

Flex Space for Lease

3215 Main Avenue, Fargo, ND 58103

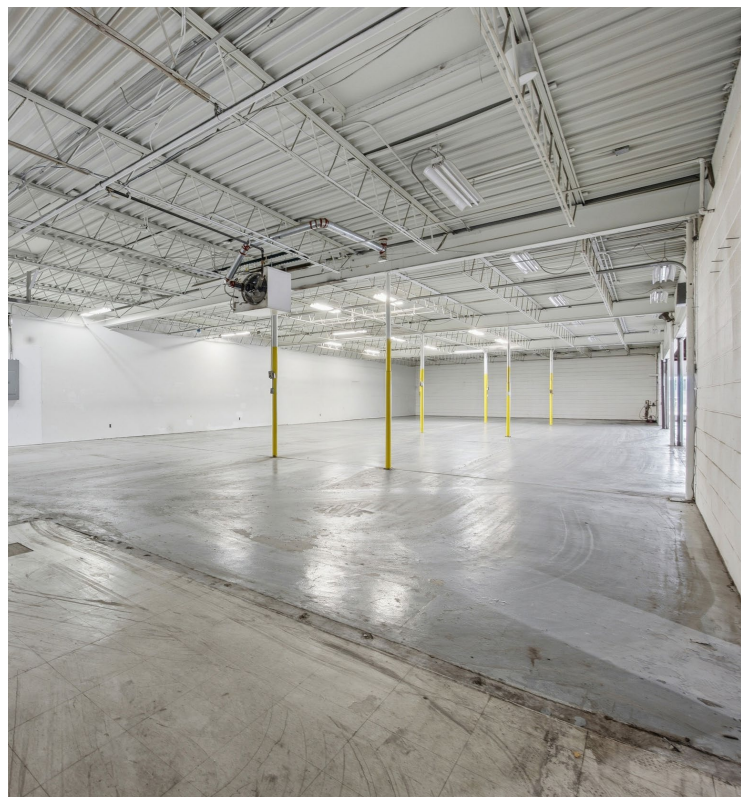
MLS #25-578



PROPERTY DESCRIPTION:

Versatile 12,000 SF flex space available along high-traffic Main Avenue with over 27,000 vehicles per day. This property offers excellent visibility and signage potential, with potential ceiling heights ranging from 12 to 14 feet—ideal for a variety of light industrial, showroom, or service-oriented users. Convenient central location with easy access to major thoroughfares.

LEASE RATE:	\$7.50 SF
ESTIMATED CAM:	\$2.25 SF
LOT SIZE:	1.13 Acres
BUILDING SIZE:	6,000 SF - 12,000 SF
YEAR BUILT:	1958
TRAFFIC COUNT:	27,000+ VPD



