



EXCHANGE WAREHOUSE

78K SF MODERN WAREHOUSE

4355 S 36TH AVE GRAND FORKS, ND 58201

CBRE

AN ENCLAVE PROJECT

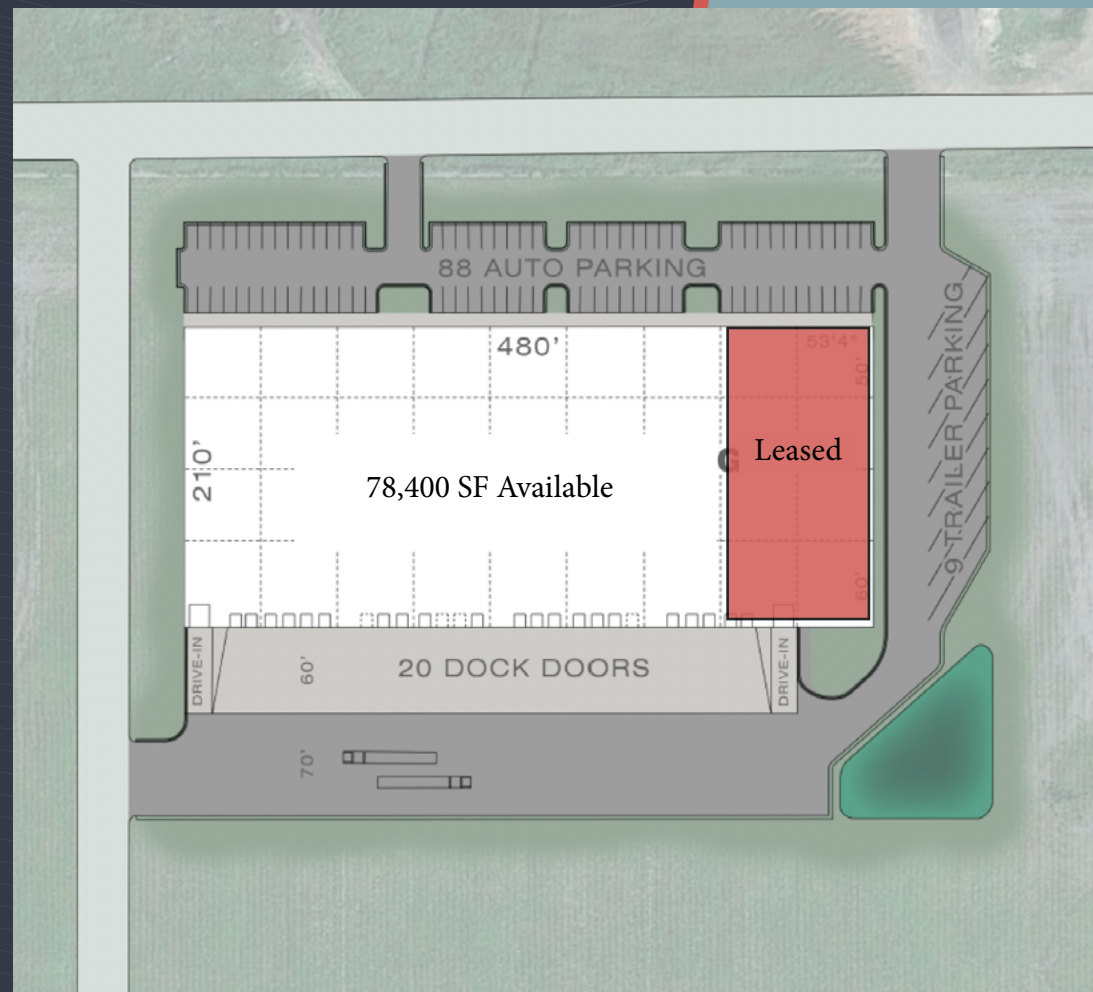
PROPERTY DESCRIPTION

CBRE, in partnership with Enclave, is excited to present The Exchange, a new Class-A industrial building in Grand Forks, ND. The property features 32' ceilings, 2,000 amp 277/480 volt 3-phase power, and ESFR fire suppression. The building consists of twelve recessed dock doors (expandable) and four 14' x 16' drive-ins. There is plenty of room for parking on the 10.16 acres of land.



