

C-20 WAREHOUSES I & II

3401/3601 46TH AVE N, FARGO, ND 58102



FOR LEASE



BRAND NEW WAREHOUSE SPACE FOR LEASE IN NORTH FARGO

2 Buildings: 195,000 SF each

Base Rent: \$7.00 PSF | CAM: \$1.20 PSF

Opportunity for additional incentives based on term and space commitment

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Goldmark Commercial Real Estate

www.goldmarkcommercial.com

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SPACE AVAILABLE

3401: 195,000 SF
3601: 195,000 SF

BASE RENT

\$7.00PSF

CAM

\$1.20 PSF

TENANT EXPENSES

Phone/Internet
Janitorial
Snow/Lawn
Heat/Electric
Water/Sewer/Garbage

CAM INCLUDES

Maintenance/Repair
Taxes/Insurance

PROPERTY DESCRIPTION:

Two groundbreaking warehouse facilities, boasting an impressive 195,000 square feet each, are prime for any industrial business!

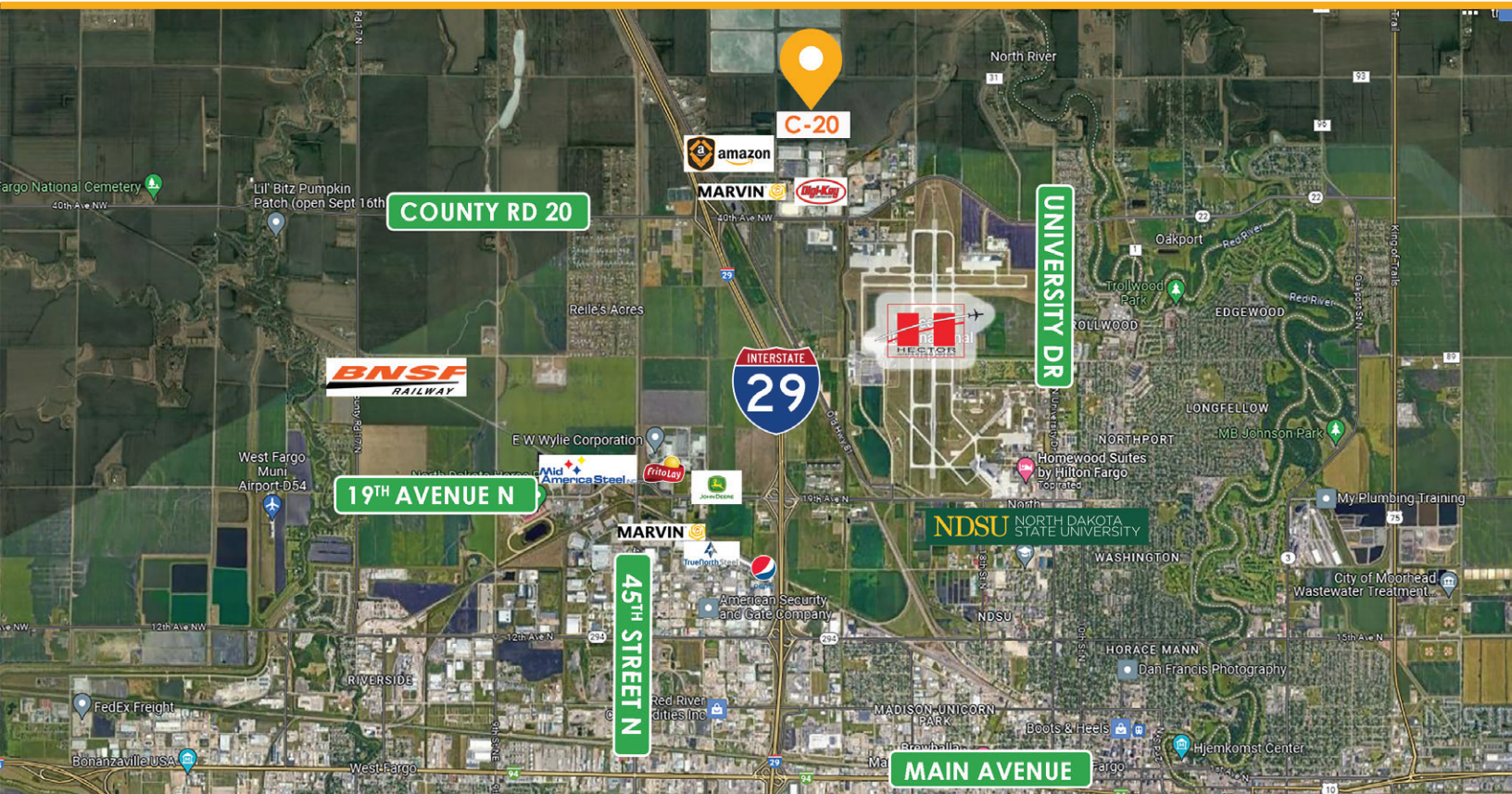
Strategically located for optimal accessibility and efficiency off Interstate-29, they provide an ideal environment for businesses to flourish. These buildings offer the flexibility and scalability needed to thrive in today's dynamic market, while having the unique opportunity for tenants to utilize 3rd party logistic services by the Owner.

