

FOR LEASE - HEATED SHOP



2730 PAINT BALL WAY, UNITS B & C, BISMARCK

PROPERTY DESCRIPTION

2730 Paint Ball Way offers flexible lease terms, including a competitive rate of \$8 PSF (Modified Gross) plus utilities, with a minimum 3-year lease. With 6,000 SF available, this space can accommodate a variety of needs. This unit provides convenient amenities, such as 16' sidewall height, 14'x14' overhead doors with openers, 3-phase power, restroom, and more. Embrace the opportunity for a well-equipped, modern industrial space.

PROPERTY HIGHLIGHTS

- 16' Sidewall Height
- 14' x 14' Overhead Doors w/Openers
- 7' x 9.5' Restroom
- 1 Small Office / Lab
- 3 Phase Power
- 120/240V 200 Amp Electrical Panel
- Trench Floor Drain
- Gas Fan-Forced Blower Unit Heater

OFFERING SUMMARY

Lease Rate:	\$8 PSF (MG) + Utilities
Available SF:	6,000 SF (80' x 75')
Lease Terms:	Minimum 3 Year Lease

NEARBY BUSINESSES

Dakota Line Contractors	My Space Self Storage
Integrity Landscape	Shenanigans
Lincoln Elementary	Tumbleweed Steakhouse

- Snow Removal \$200/month for 4 Months
- 4" Reinforced Concrete Floors
- Interior Walls Sheet Rocked and Painted w/White Steel Liner Panel
- Exterior Signage Available



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All information herein has been obtained from sources deemed reliable. No warranty or guarantee is made as to the accuracy of the information.

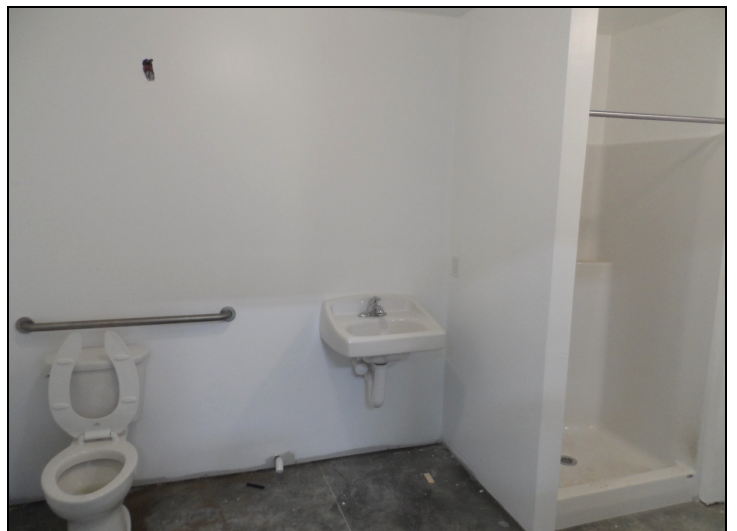
RISE PROPERTY BROKERS

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PROPERTY PHOTOS



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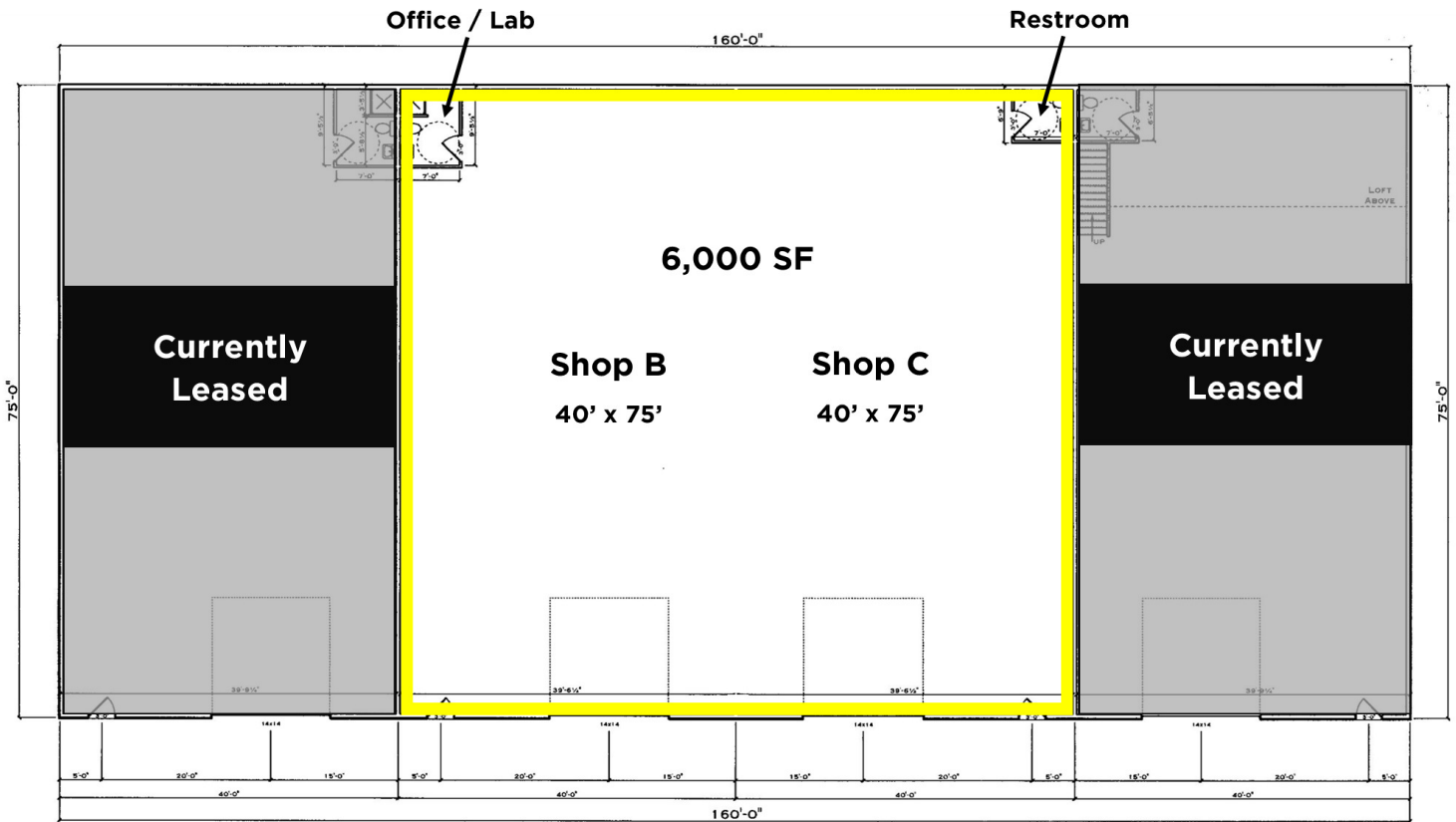
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FLOOR PLAN