PROPERTY FEATURES

SALE PRICE	Contact for Pricing
LEASE RATE PSF/YR, NNN	\$9.50
EST. OPEX PSF/YR	\$1.25 *yr 1
SF AVAILABLE	22,400 - 78,400
AVAILABLE FOR OCCUPANCY	Q3 2024
CONSTRUCTION	Pre-engineered steel
CLEAR HEIGHT RANGE	32'
DOCK DOORS	Twelve bays w/ 9' W x 10' H doors (ability to add 9 more)
DRIVE-INS	Four w/ 14' W x 16' H doors
COLUMN SPACING	55' x 50'
BUILDING DIMENSIONS	210' x 480'
PARCEL NUMBER	44135600003000
ACRES OF LAND	10.16
ZONING	I-2: Heavy Industrial



*Property features 5-year tax abatement, savings passed through to tenant

PROPERTY HIGHLIGHTS



Available
Q3 2024



Attractive
Bay Depth



Divisible in 22,400 SF
Increments



TI Allowance
Available



Turn-key
Delivery



Natural Gas
Unit Heater



Ample
Auto Spaces



Pre-engineered
Steel Building



ESFR Fire
Suppression



Signage Options
Available



Competitive TIF
Savings Passed Through



30FC Lighting
Package



6" Reinforced
Concrete Floors



32'
Clear Height



2 Ingress/egress
Points



3-phase
2,000 amps
277/480 volt



Trailer Drops
with
Expandability



South Facing
Dock Doors &
Drive-ins



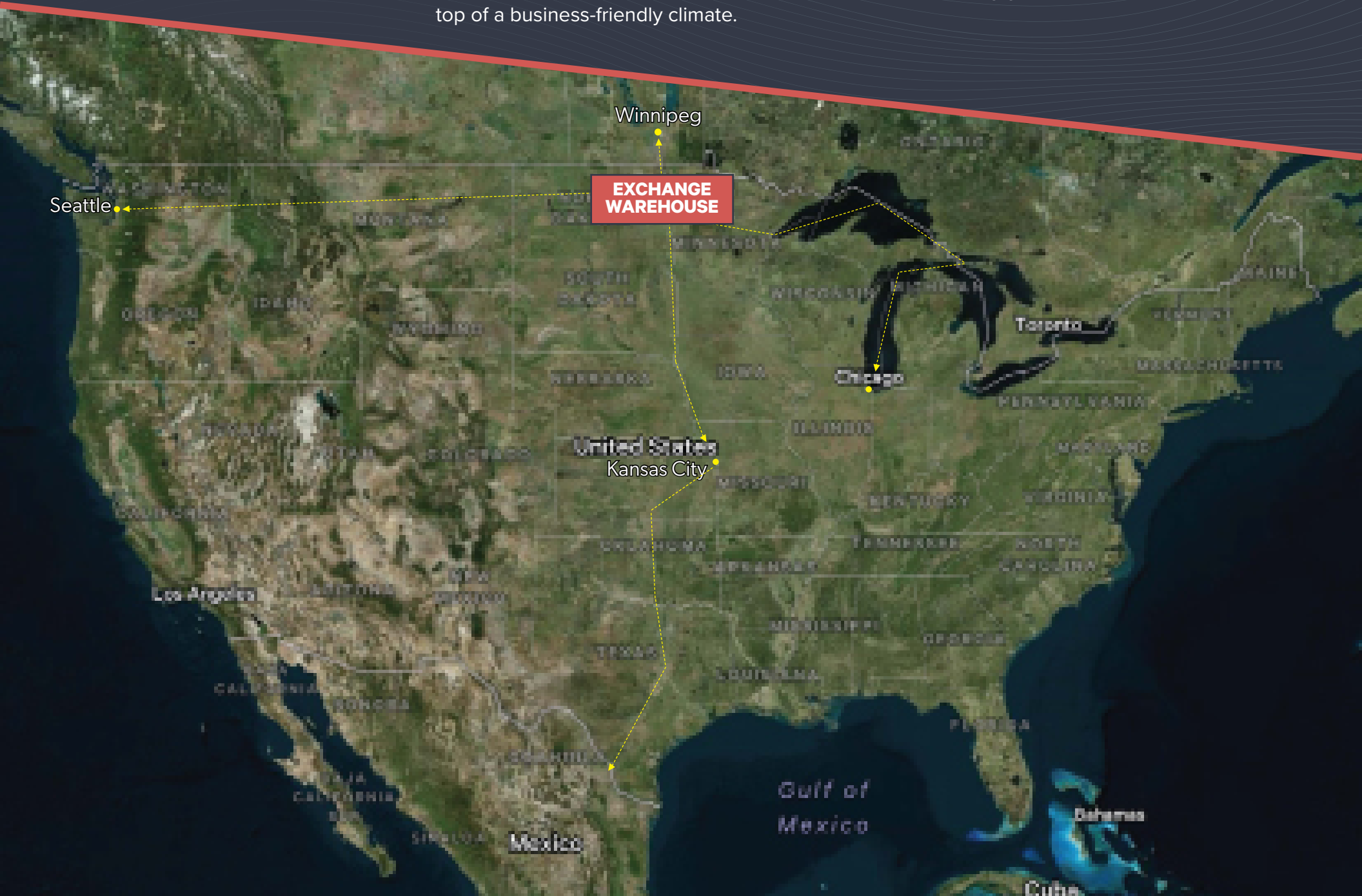
Twelve 42"
Recessed Loading
Docks with Ability to
Add More



Four Drive-ins with
14' W x 16' H
Overhead Doors

LOCATION

The Exchange Warehouse features strategic positioning, just off of I-29 and 32nd Ave S in Grand Forks. The Grand Forks market sees unique positioning as an omnichannel hub with connectivity between Seattle and the Great Lakes, and Canada to Mexico. Grand Forks is located within 1 of 2 International Trade Zones in ND, providing great economic incentives on top of a business-friendly climate.



