



FORMER ARDENT MILLS

GLUTEN-FREE PROCESSING FACILITY

500 NORTH STREET W • HARVEY, ND 58341

- Multi-Use Site with Rail Access
- Near Brand New Grain Storage Bins (630,000 bushel capacity)
- Bulk Warehouse & Distribution Capabilities

CBRE



TABLE OF CONTENTS

- O1** ASSET OVERVIEW
- O2** PROPERTY OVERVIEW
- O3** AREA OVERVIEW





O1 | ASSET OVERVIEW

ASSET OVERVIEW

RARE GRAIN WAREHOUSE & STORAGE FACILITY

Former Ardent Mills gluten-free processing facility with extensive storage. Two divisible plots in the heart of North America's premier agricultural region with CPKC rail and US-52 access.

- **Massive Storage Capacity**
 - 21 steel grain bins with a total of 630,000 bushels in storage capacity
 - Recently installed and never-used steel bins
 - Additional hopper bin storage
- **Built for Commercial-Scale Production**
 - Former specialty food processing operation
 - On-site quality control laboratory
 - Designed for production, processing & storage
- **Previous Certifications**
 - Gluten-Free (<10ppm)
 - BRC AA
 - Organic
 - Kosher
 - No allergens used in production
- **Rail-Served**
 - CPKC rail access via dedicated service track
- **Two Divisible Plots**
 - North: 21 steel bins; 630,000 bushels
 - South: Processing, warehousing & office space

Address	500 North St W, Harvey, ND
List Price	\$3,950,000
Total Building SF	38,020
Industrial SF	33,540
Office SF	4,480
External Storage Capacity	40M lbs cap. 21 Minimally-used Steel Bins (630,000 bushel capacity) 15 (100,000lb Grain Bins) 1.5M lbs Cap.
Construction	Metal with Steel Frame
Years Built	2000 2004 2008 2020
Drive-Ins	(3) 16' x 16' (2) 14' x 14' (1) 10' x 10' OH Doors
Loading	6 Dock High Doors with Levelers
Clear Height	28 feet
Land Area (acres)	9.68
Parcel Numbers	81281000 81282000 81283000 81284000
RE Taxes & Specials (2025)	\$49,159





02 | PROPERTY OVERVIEW

Floor Plans

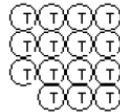
The image displays two floor plan diagrams for a facility, likely a warehouse or manufacturing plant, showing building footprints, additions, and truck wells.

Left Diagram:

- BLDG 2 [21600]:** A large rectangular building with dimensions 180 (width) x 120 (depth).
- BLDG 1 [5040]:** A rectangular building with dimensions 90 (width) x 56 (depth).
- ADDN 1 [1000]:** A small rectangular addition with dimensions 10 (width) x 100 (depth).
- ADDN 2 [2460]:** A rectangular addition with dimensions 82 (width) x 30 (depth).
- TRUCK WELL [4200]:** A rectangular truck well with dimensions 70 (width) x 60 (depth).
- TRUCK WELL [840]:** A rectangular truck well with dimensions 70 (width) x 12 (depth).
- BLDG 3 [2600]:** A rectangular building with dimensions 20 (width) x 130 (depth).
- ADDN 2 [840]:** A small rectangular addition with dimensions 28 (width) x 30 (depth).
- ADDN 1 [4480]:** A rectangular addition with dimensions 80 (width) x 56 (depth).
- Y2:** A small square symbol.
- T T T T:** A cluster of four small squares.

Right Diagram:

- BLDG 1 [21600]:** A large rectangular building with dimensions 180 (width) x 120 (depth).
- BLDG 2 [2600]:** A rectangular building with dimensions 20 (width) x 130 (depth).
- ADDN 1 [1000]:** A small rectangular addition with dimensions 10 (width) x 100 (depth).
- ADDN 2 [2240]:** A rectangular addition with dimensions 80 (width) x 28 (depth).
- ADDN 3 [5040]:** A rectangular addition with dimensions 90 (width) x 56 (depth).
- ADDN 4 [4480]:** A rectangular addition with dimensions 80 (width) x 56 (depth).
- TRUCK WELL [4200]:** A rectangular truck well with dimensions 70 (width) x 60 (depth).
- TRUCK WELL [840]:** A rectangular truck well with dimensions 70 (width) x 12 (depth).
- BLDG 1 [5040]:** A rectangular building with dimensions 90 (width) x 56 (depth).
- ADDN 1 [4480]:** A rectangular addition with dimensions 80 (width) x 56 (depth).
- Y2:** A small square symbol.
- T T T T:** A cluster of four small squares.