Opportunity for additional incentives based on term and space commitment!

NEIGHBORS:

- Amazon
- Hector International Airport
- North Dakota State University
- DigiKey
- Marvin Windows

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. Interested parties should conduct their own independent investigations and rely only on those results.

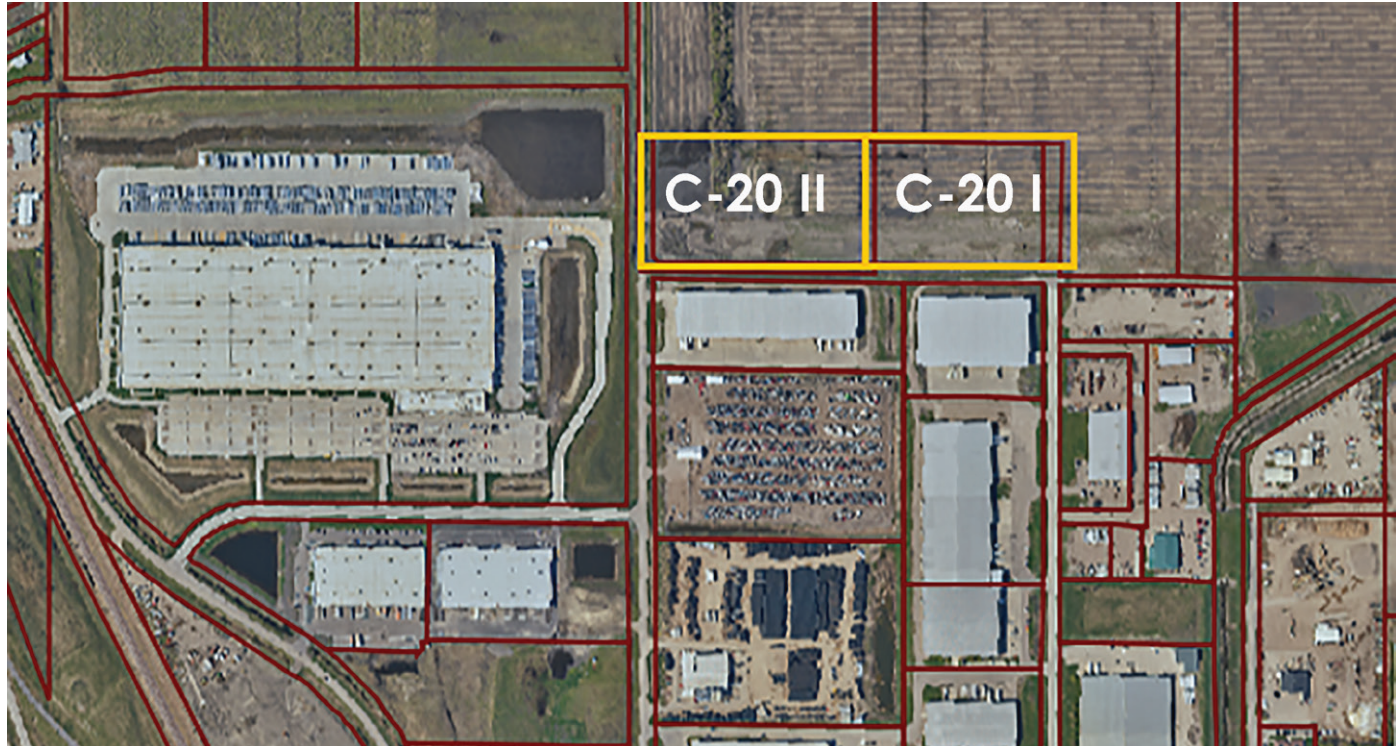


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PARCEL MAP



PROPERTY FEATURES (per warehouse):

