

3034 43RD ST N
FARGO, ND 58102



Variant 6 & 7

**133,100 SF
Modern
Warehouses
Build to Suit
For Lease**

-OR-

**13.16 Acres of Land
For Sale**

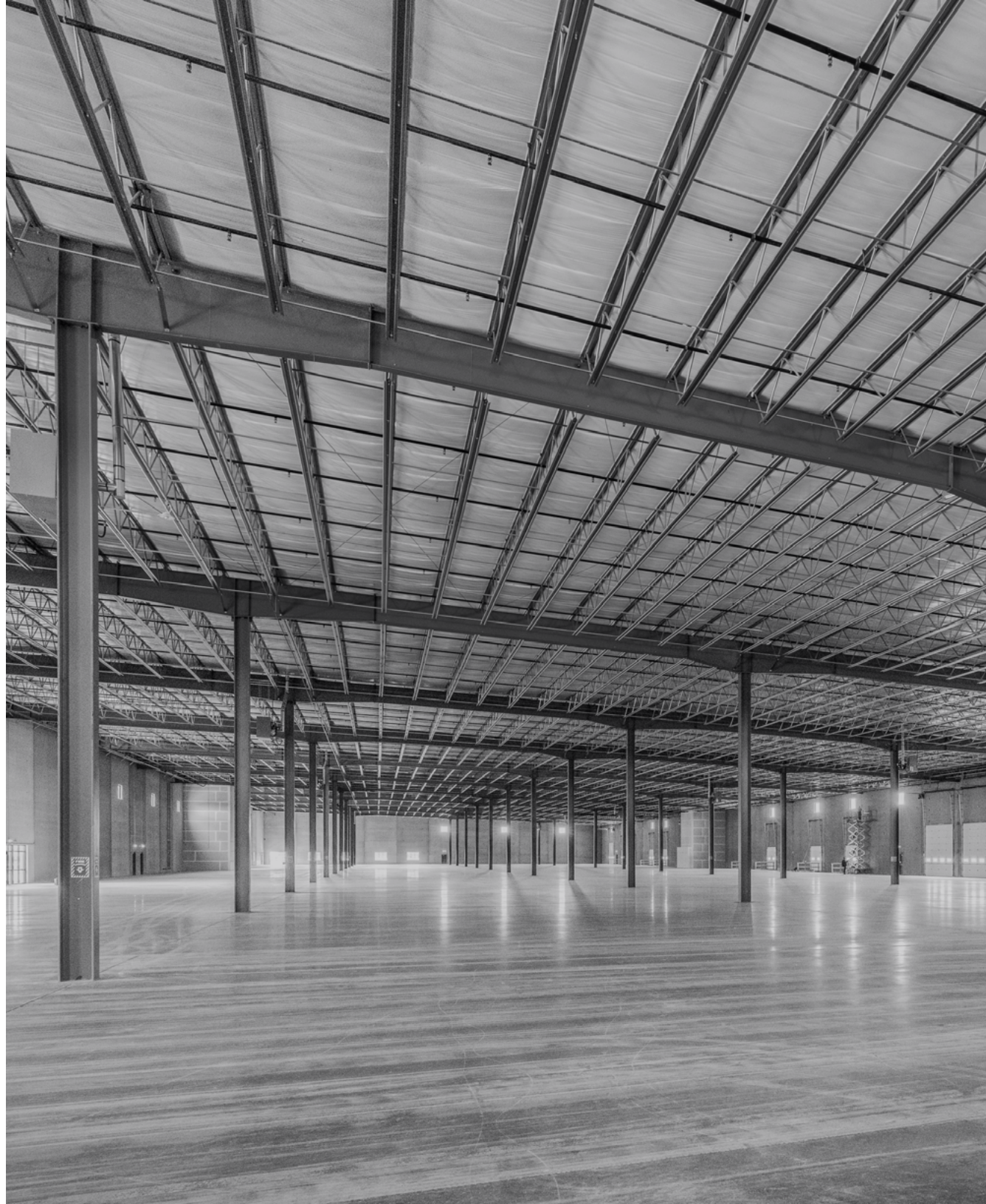
CBRE AN ENCLAVE PROJECT

Property Overview

Variant 6 & 7

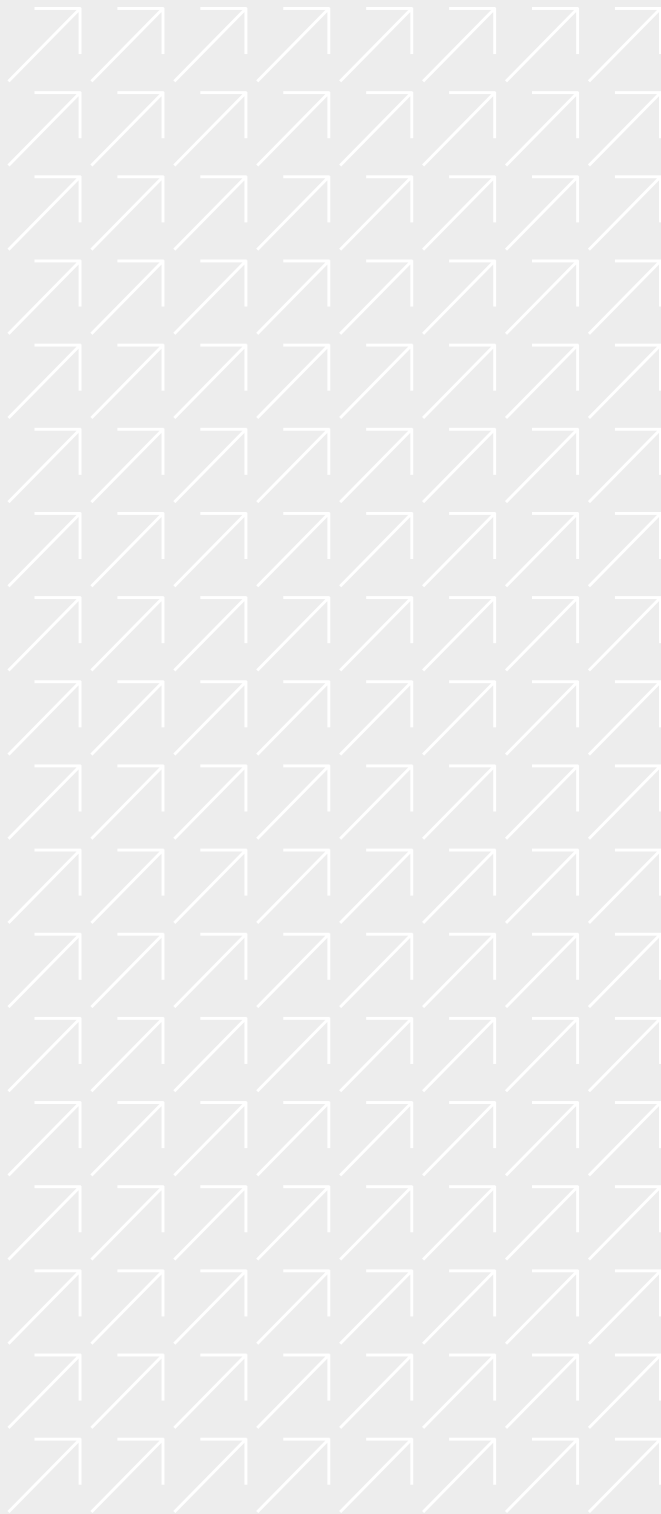
CBRE and Enclave are proud to present Variant 6 and Variant 7, a new two-phase spec development with a total of 266k SF of tilt-up concrete warehouse in Fargo, ND.

The property features 28'+ ceilings, 1,600 amp 277/480volt 3-phase power, and ESFR fire suppression. Loading docks and drive-ins can be built-to-suit and there is plenty of room for parking on the 13.16 acres of land. The 13.16 acres of land can also be sold as-is.



Property Details

Total Building SF	266,200
Variant 6	133,100
Variant 7 - Future Phase	133,100
Vacant Land Sale Price	Contact for Pricing
Acres Available for Sale	6.56 - 13.16
Lease Rate PSF/yr, NNN	Contact for Pricing
Est. total OpEx PSF/yr	\$2.75
SF Available for Lease	24,200 - 266,200
Year Built	Variant 6 Available Q4 2025
Construction	Tilt-up concrete w/ steel frame
Clear Height Range	28' - 34'
Dock Doors	12 w/ 9' W x 10' H doors and levelers
Drive-Ins	6 w/ 14' W x 16' H doors
Column Spacing	55' x 55'
Building dimensions	605' x 220'
Address	3034 43rd St N Fargo, ND 58102
Parcel Number	01-8819-00500-000 & 01-8819-00600-000
Acres of Land	13.16
Zoning	LI - Limited Industrial



