



# EXCHANGE WAREHOUSE

100K SF MODERN WAREHOUSE

4355 S 36TH AVE GRAND FORKS, ND 58201

**CBRE**

AN ENCLAVE PROJECT

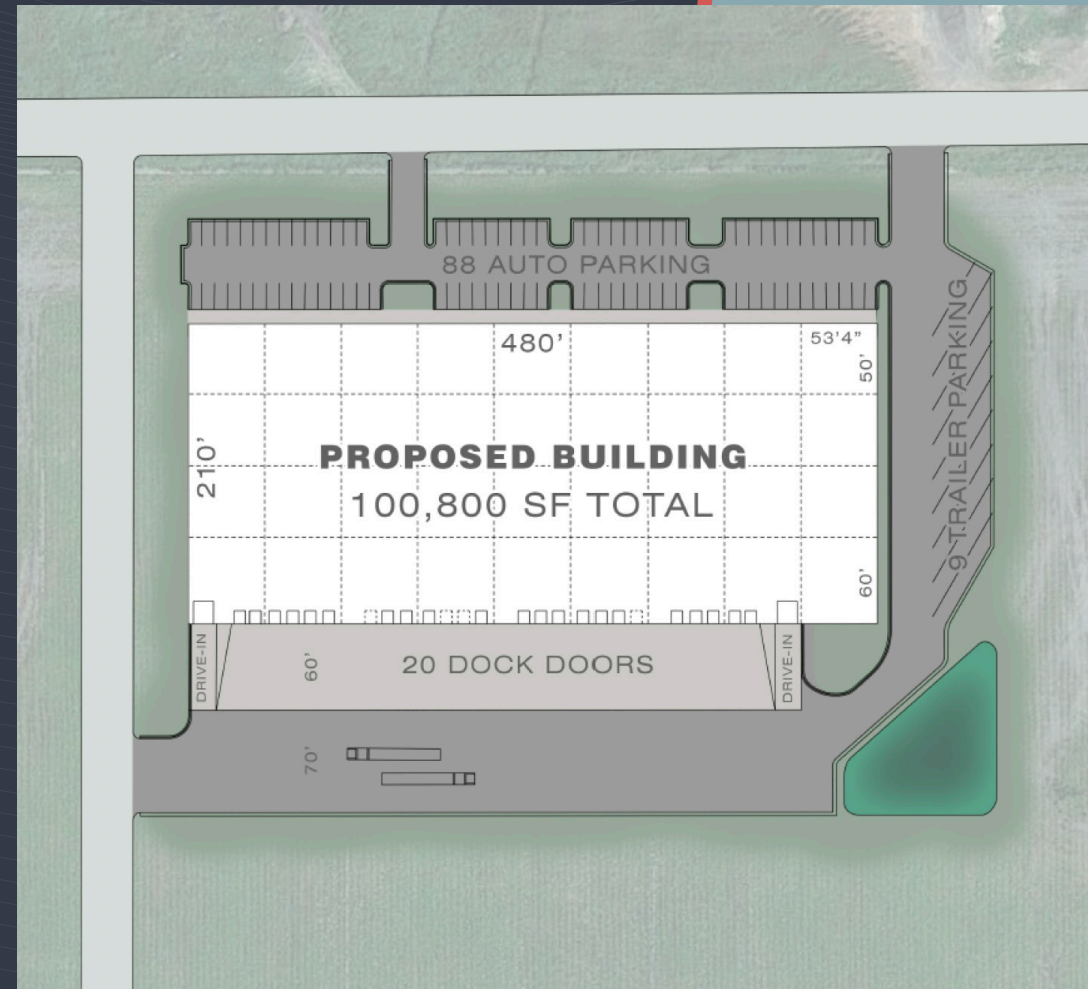
# PROPERTY DESCRIPTION

CBRE, in partnership with Enclave, is excited to present The Exchange, a new Class-A industrial building in Grand Forks, ND. The property features 32' ceilings, 2,000 amp 277/480 volt 3-phase power, and ESFR fire suppression. The building consists of twelve recessed dock doors (expandable) and four 14' x 16' drive-ins. There is plenty of room for parking on the 10.16 acres of land.



# PROPERTY FEATURES

LEASE RATE PSF/YR, NNN	<b>\$9.50</b>
EST. OPEX PSF/YR	<b>\$1.25 *yr 1</b>
SF AVAILABLE FOR LEASE	<b>22,400 - 100,800</b>
AVAILABLE FOR OCCUPANCY	<b>Q3 2024</b>
CONSTRUCTION	<b>Pre-engineered steel</b>
CLEAR HEIGHT RANGE	<b>32'</b>
DOCK DOORS	<b>Twelve bays w/ 9' W x 10' H doors (ability to add 9 more)</b>
DRIVE-INS	<b>Four w/ 14' W x 16' H doors</b>
COLUMN SPACING	<b>55' x 50'</b>
BUILDING DIMENSIONS	<b>210' x 480'</b>
PARCEL NUMBER	<b>44135600003000</b>
ACRES OF LAND	<b>10.16</b>
ZONING	<b>I-2: Heavy Industrial</b>



