

FOR SALE OR LEASE

# Industrial Shop Condos

9827 Industrial Drive, Horace, ND 58047

MLS #24-568, #24-569, #26-148, & #26-149



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. Some units include a mezzanine for an additional fee. Each space is 30' x 50' but double units are available. Units could be combined to provide ample storage or space for your hobbies. No exterior storage. Units include a bathroom.

INDIVIDUAL UNIT SIZE: 1,500 SF (3,000 SF Double Unit)

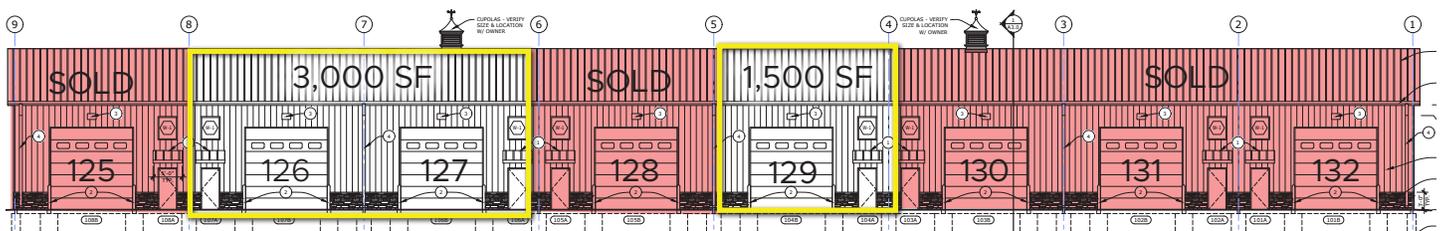
LEASE RATE: \$9.00 SF

PURCHASE PRICE: \$200,000 Single Unit  
\$400,000 Double Unit

ESTIMATED CAM:

\$2.25 PSF  
(Tenant pays utilities)

ASSOCIATION FEES:  
\$125.00/mo (estimated)



**JUSTIN GUSTOFSON, SIOR, CCIM, REALTOR®**

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4609 33<sup>rd</sup> Ave S. Suite 400, Fargo, ND 58104

## Double Unit



## Single Unit



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All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.



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