

FOR SALE OR LEASE
Industrial Shop Condos

9819 Industrial Drive, Horace, ND 58047

MLS #25-246 & 25-249



JUSTIN GUSTOFSON, SIOR, CCIM, REALTOR®

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4609 33rd Ave S, Suite 400, Fargo, ND 58104

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PROPERTY DESCRIPTION: Spacious shop bays with 14' overhead garage doors are available just south of Horace. Each unit includes a floor drain, ceiling fan, 200 amp single phase electrical panel, and LED light fixtures. Each space is 30' x 50'. No exterior storage. Units include a bathroom.

INDIVIDUAL UNIT SIZE: 1,500 SF

LEASE RATE: \$9.00 SF

PURCHASE PRICE: \$200,000

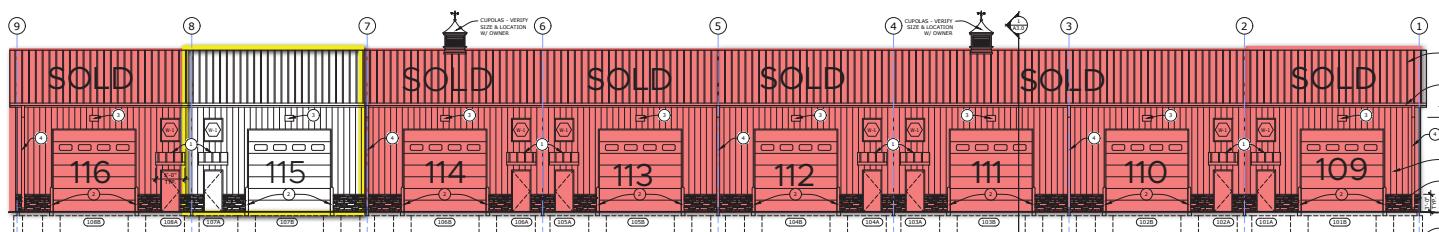
ESTIMATED CAM:

\$2.25 PSF

(Tenant pays utilities)

ASSOCIATION FEES:

\$125.00/mo (estimated)



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