- Warehouse dimensions (650' x 300')
- (16) Dock Doors (8' x 9')
- 16' Overhead Door (opportunity for additional OH doors)
- Roof slopes south to north, heights are 32' to 24'
- 10 bathrooms
- 4 offices - approx. 1000 SF office space
- High bay LED lighting
- Ample trailer and vehicle parking
- 3rd party logistic services available with Owner
- Warehouses qualify for FDA approval
- Warehouses qualify for Foreign Trade Zone (FTZ)

VIDEO LINK



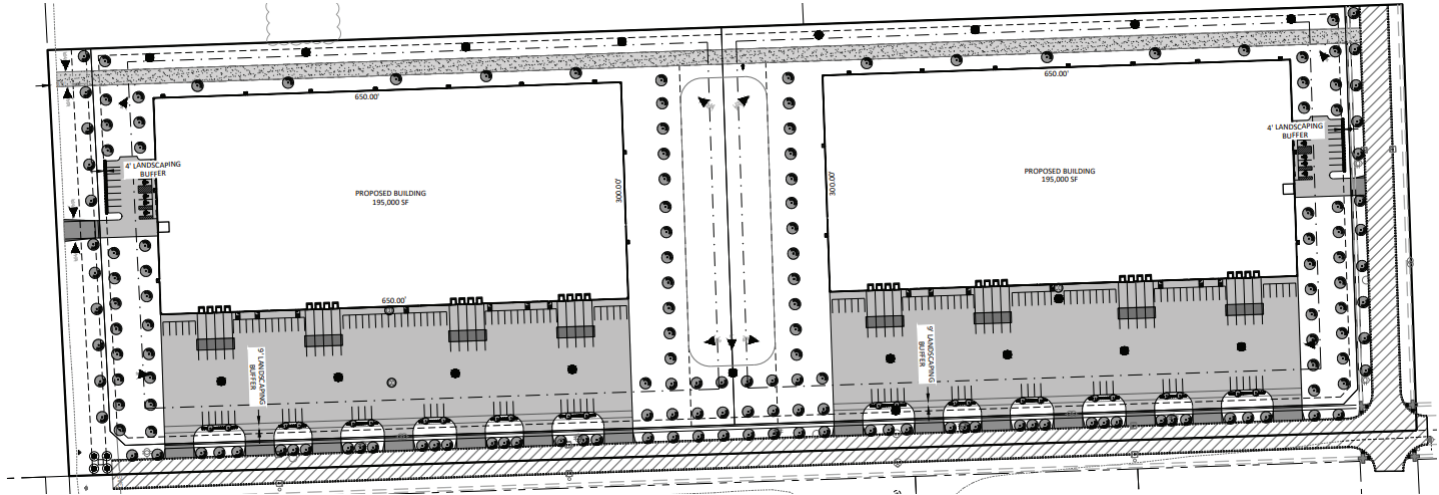
View video footage of the property.

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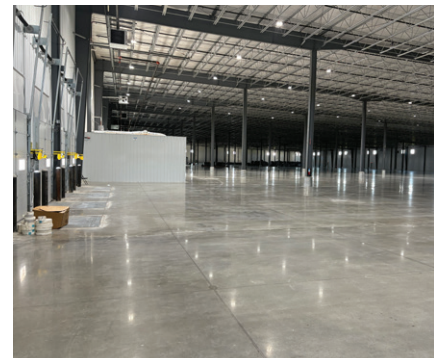
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GOLDMARKTM
COMMERCIAL REAL ESTATE INC