\*Property features 5-year tax abatement, savings passed through to tenant

# PROPERTY HIGHLIGHTS



Available  
Q3 2024



Attractive  
Bay Depth



Divisible in 22,400 SF  
Increments



TI Allowance  
Available



Turn-key  
Delivery



Natural Gas  
Unit Heater



Ample  
Auto Spaces



Pre-engineered  
Steel Building



ESFR Fire  
Suppression



Signage Options  
Available



Competitive TIF  
Savings Passed Through



30FC Lighting  
Package



6" Reinforced  
Concrete Floors



32'  
Clear Height



2 Ingress/egress  
Points



3-phase  
2,000 amps  
277/480 volt



Trailer Drops  
with  
Expandability



South Facing  
Dock Doors &  
Drive-ins



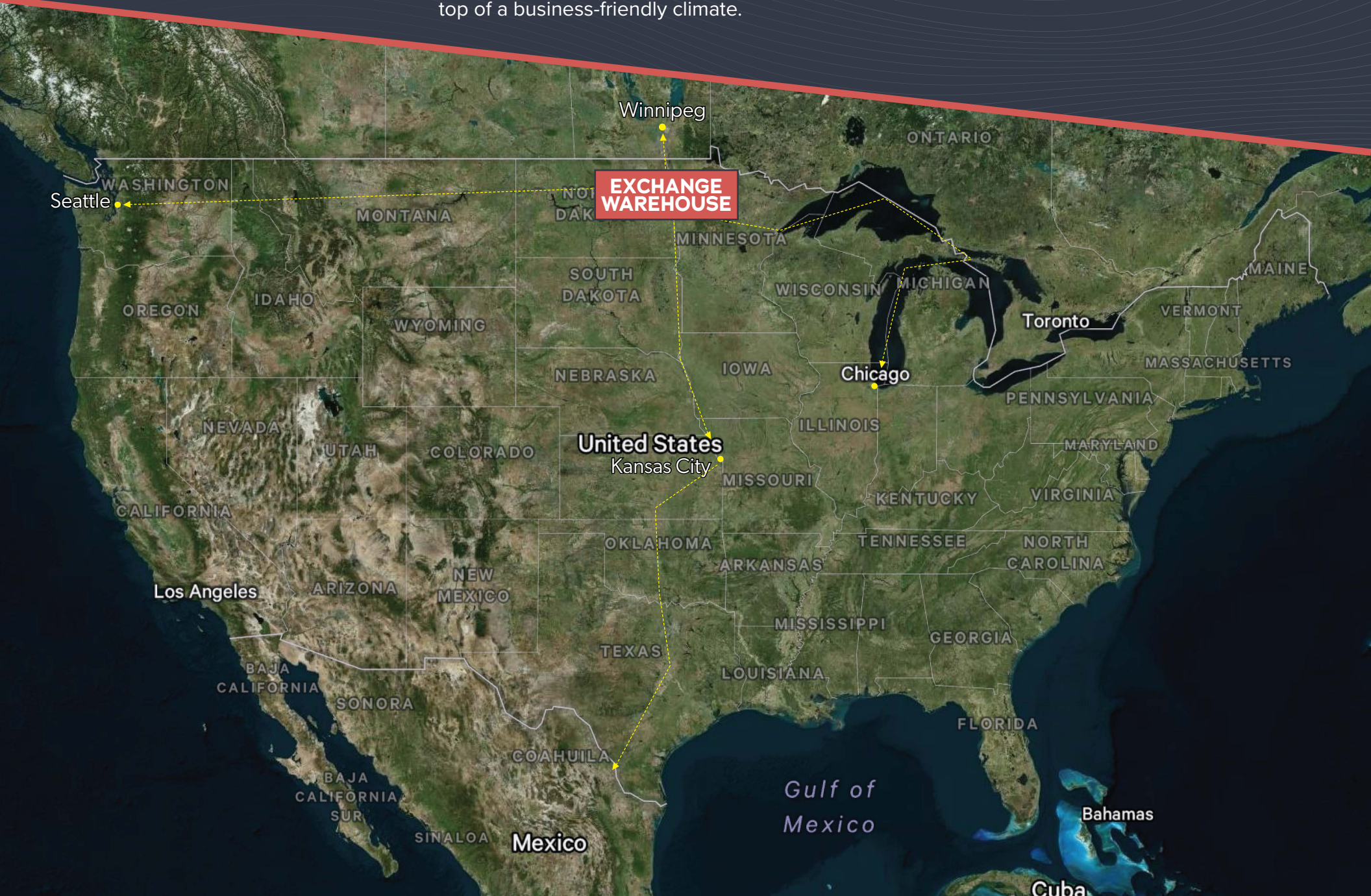
Twelve 42"  
Recessed Loading  
Docks with Ability to  
Add More



Four Drive-ins with  
14' W x 16' H  
Overhead Doors

# LOCATION

The Exchange Warehouse features strategic positioning, just off of I-29 and 32<sup>nd</sup> Ave S in Grand Forks. The Grand Forks market sees unique positioning as an omnichannel hub with connectivity between Seattle and the Great Lakes, and Canada to Mexico. Grand Forks is located within 1 of 2 International Trade Zones in ND, providing great economic incentives on top of a business-friendly climate.



