

PIONEER RIM & WHEEL

3453 7TH AVE N, FARGO, ND 58102



FOR LEASE



HIGH-BAY WAREHOUSE FOR LEASE

Space Available: 9,232 SF

Base Rent: \$6.60 PSF

CAM: \$2.70 PSF

Nate Vollmuth | 701.893.3839

nate@gddarchitects.com

Goldmark Commercial Real Estate

www.goldmarkcommercial.com

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SPACE AVAILABLE

9,232 SF

BASE RENT

\$6.60 PSF

CAM

\$2.70 PSF

TENANT EXPENSES

Heat/Electricity
Janitorial/Garbage
Phone/Internet

CAM EXPENSES

Water/Sewer
Snow/Lawn
Taxes/Insurance
Building Maintenance

PROPERTY DESCRIPTION:

Prime warehouse space for lease in Fargo, ND. Discover this spacious and versatile warehouse, perfect for a variety of industrial, distribution, or storage needs. Featuring 25' + ceilings, this property is designed for efficiency and flexibility.

KEY FEATURES:

- (1) dock door with dock leveler [#5]
- 25' sidewalls
- (2) overhead doors (14'w x 16'h) [#3/#4]
- Front office space

NEIGHBORS INCLUDE:

- Case
- Fargo Assembly
- Wallwork Truck Center
- Starnart Travel Center
- Magnum Logistics
- WoodSpring Suites