SITE PLAN



INTERIOR PHOTOS

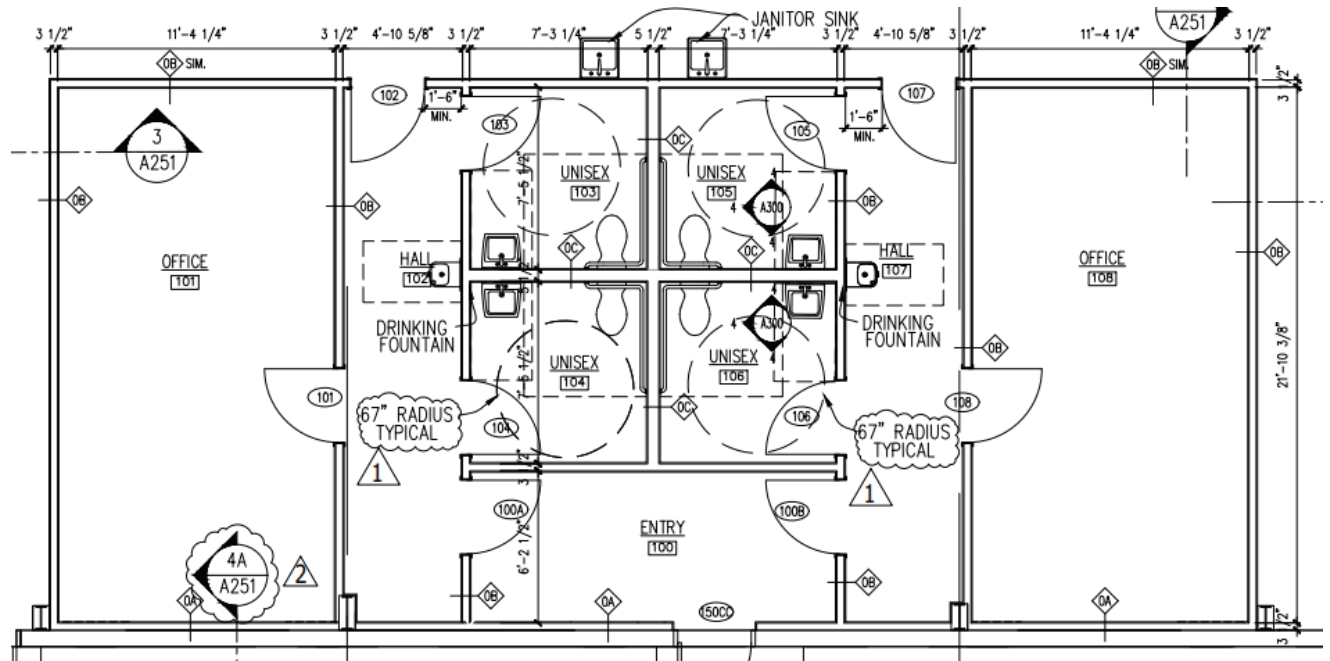
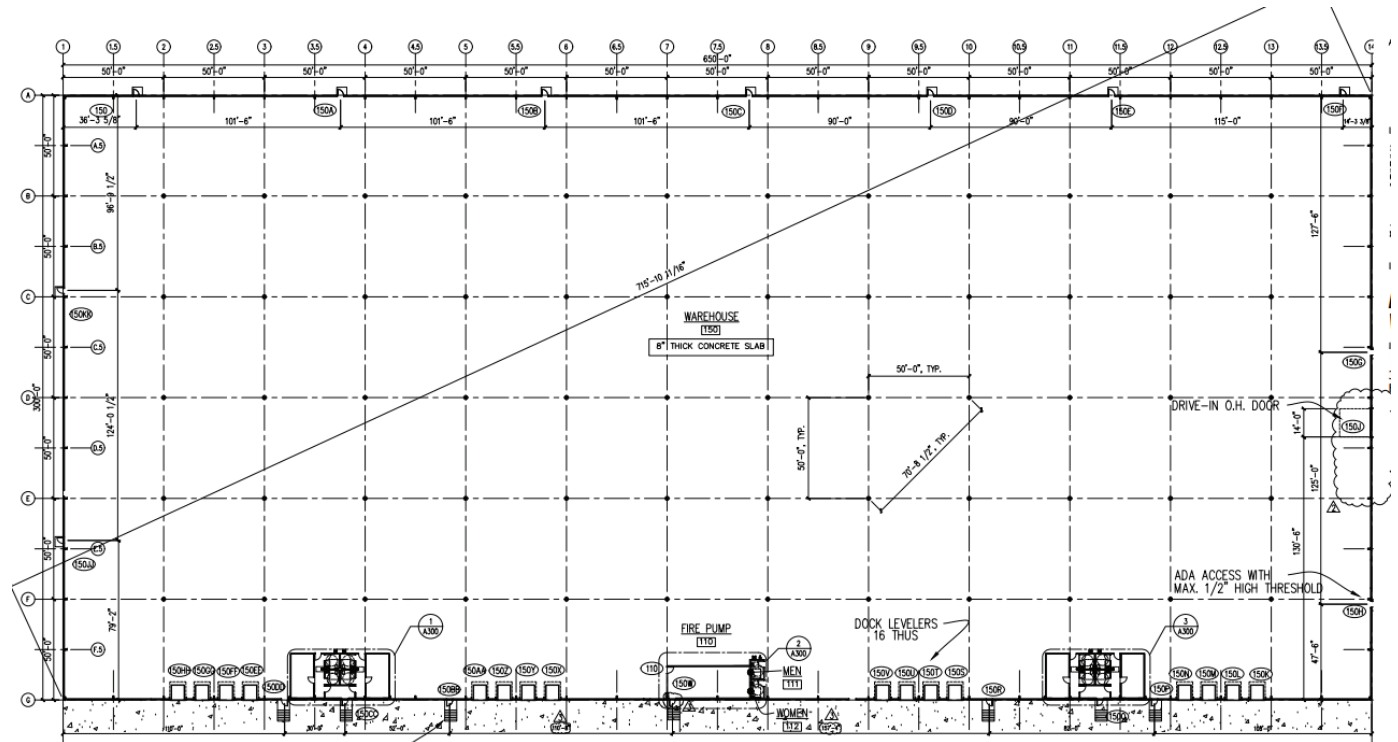


