

# FULLY LEASED NNN INDUSTRIAL INVESTMENT OPPORTUNITY

## JUST OFF OF HWY 85

2746 ROUGHNECK ROAD ALEXANDER, ND 58831

FOR SALE



**SALE PRICE    CALL FOR PRICING**

### PROPERTY HIGHLIGHTS

- Fully Leased NNN Investment Opportunity
- Initial Lease Term Runs Until May 2027 with 3% Annual Escalations - (1) Option Available to Renew for Three Years Upon Initial Lease Expiration
- 11,250 +/- SF Industrial Flex on 2.49 +/- AC
- Original 7,000 +/- SF Built in 2013 and Includes 2,000 +/- SF of Office Space
- 4,250 +/- SF Warehouse Added in 2015
- Steel Construction
- (3) Drive-in Doors
- 18' Clear Ceiling Height
- Gas Heating
- Zoned C-Commercial
- Parcel ID: 01-02-00900
- Priced at 9% Cap Rate
- Additional Details Available with a Signed CA
- Conveniently located just off of Hwy 85, the main thoroughfare in the area, in Alexander Energy Park, approximately two miles south of downtown Alexander, ND

**TAKE A VIRTUAL TOUR**

**Mike Elliott**  
Managing Broker  
701.713.6606  
[mike.elliott@erescompanies.com](mailto:mike.elliott@erescompanies.com)



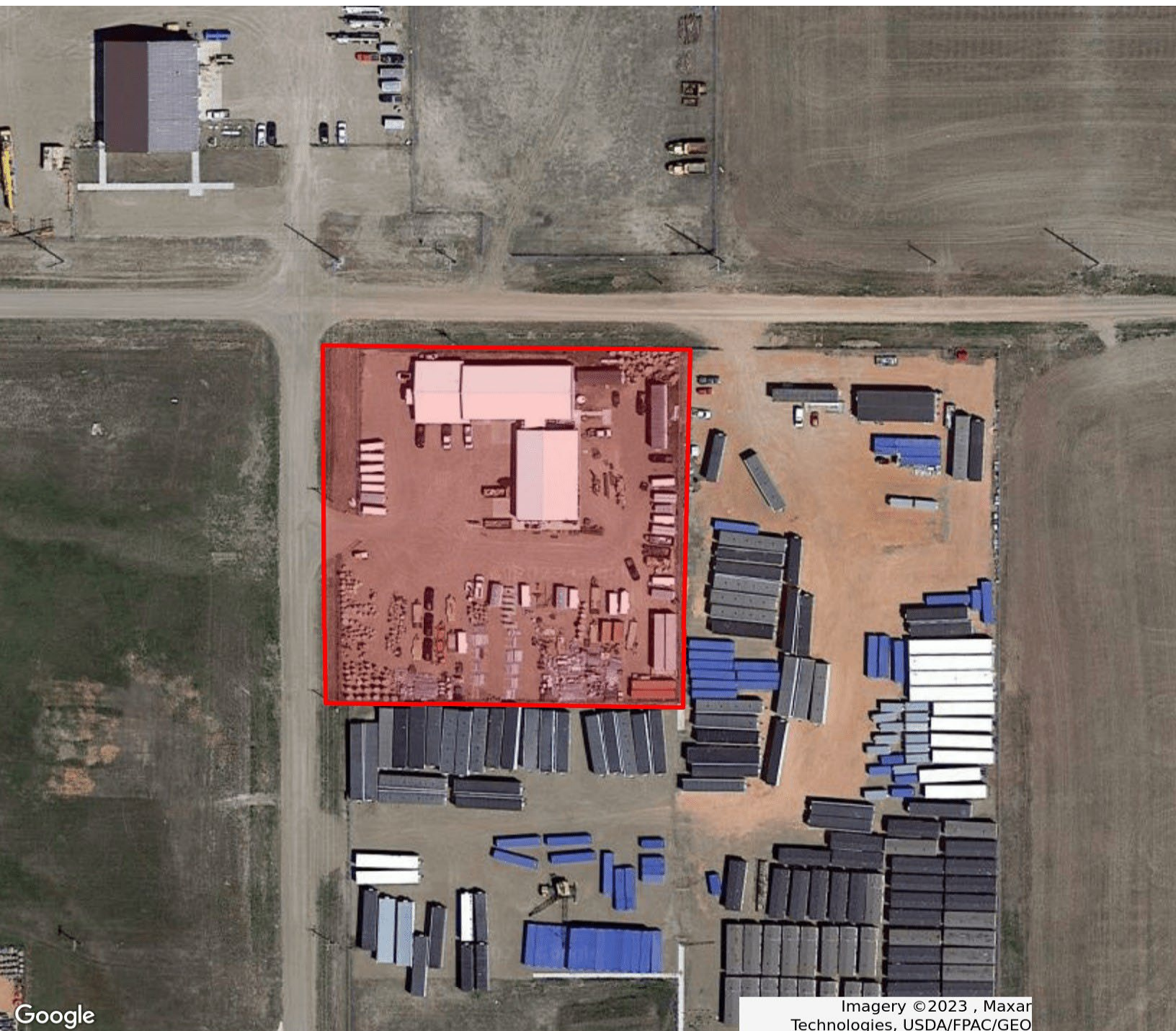
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AERIAL



