



MAGNUM WAREHOUSE

BUILDING I & II 4903 & 4803 19TH AVENUE N FARGO, NORTH DAKOTA

LISTING BROKERS

KONRAD OLSON, SIOR

Designated Broker

701.280.1606
konrad@konradolson.com

MEGAN WALOCK
Associate Broker
701.280.1606
megan@konradolson.com

PROPERTY DETAILS

Building I Building II (Subject to Change) **ADDRESS**

4903 19th Avenue N 4803 19th Avenue N

Farqo, ND Farqo, ND

PARCEL NO. 01-8815-00100-000 01-8815-00100-000

ZONING GC, General Commercial GC, General Commercial

TOTAL BLDG SF 200,100 SF± 134,142 SF±

AVAILABLE SF 32,000 - 100,000 SF± 26,267 - 134,142 SF±

CONSTRUCTION Pre-Cast Concrete Pre-Cast Concrete

CLEAR HEIGHT 36' 35'

FIRE SUPPRESSION **FSFR FSFR**

DOCK DOORS 17 21

DRIVE-IN DOORS 2 3

COLUMN SPACING 58'4" 58'4"

BAY DEPTH 54' 56'3"

SPEED BAY DEPTH 60' 60'

RAIL-SERVED No Potential for Rail

AVAILABLE Available for Immediate Occupancy To Be Built

LEASE & OPERATING EXPENSES

CAM Expense Tenant Expense LEASE RATE \$7.75 PSF/YR

CAM \$2.76 PSF/YR (Estimate) Special Assessments

Electric **Building Insurance** Phone/Internet

> Sewer/Water/Garbage Janitorial

Property Tax

Snow/Lawn **Shared Maintenance**

Gas

OPTIONAL 3PL SERVICES AVAILABLE

Magnum Logistics provides local and regional LTL distribution, truckload services, logistics services, and a wide range of warehousing and fulfillment solutions, including light assembly and kitting with robust WMS solutions for client inventory needs.

CONTACT

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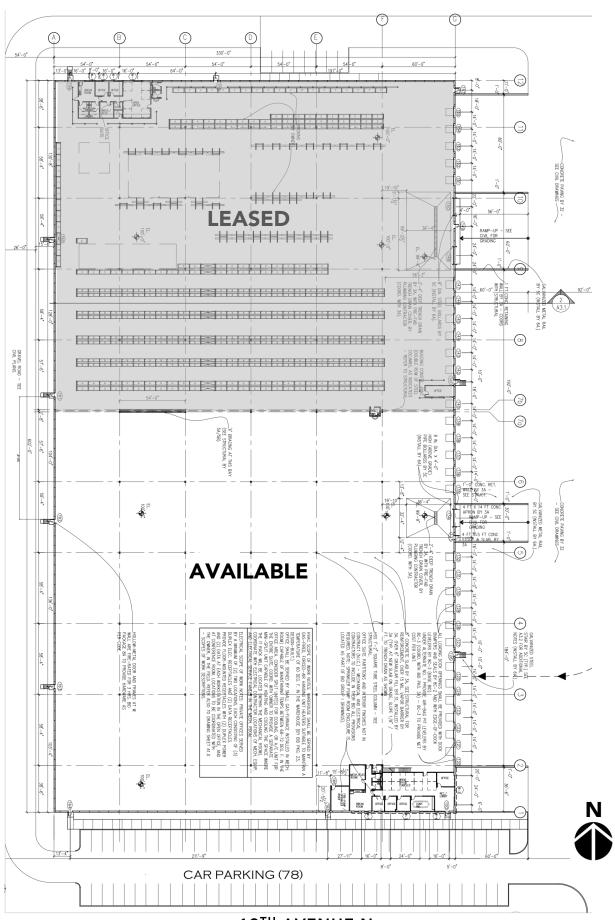
2501 13th Ave. S. - Suite 204 Fargo, ND 58103 (701)280-1606

