

HILLSBORO INDUSTRIAL PROPERTY

801 W. CALEDONIA AVE, HILLSBORO, ND 58045


GOLDMARK™
COMMERCIAL REAL ESTATE INC

FOR LEASE OR SALE



STUNNING WAREHOUSE AND OFFICE

Space Available: 52,055 SF (Office 10,117 SF, Warehouse 41,938 SF)

Lease Rate: \$9.50 PSF (No CAM)

Sale Price: Call agent

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www.goldmarkcommercial.com

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SPACE AVAILABLE

Total: 52,055 SF
Office: 10,117 SF
Warehouse: 41,938 SF

LEASE RATE

\$9.50 PSF (No CAM)

TENANT EXPENSES

Utilities
Repairs/Maintenance
Phone/Internet
Janitorial

SALE PRICE

Call agent

YEAR BUILT

2012

LOT SIZE

7.6 Acres

PARCEL NUMBER

26002300002000

PROPERTY DESCRIPTION:

This warehouse and office building is unlike any other on the market in the area! This building is a stunner, with Class A office space, warehouse, and cold storage. With multiple overhead doors and loading docks, this building has state-of-the-art functionality along with plenty of paved and gravel yard space. Certain equipment and machinery including cranes may be included with a lease or sale. The property has natural gas and is conveniently located right on I-29 between Fargo and Grand Forks. Call for more information on this fantastic industrial and office property today!

NEIGHBORING BUSINESSES:

- Degelman Industries
- Ag Country
- Farm Service Agency
- Anchor Ingredients
- Riverwalk Development

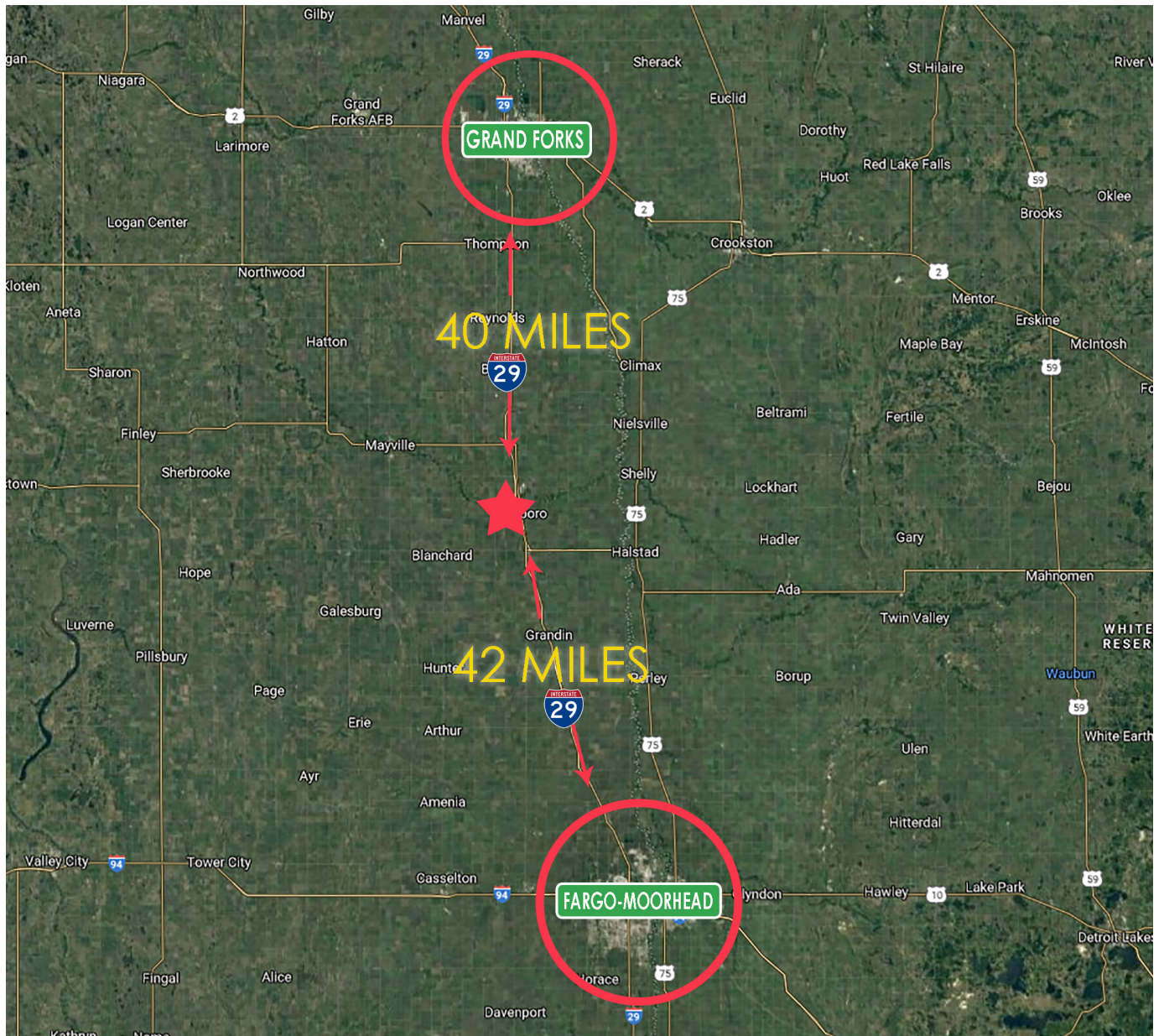
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AREA MAP