Imagery ©2023 , Maxar  
Technologies, USDA/FPAC/GEO

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EXTERIOR PHOTOS



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### OFFICE PHOTOS



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## WAREHOUSE PHOTOS



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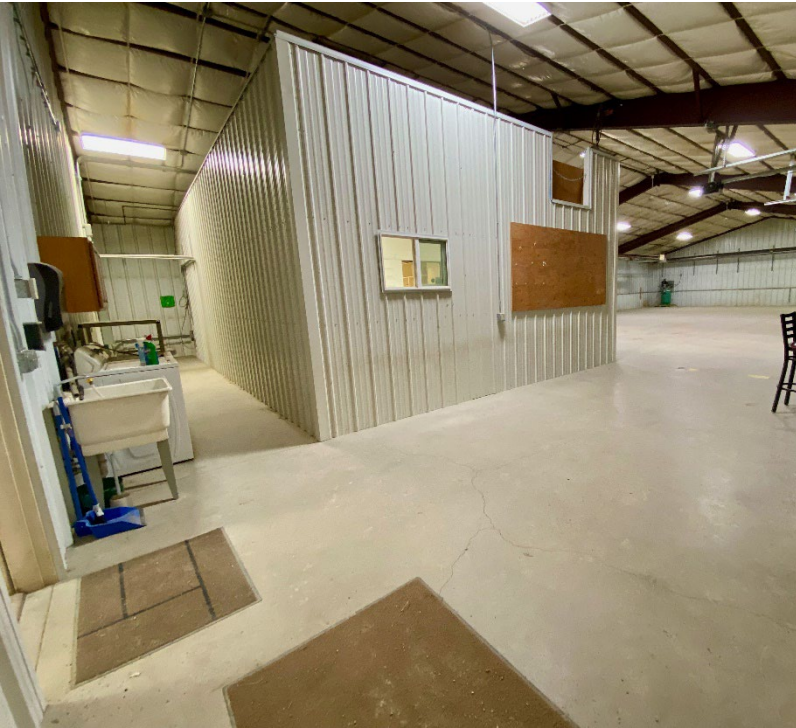
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## WAREHOUSE PHOTOS



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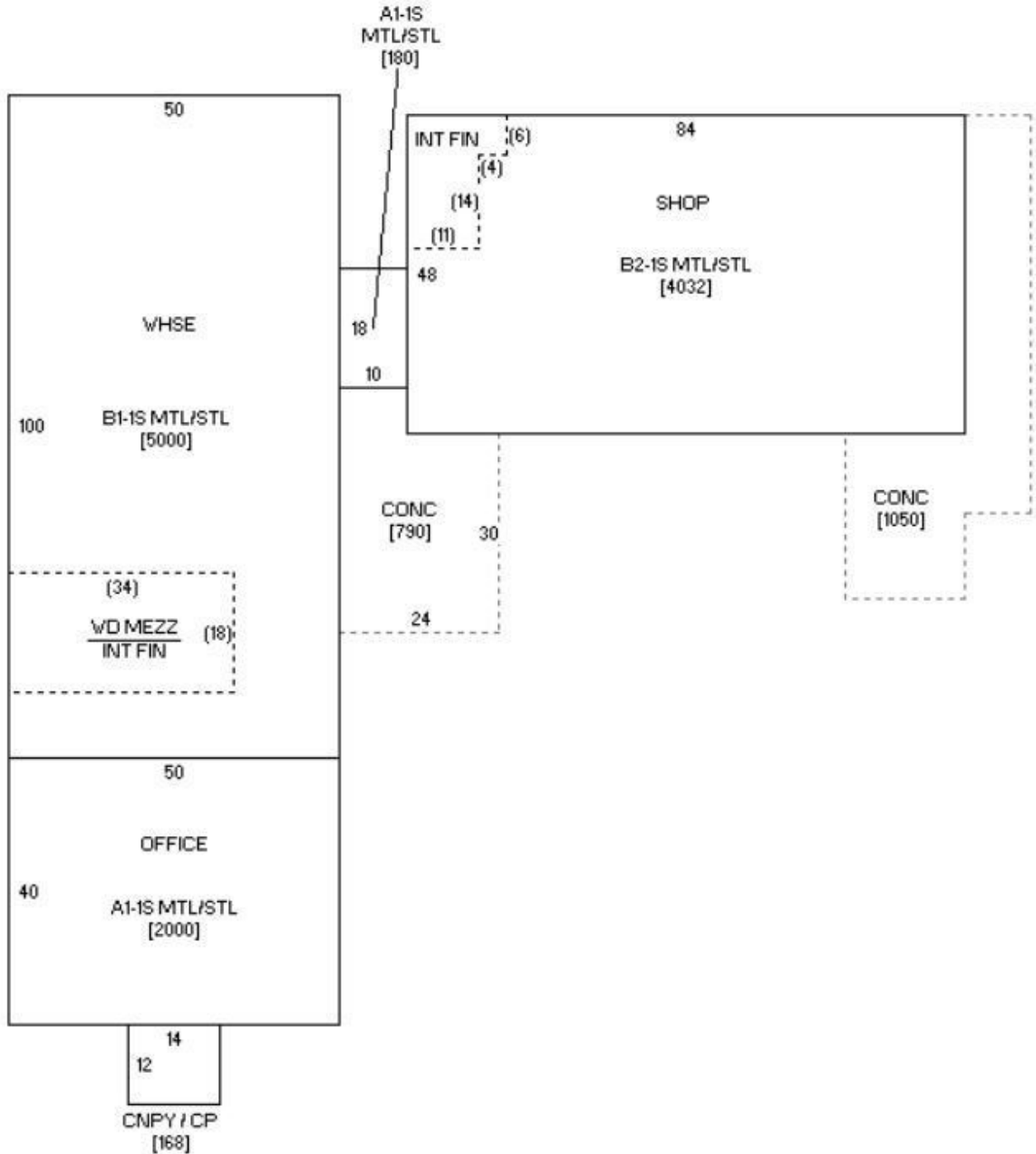
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### SITE PLAN



