



MAGNUM WAREHOUSE

4903 19TH AVENUE N
FARGO, NORTH DAKOTA

LISTING BROKERS

KONRAD OLSON, CCIM 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 58103	TBD
PARCEL NO.	01-8815-00100-000	01-8815-00100-000
ZONING	GC, General Commercial	GC, General Commercial
TOTAL BLDG SF	200,100 SF±	135,660 SF±
AVAILABLE SF	32,000 - 100,000 SF±	26,266 - 135,660 SF±
CONSTRUCTION	Pre-Cast Concrete	Pre-Cast Concrete
CLEAR HEIGHT	36'	36'
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	Yes
AVAILABLE	Available for Immediate Occupancy	To Be Built

LEASE & OPERATING EXPENSES

LEASE RATE	\$7.75 PSF/YR	CAM Expense	Tenant Expense
CAM	\$2.25 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.

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COMMERCIAL REAL ESTATE
Broker for the Owner
2501 13th Ave. S. - Suite 204
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Individual Memberships
Commercial Investment
Real Estate Council



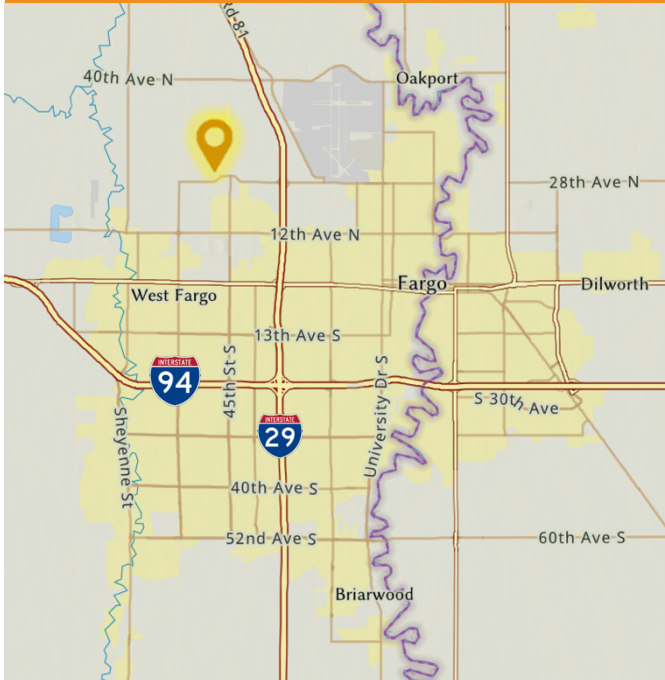
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Office Realtors



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

CONTACT

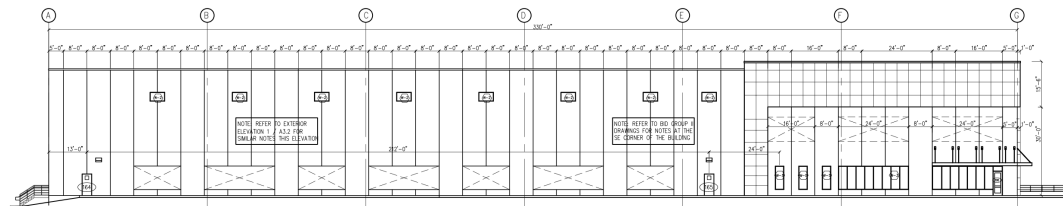
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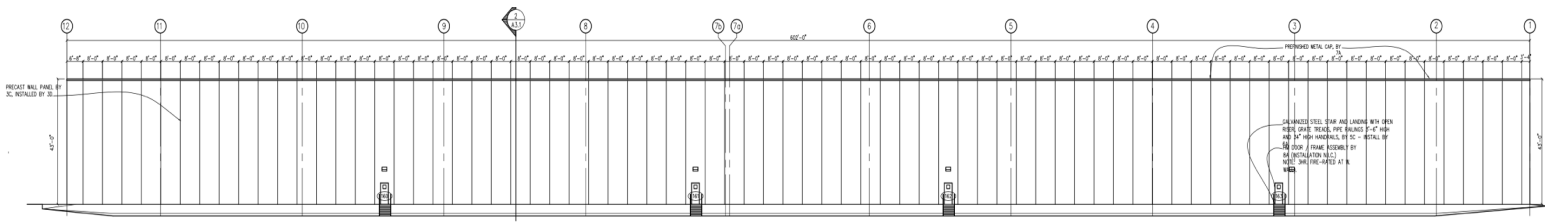


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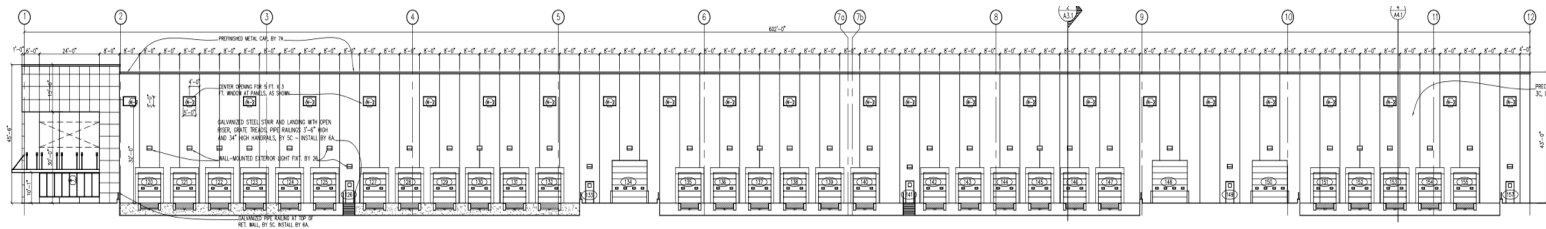
BUILDING ELEVATIONS - BUILDING I



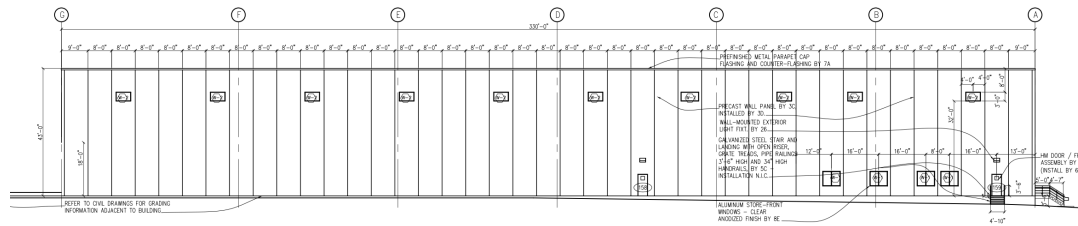
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

DEMOGRAPHIC PROFILE

10 MILE RADIUS

DATA PROVIDED BY ESRI

233,012

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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