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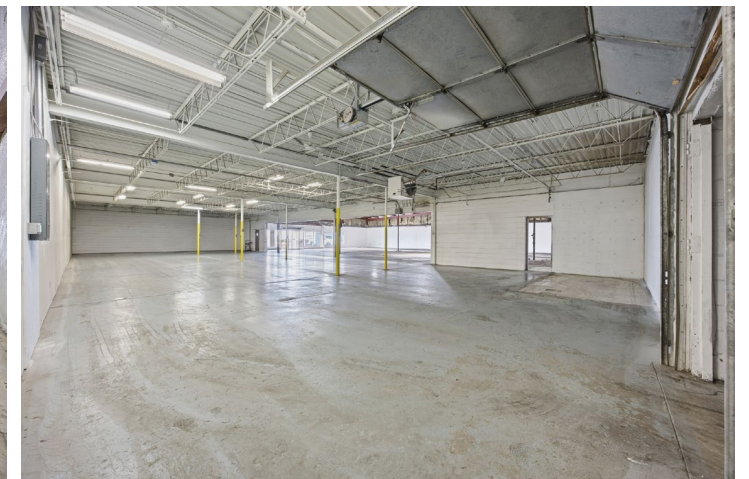
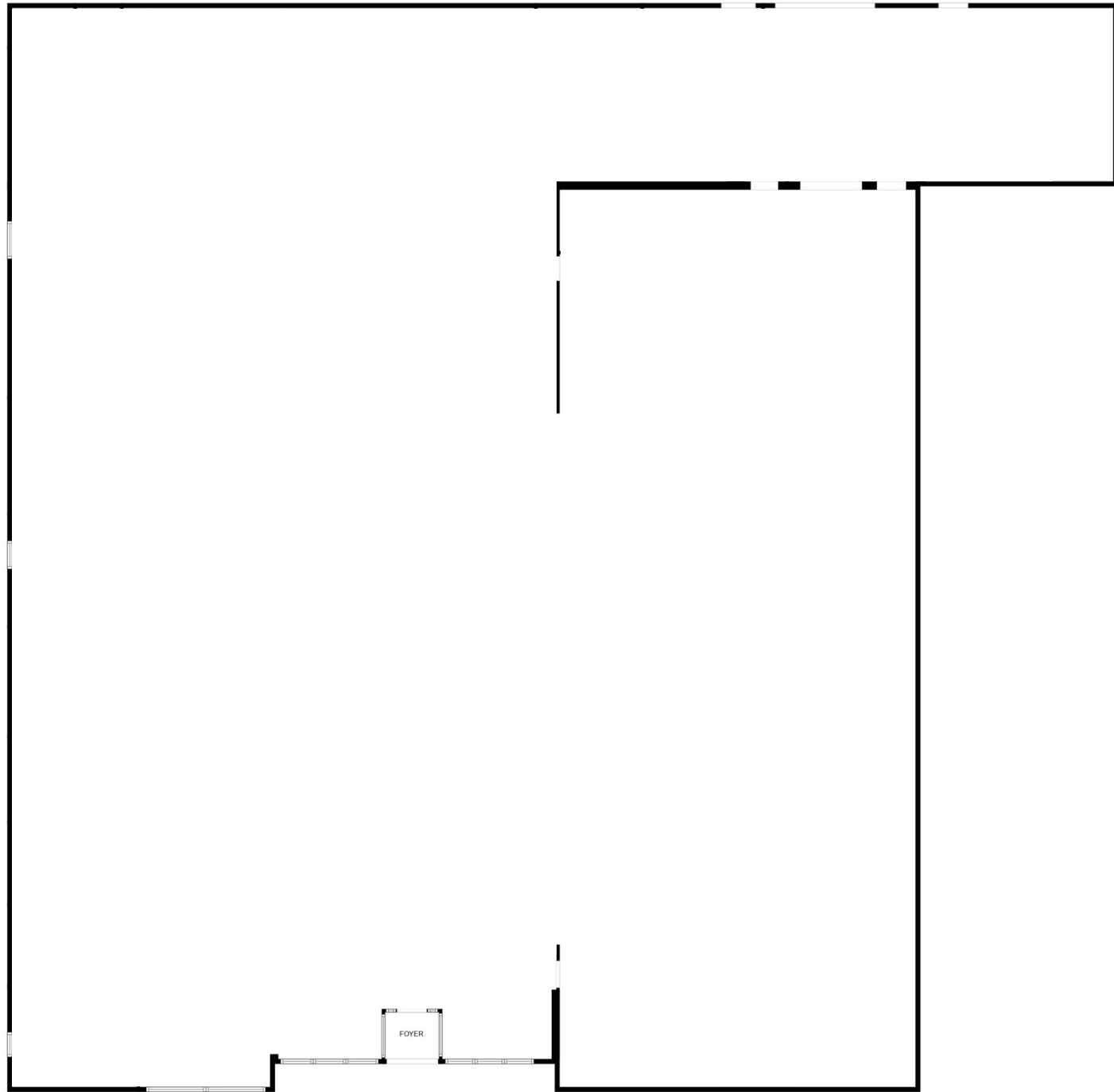
www.PropertyResourcesGroup.com

4609 33rd Ave S. Suite 400, Fargo, ND 58104

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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.

Floor Plan



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