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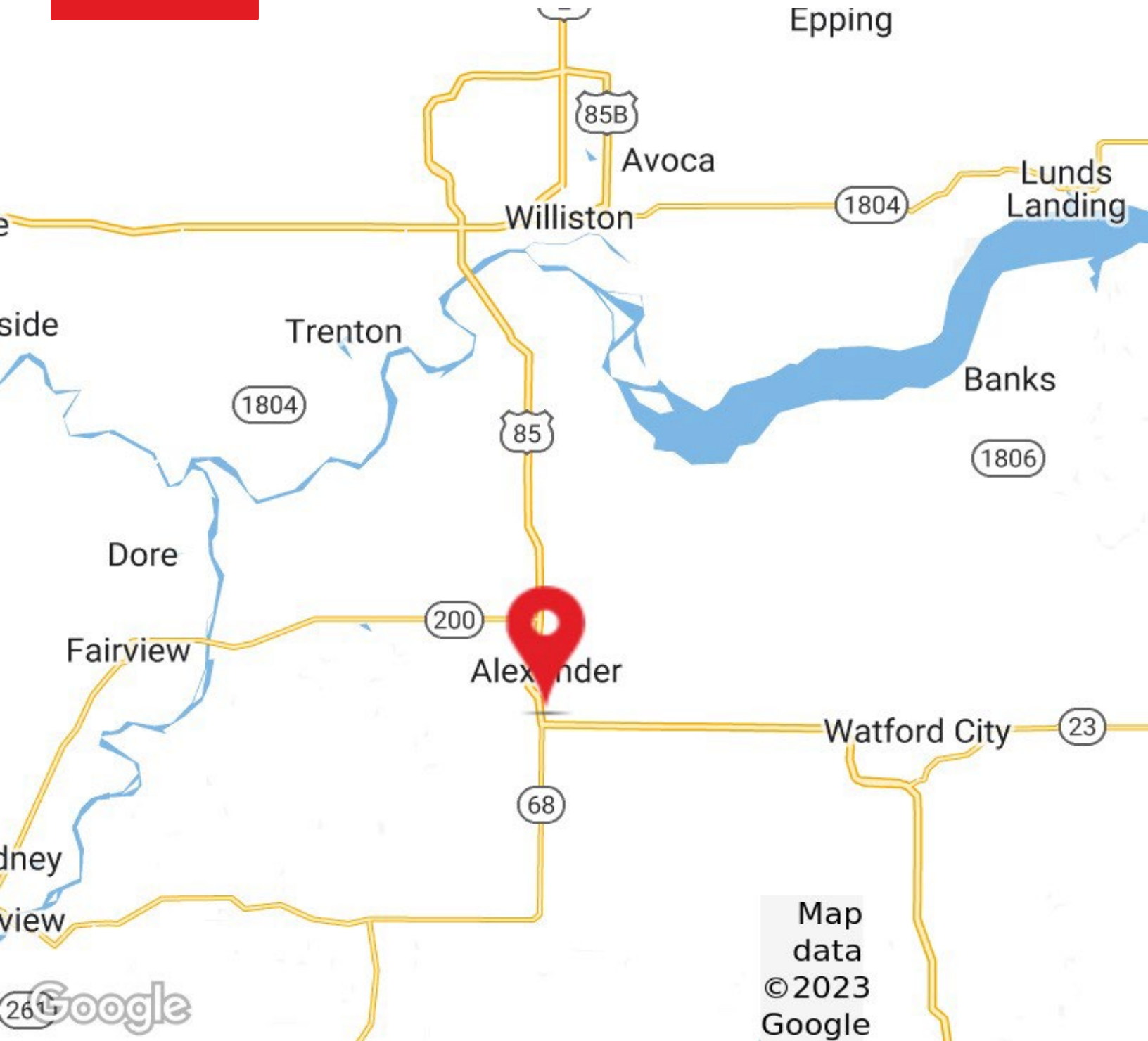
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### LOCATION MAP



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