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PHOTOS

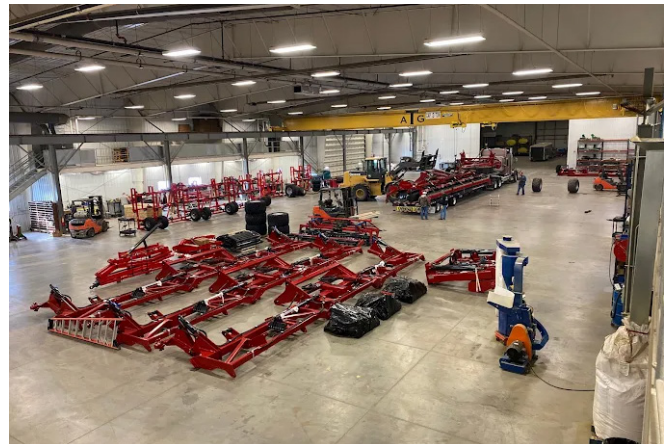


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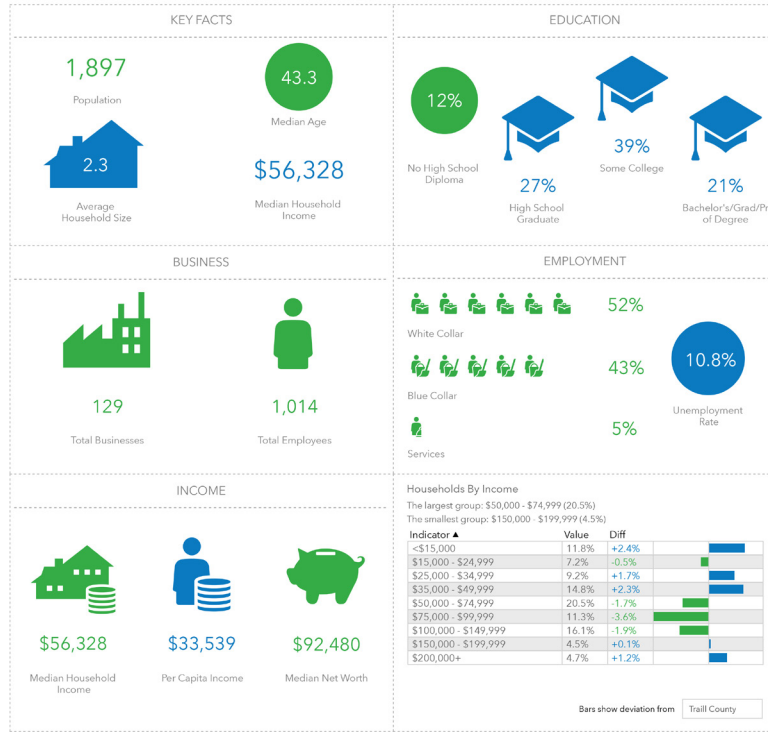


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ABOUT HILLSBORO



Experience Hillsboro

SMALL TOWN. **BIG** OPPORTUNITY.

- 22,000 cars drive by on I-29 per day
- Generous incentives, including property tax exemptions, may be available.
- Vibrant community including shops, dining, golf course, municipal airport, municipal pool, parks, historic sites, schools, athletics, churches, and community-based events.
- New housing development including river lots coming soon.