GALLERY



Exterior Drive-Ins



7 • Ardent Mills

Warehouse Dock Doors



15 x 100k lb Grain Bins | 1.5M lbs Cap.



GRAIN STORAGE BINS



AERIAL



03 | AREA OVERVIEW

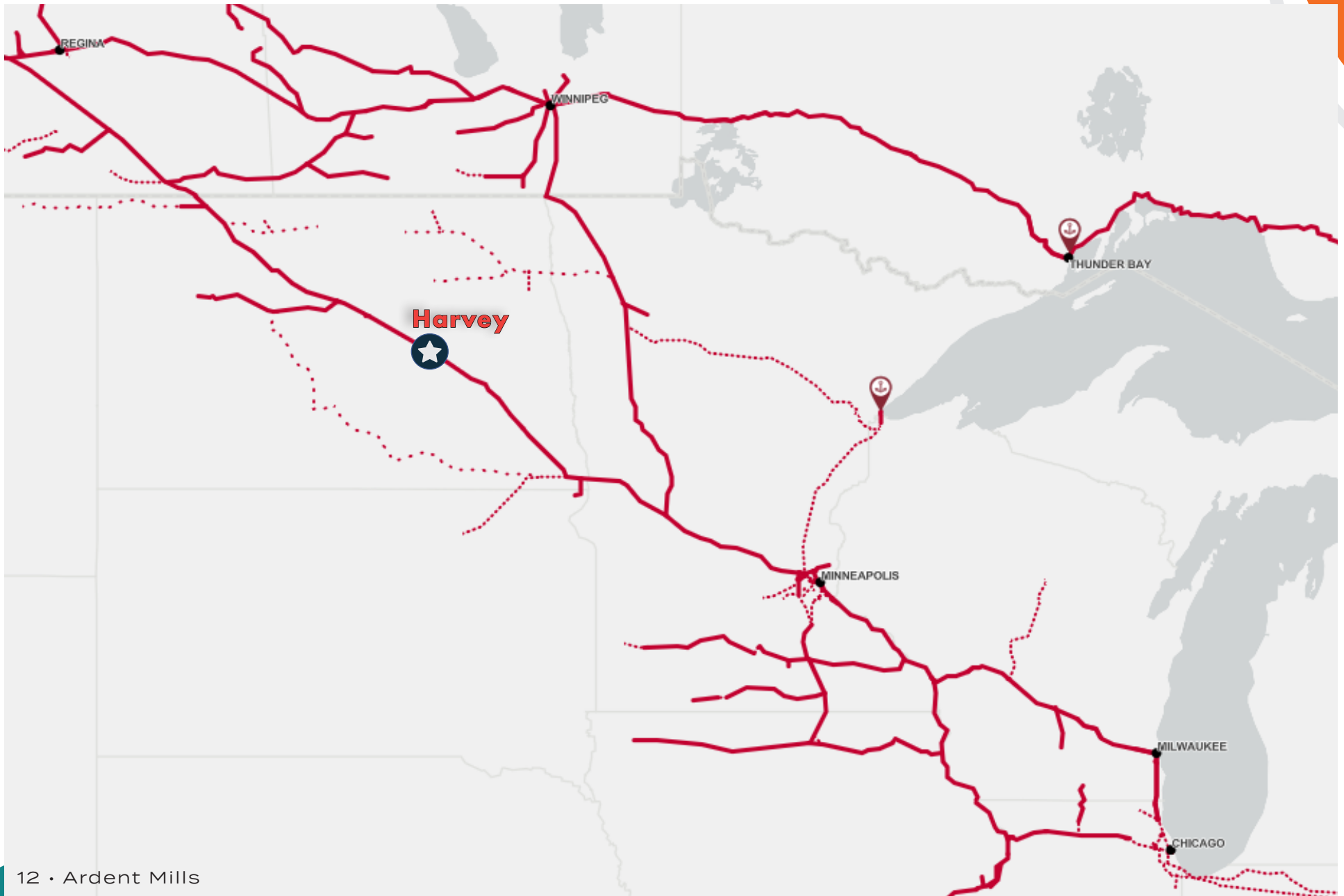
AREA OVERVIEW

Located in the heart of one of North America's premier grain-producing regions with access to regional agricultural supply chains. Potential future rail connectivity opportunity.



AREA OVERVIEW

CPKC Railroad Line



CONTACT US

CHANCE LINDSEY

Senior Vice President
+1 701 660 3500
chance.lindsey@cbre.com

KYLE FERDERER

Senior Vice President
+1 612 709 7950
kyle.ferderer@cbre.com

LEVI GROSS

Associate
+1 218 242 9338
levi.gross@cbre.com

JOHN FERLITA

Senior Vice President
+1 952 270 4605
john.ferlita@cbre.com

CBRE