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FLOORPLANS



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As North Dakota's largest Metro, the City of Fargo and the City of West Fargo are the regional economic powerhouse and cultural hub. With a prime location at the intersection of I-29 and I-94, the metro is ideally situated with a breadth and depth of industries including healthcare, education, financial services, technology, retail, manufacturing and distribution. With a MSA population of 250k, the Fargo-Moorhead metro continues to enjoy an impressive long-term growth rate.

With its established reputation as a regional hub of education, medical, technology, distribution and more, the area is well positioned for continued growth and vibrancy for decades to come.

Higher education is a major force for the metro area with two public universities (NDSU and MSUM), a private college (Concordia College) and several technical and vocational schools with a combined student population exceeding 28,000. In addition, the area boasts two regional hospitals (one built in 2017 at a cost of \$500M), the primary facilities for two regional clinics, and numerous small medical and surgical clinics. Technology is also a significant driver of the local economy, with Fargo laying claim to Microsoft's 2nd largest field campus along with growing tech firms such as Bushel, Wex Health, and John Deere Electronic Solutions.

FARGO/MOORHEAD/WEST FARGO METRO FACTS: SOURCE: Greater Fargo Moorhead EDC, <https://gfmedc.com/>

- Population = 250,000
- Regional Commerce Hub
- 25k+ college students in the FM Metro, 21k+ more within 100 miles
- Median Age of 32
- 46.7% Growth since 2010 / 4.9% Compound Annual Growth
- One of the lowest corporate tax rates in the US
- FM's labor force has grown 3x the national average since 2000 (39% vs 13%)
- One of the highest labor participation rates in the US at 72.7%
- One of the highest birth rates in the US

TOP AREA EMPLOYERS

Company	Business	Employees
Sanford Health	Healthcare Provider	9,349
North Dakota State University	Post-Secondary University	4,156
Essentia Health	Healthcare Provider	2,690
Fargo Public School District	Public School System	1,860
West Fargo Public School District	Public School System	1,622
Noridian Healthcare Solutions	Healthcare Services	1,511
U.S. Bank	Financial Services	1,213
Fargo VA Health Care System	Healthcare Provider	1,186
Microsoft	Technology	1,024
Integrity Windows and Doors	Manufacturing	1,000
Blue Cross Blue Shield of ND	Healthcare Insurance	948
City of Fargo	Municipal Services	948
Moorhead Area Public Schools	Public School System	925
Hornbacher's Foods	Grocery Stores	875
Eventide Senior Living	Senior Living Services	803
Wanzek Construction, Inc.	Construction	800
Minnesota State University, Moorhead	Post-Secondary University	724
Concordia College	Post-Secondary University	679
Bell Bank	Financial Services	630

LOCAL DRIVE-TIME RESULTS

LOCATION	MILES FROM SITE	DRIVE TIME
Amazon	.3 miles	2 minute
I-29	.8 miles	3 minutes
Hector International Airport	4 miles	8 minutes
I-94	7.1 miles	9 minutes
52nd Ave S/I-29	10.2 miles	11 minutes
Moorhead, MN	10.6 miles	18 minutes
Grand Forks, ND	73 miles	61 minutes
Bismarck, ND	196 miles	176 minutes
Sioux Falls, SD	246 miles	212 minutes
Minneapolis, MN	242 miles	213 minutes