GRAND FORKS OVERVIEW

2025 COUNTY POPULATION

74,501

HISTORICAL UNEMPLOYMENT

2024 Unemployment Rate: 2.1%

2025 Unemployment Rate: 2.3%

MEDIAN HOUSEHOLD INCOME

\$68,075

HAVE BACHELOR'S DEGREE OR HIGHER

38.0%

TOP 5 LARGEST EMPLOYERS



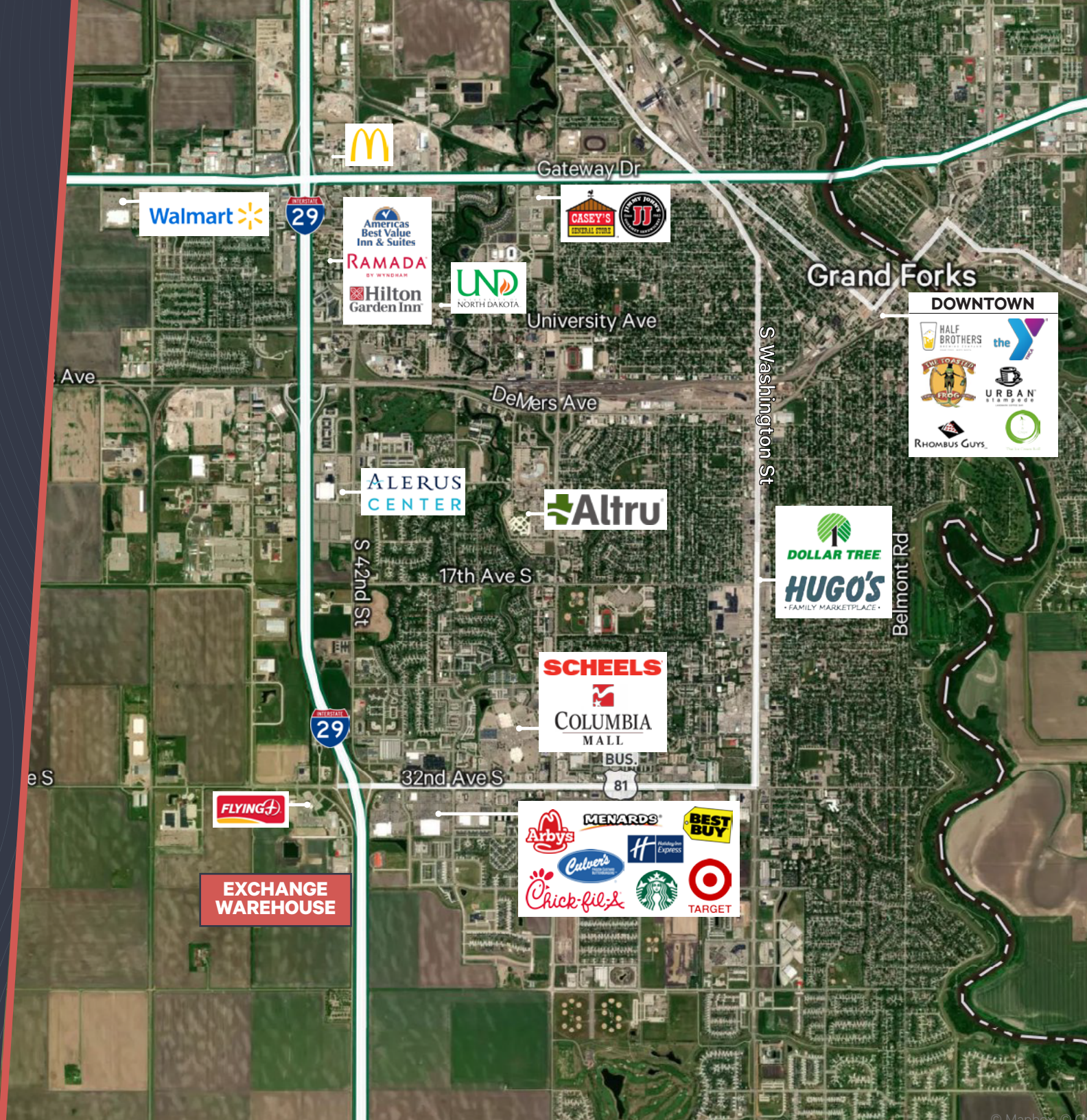
UNIVERSITY OF
UND NORTH DAKOTA



Walmart



AMENITY MAP



EXCHANGE WAREHOUSE

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