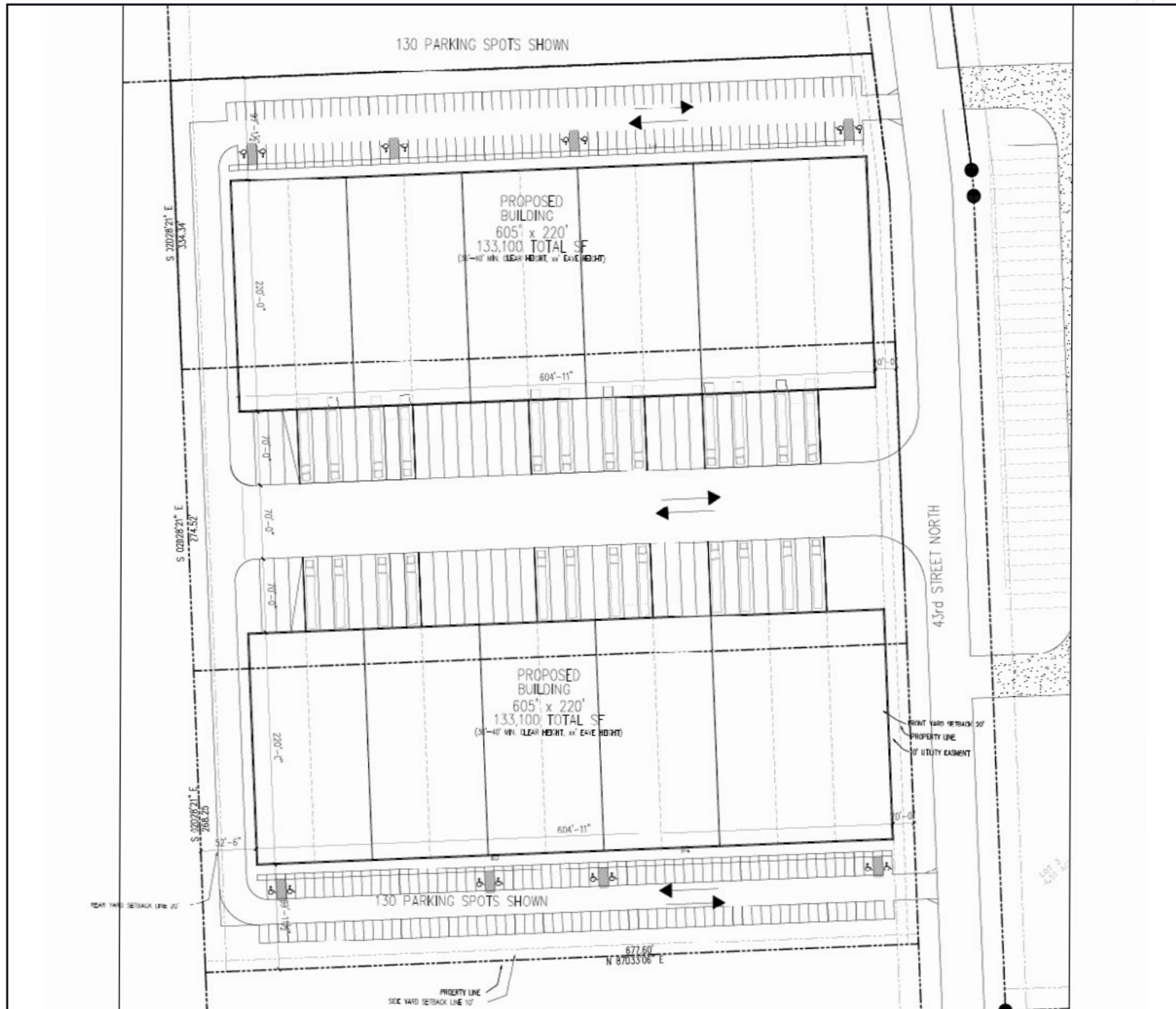
Property Highlights

Variant 6 & 7

- Demisable in 24,200 SF Increments
- Trailer Court Provides Accessibility and Operational Efficiency
- 6" Reinforced Concrete Floors
- TI Allowance Available
- Min 28' Clear Height
- Build-to-Suit or Turn-Key
- 3-phase | 1,600 amps | 277/480 volt
- Natural Gas Unit Heaters
- 13.16 Acres of Land Can Be Sold As-Is
- 130 Vehicle Parking Spaces Per Building
- Trailer Parking Available
- Total of Twenty Four 48" Recessed Loading Docks w/ Up to 24 More
- Concrete Tilt-Up Walls
- ESFR Fire Suppression
- Signage Options Available
- Natural Gas & Electricity Metered Separately
- Variant 6 Available Q4 2025
- Variant 7 - Inquire for Delivery Date