# GRAND FORKS OVERVIEW

## 2022 POPULATION

72,413

## HISTORICAL UNEMPLOYMENT

2023 Unemployment Rate: 1.6%

2022 Unemployment Rate: 1.8%

## MEDIAN HOUSEHOLD INCOME

\$64,698

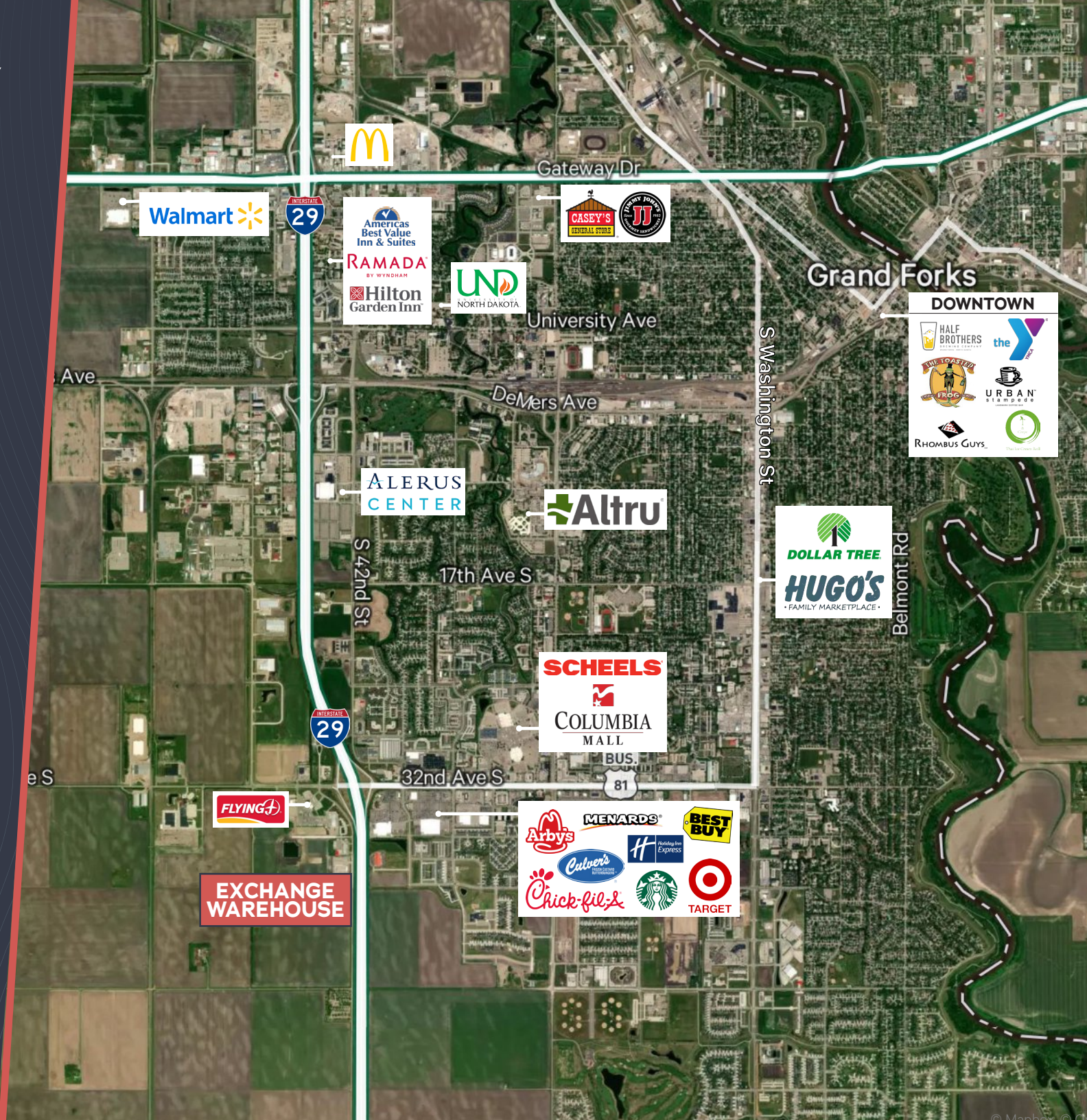
## HAVE BACHELOR'S DEGREE OR HIGHER

24.2%

## TOP 5 LARGEST EMPLOYERS



# AMENITY MAP



Grand Forks

DOWNTOWN



Ave



17th Ave S

S 42nd St



32nd Ave S



Belmont Rd

# EXCHANGE WAREHOUSE

FOR MORE INFORMATION, CONTACT OUR TEAM:

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