Individual Memberships Society of Industrial and

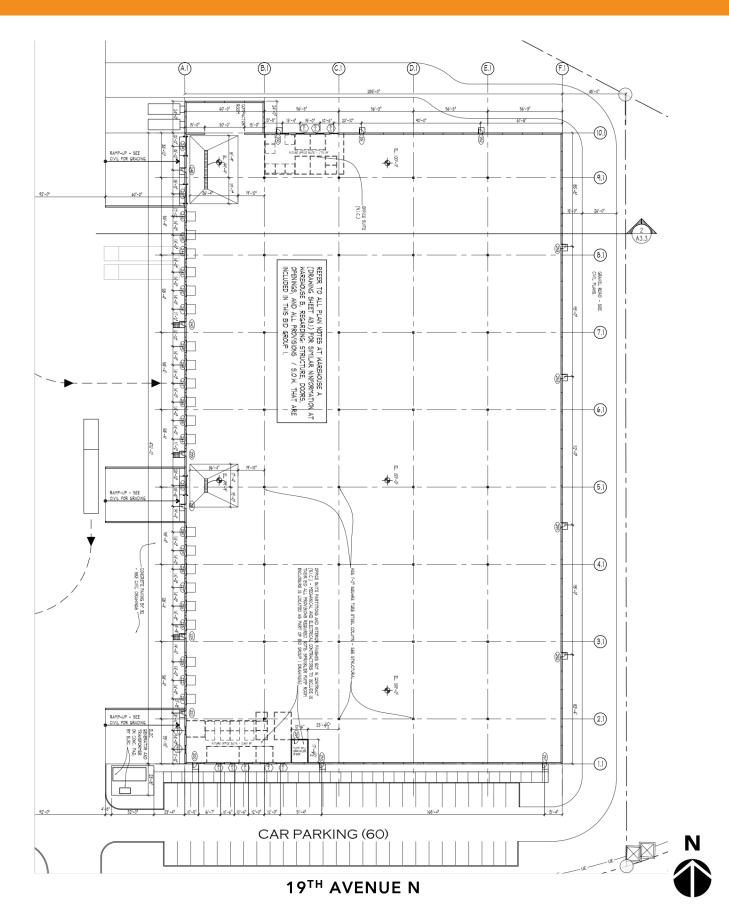


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FLOOR PLAN - BUILDING I



FLOOR PLAN - BUILDING II



LOCATION



COMMUNITY MAP

TRANSPORTATION



I-29 via 19 [™] AVE N	1.3 MI
I-94	5 MI
HECTOR INTERNATIONAL AIRPORT	2.6 MI
GRAND FORKS, ND	72 MI
BISMARCK, ND	185 MI
WILLISTON, ND	385 MI
MINNEAPOLIS, MN	228 MI
SIOUX FALLS, SD	244 MI

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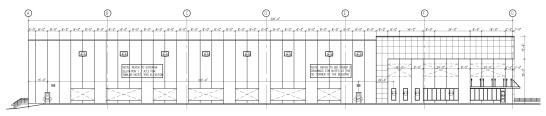
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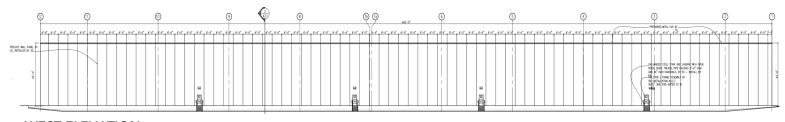


Brokers for the Owner 2501 13th Ave. S. - Suite 204 Fargo, ND 58103 (701)280-1606

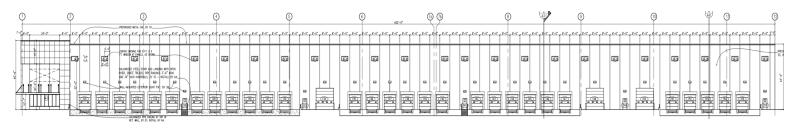
BUILDING ELEVATIONS - BUILDING I



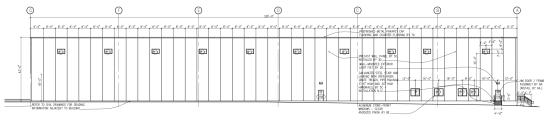
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

DEMOGRAPHIC PROFILE

233,012

33.7

98,221

145,220 2.0%

Population

Median Age

Households

Education

Total Employees Unemployment Rate

19%

34%

43%

\$41,168

\$65,419

High School Graduate

Some College

Bachelor's/Grad/Prof. Degree

Per Capita Income

Median Household Income

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