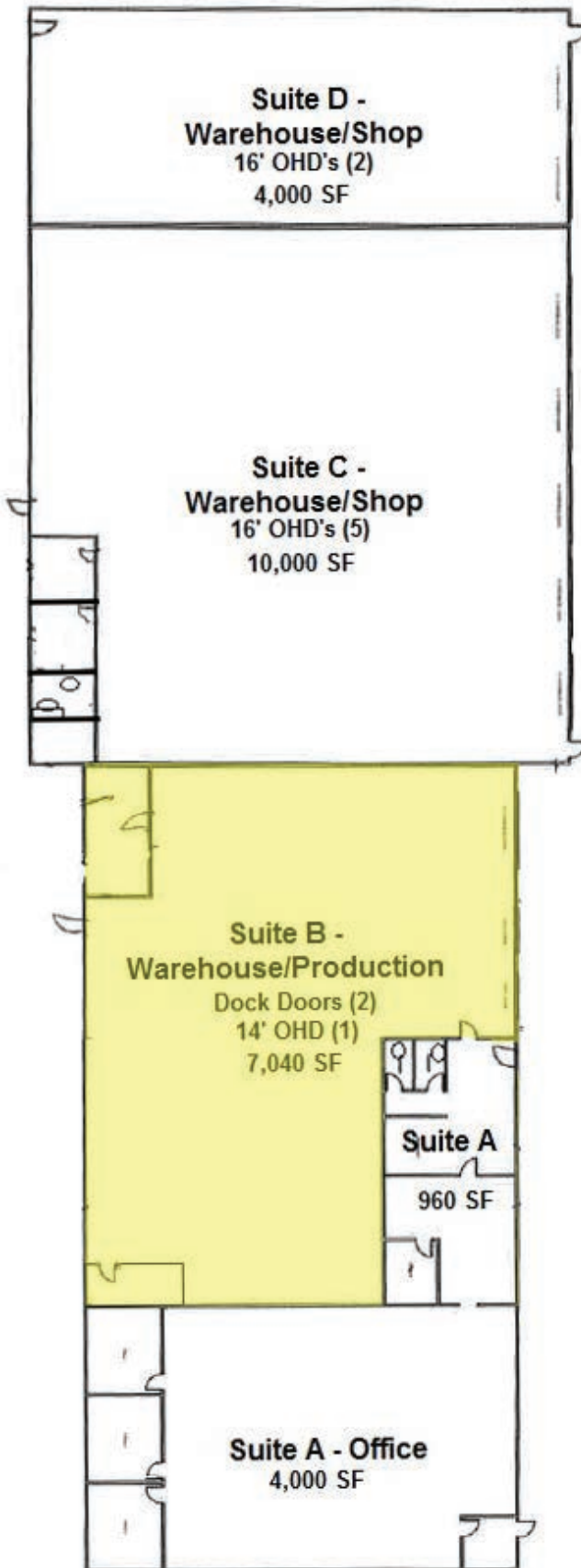
OFFICE/SHOWROOM:

- 4,960 SF
- Polished concrete floors
- Front-door customer and employee parking
- Large showroom/open working area
- 3 offices with full kitchen/breakroom
- Server/storage closet
- Restrooms
- Floor heat via natural gas boiler with recovery
- Large cement parking area in front
- Double fire doors going into warehouse/production area

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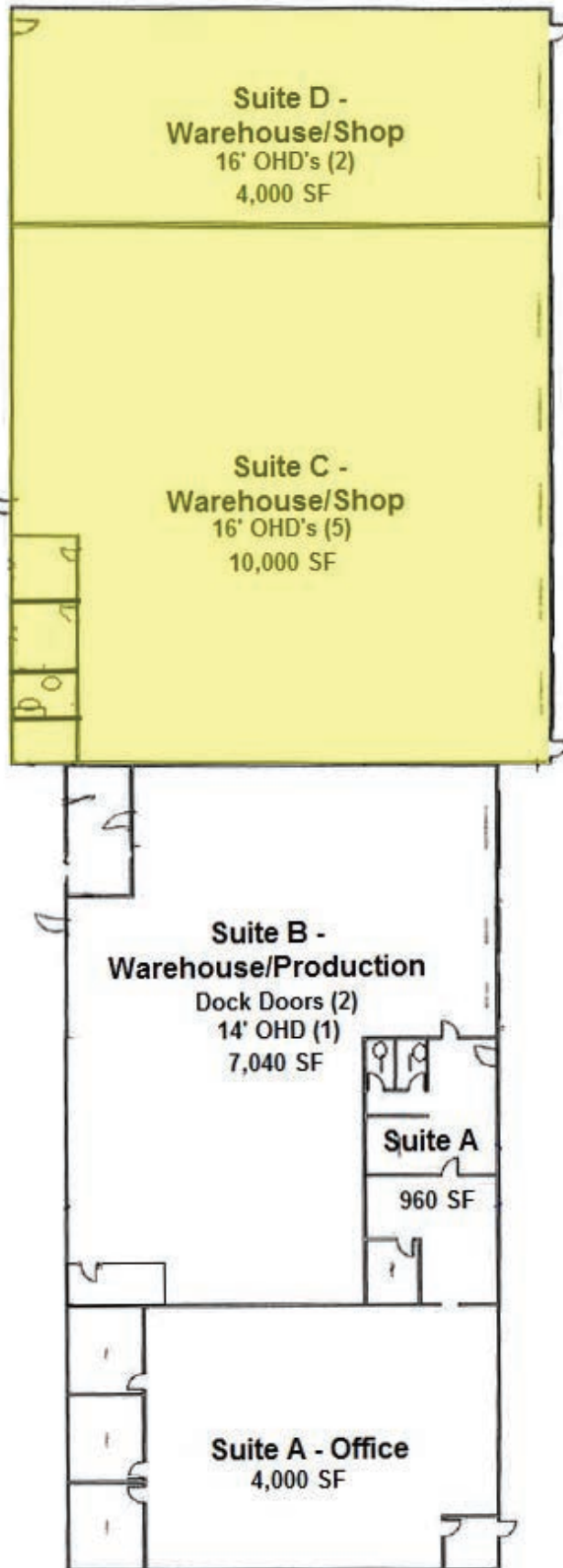
WAREHOUSE/PRODUCTION:

- 7,040 SF
- 2 dock doors
- 1 overhead door (14')
- Heated exterior dock floor w/newly poured sidewalls
- Trench floor drains
- 15' sidewalls, 16.5' to center roof deck
- Floor heat via off peak electric cables
- Natural gas recovery/supplementa heater
- Central air
- Access to common bathrooms in office area
- 1 office with overhead storage
- Double fire doors going into showroom

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SHOP:

- 14,000 SF
- Floor drains
- 18' sidewalls, 20' to center roof deck
- Floor heat via hot water off peak
- Recovery/supplemental heater (waste oil in C, natural gas in D)
- Suite C has 2 offices and a bathroom
- Good lighting
- 14'w x 16'h Overhead Doors (5 in C, 2 in D)

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AREA MAP