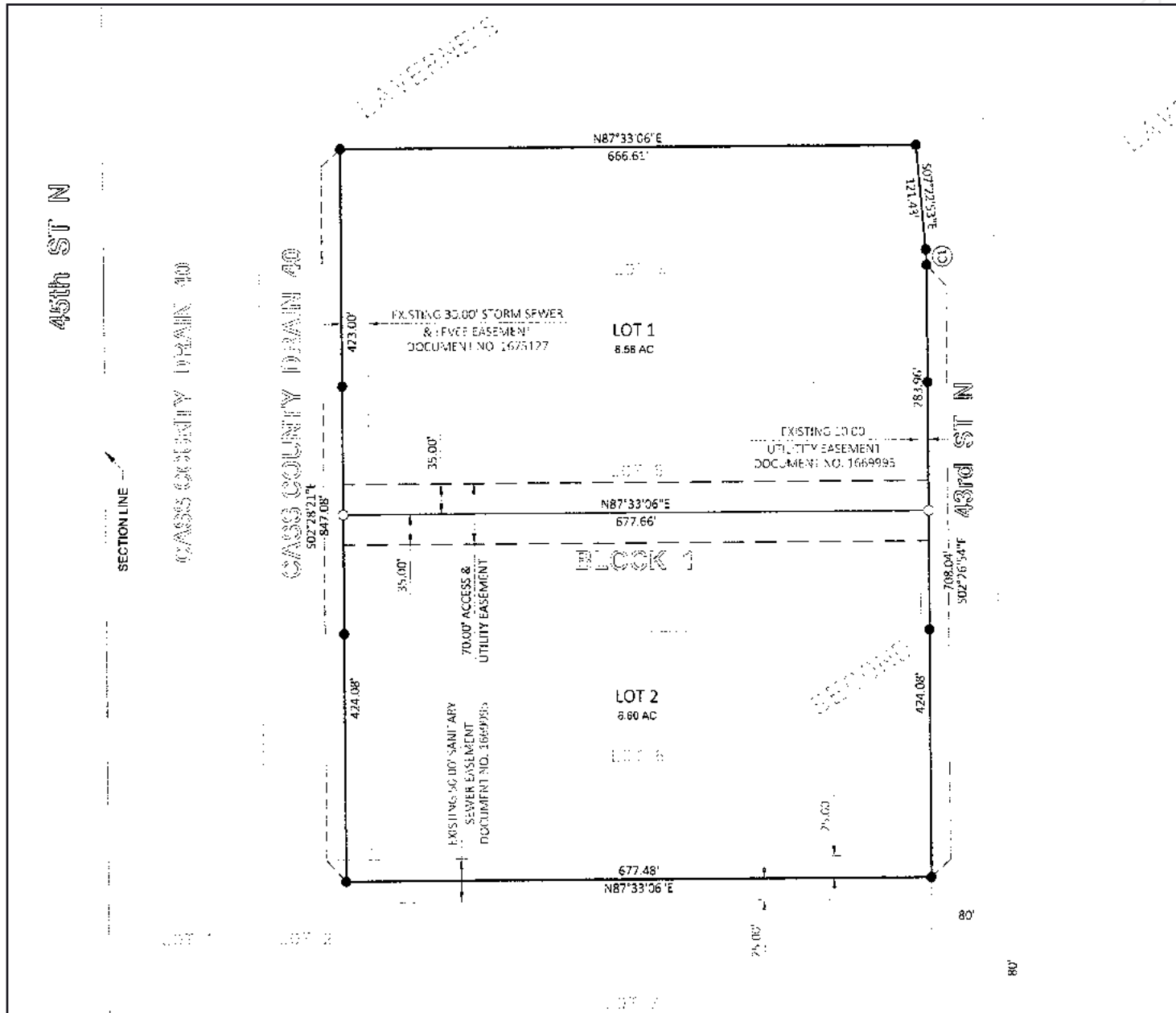
Site Plan



VARIANT 6
133,100 SF

VARIANT 7
133,100 SF

Land Plat



VARIANT 6

ACRES
6.56

VACANT LAND PRICE
Contact for Pricing

SPECIAL ASSESSMENTS
\$2.44 PSF

VARIANT 7

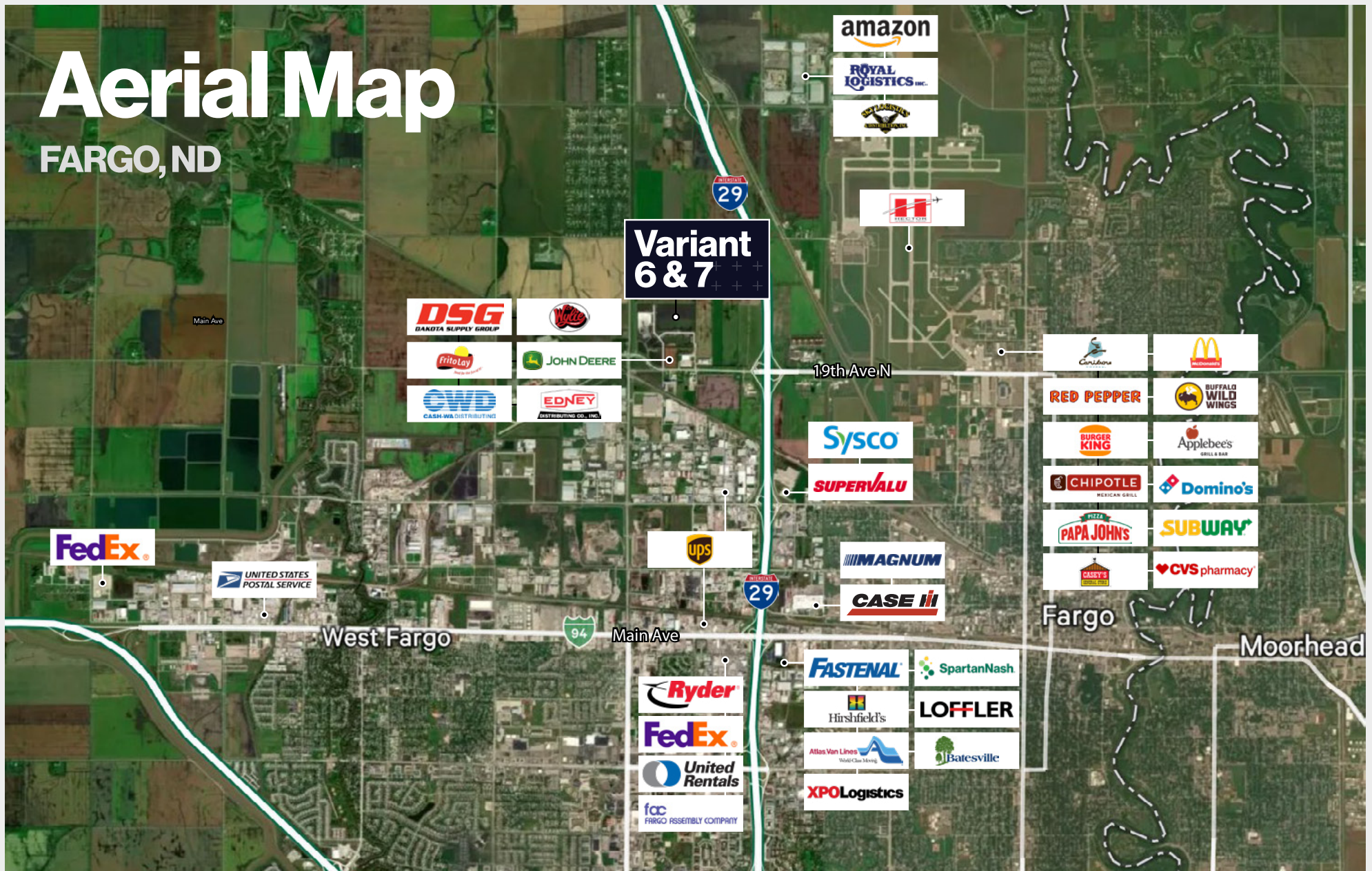
ACRES
6.6

VACANT LAND PRICE
Contact for Pricing

SPECIAL ASSESSMENTS
\$2.43 PSF

Aerial Map

FARGO, ND



LOCATION

This property is located on the North side of Fargo near the I-29 / 19th Ave N intersection and Hector International Airport. I-29 is less than one mile away via brand new concrete-paved roads and the new 1.3M SF Amazon distribution center is just two miles North.



Variant 6 & 7

266,200 SF

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CBRE

AN ENCLAVE PROJECT

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