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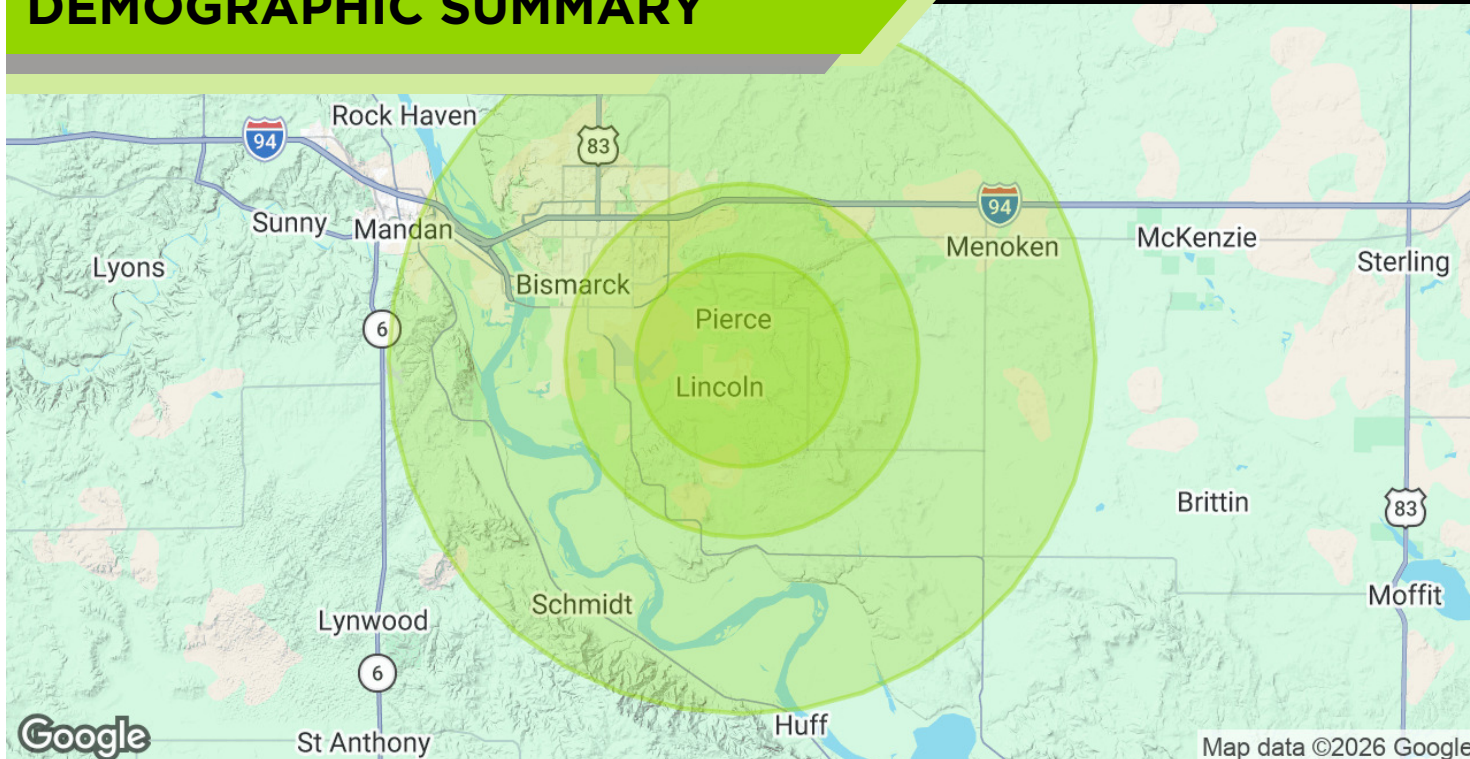
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DEMOGRAPHIC SUMMARY



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	7,574	38,015	107,464
Average Age	34	38	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,527	14,911	43,847
# of Persons per HH	3	2.5	2.5
Average HH Income	\$103,319	\$91,955	\$98,236
Average House Value	\$342,125	\$294,394	\$322,401

Demographics data derived from AlphaMap



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PROPERTY LOCATION



LOCATION OVERVIEW

Near the intersection of 66th and Lincoln Road, across from Lincoln Elementary



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COMMERCIAL REAL ESTATE AT AN ELEVATED LEVEL



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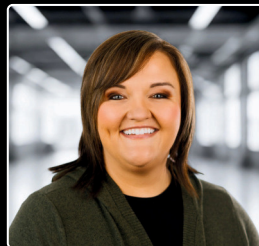
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