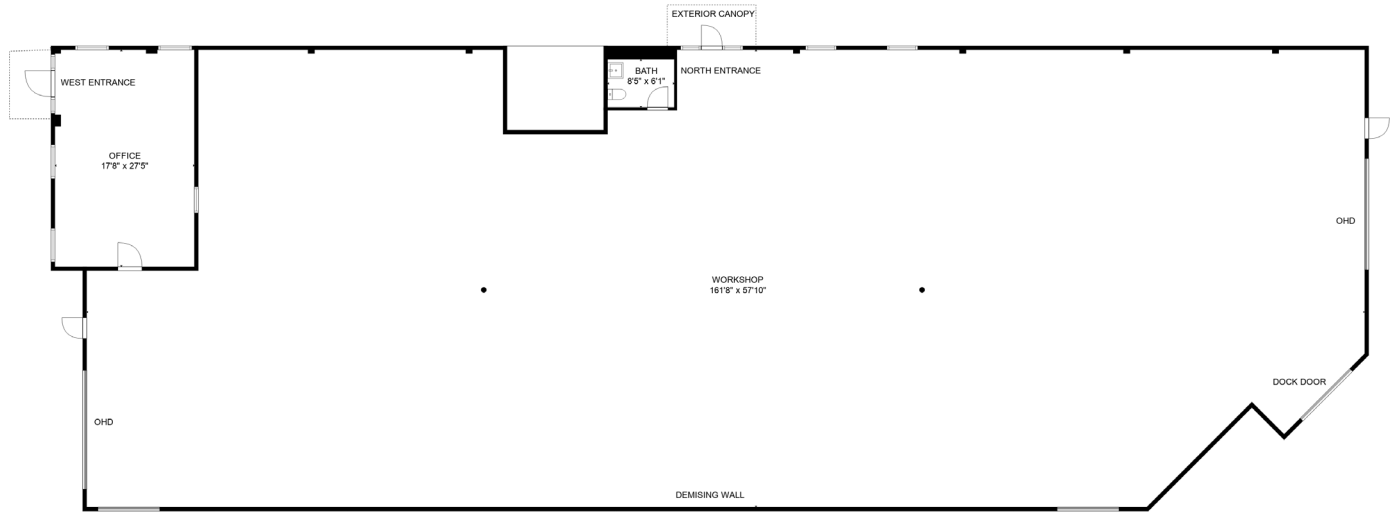


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FLOORPLAN



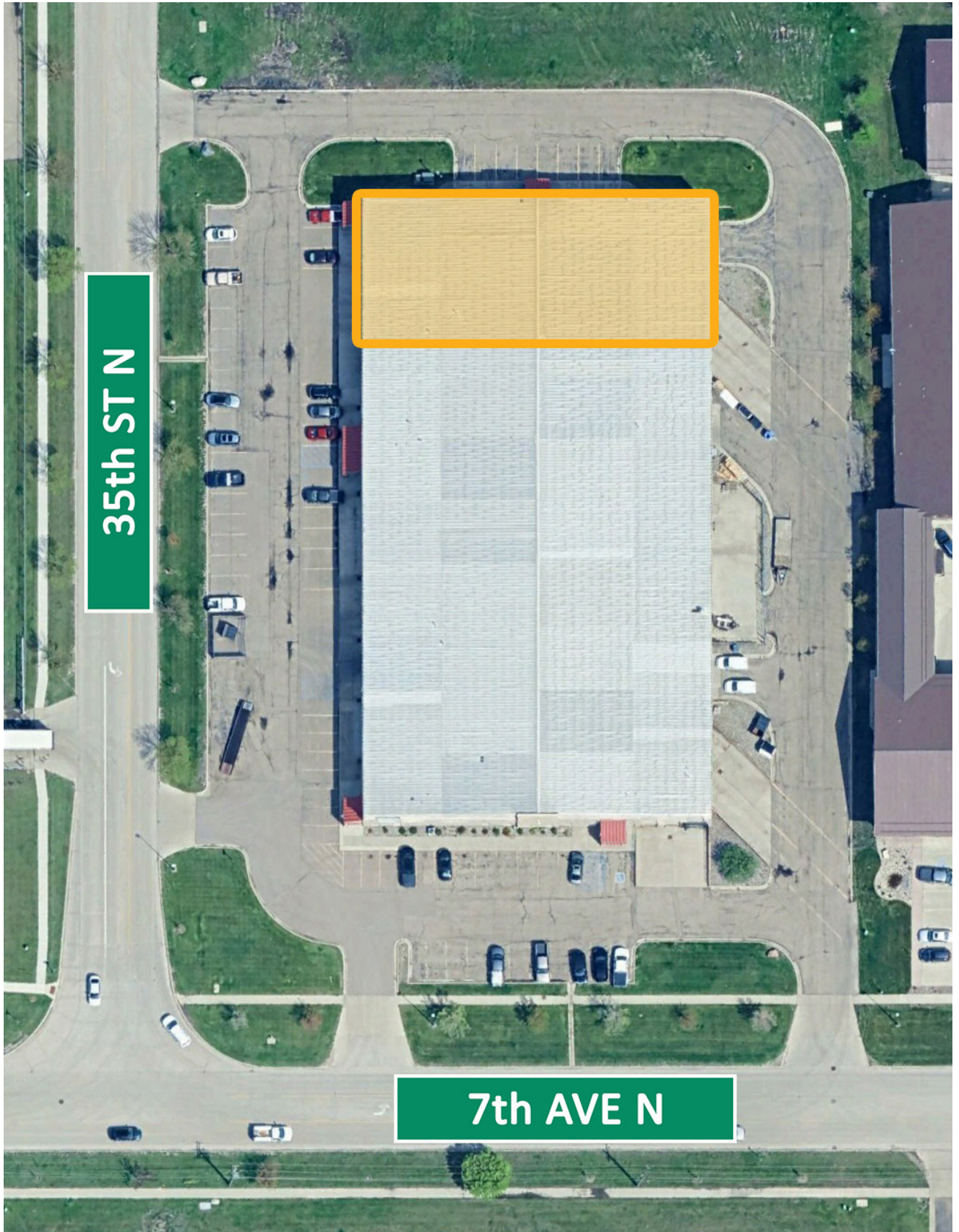
EAST SIDE: OVERHEAD/DOCK DOORS



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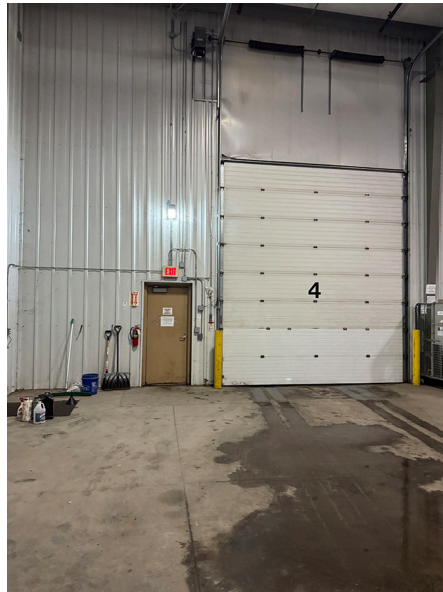
SITE PLAN



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INTERIOR PHOTOS



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AREA MAP

