

**\*\*SEE PAGES 2-3 FOR EXACT LOT LINES**



## SPACE AVAILABLE

Building: 5,000 SF  
Land: 2.72 Acres

## PRICE

\$4,500.00 / Month NNN

## PROPERTY DETAILS

- North Bismarck Location just off 71st Ave
- Close Access to Highway 83
- Insulated Shop
- (2) 14'x14' Overhead Doors
- Restroom
- Used Oil Heating System
- 16'1" Clear Height
- 200 amp, 120/240v Panel
- AC Heat Pump Cooling System
- Large Work Yard

**\*\* Agent related to Owner**

**\*\* Owner is a licensed Real Estate Broker**

**\*\* AVAILABLE JANUARY 2026**



**Charles Reichert**

**Commercial Realtor® | Partner**

**701.223.2450**

**charles@aspengrouprealestate.com**

**424 S 3rd Street, Suite 2 | Bismarck, ND | WWW.ASPENGROUPREALESTATE.COM**

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. All references to age, square footage, income and expenses are approximate. Buyers or lessors should conduct their own independent investigations and rely on those results.

## PLAT MAP



### APPROVAL OF COUNTY ENGINEER

K. JENNINGS, COUNTY ENGINEER FOR THE COUNTY OF BURLEIGH, STATE OF NORTH DAKOTA,  
APPROVE "NORTHSTAR COMMERCIAL PARK THIRD SUBDIVISION" AS SHOWN ON THE ANNEXED PLAT.

JON K. JENNINGS, COUNTY ENGINEER

### CURVE DATA (arc definition)

	Δ	D	T	R	L	Ext
A	55° 00' - 00"	21° 00' - 00"	142.03	272.84	261.90	34.7
B	79° 00' - 00"	35° 00' - 00"	143.12	173.62	239.39	51.3
C	76° 00' - 00"	38° 00' - 00"	117.80	150.78	200.00	40.5
D	24° 01' - 42"	23° 00' - 00"	53.02	249.11	104.47	5.56
E	75° 00' - 00"	34° 00' - 00"	115.70	150.78	197.37	39.2

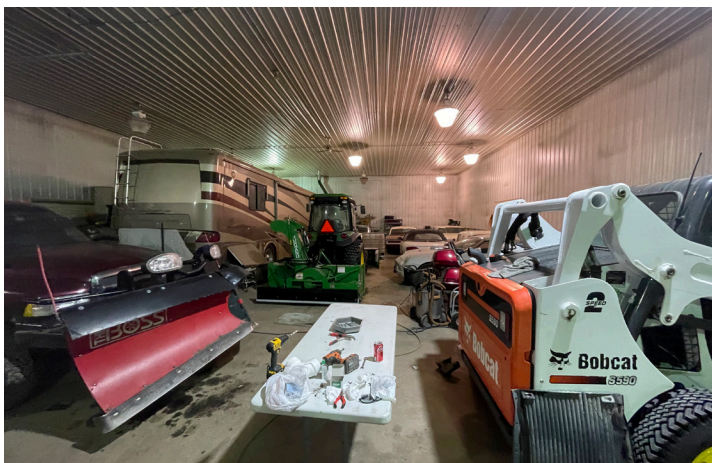


## AERIAL PHOTO





## PROPERTY PHOTOS



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## LOCATION MAP

**I94/Hwy 83  
Truck Bypass**



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