3125 + 3205 EAST THAYER AVENUE

CBRE

3125 + 3205 EAST THAYER AVENUE
BISMARCK, NORTH DAKOTA

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01

EXECUTIVE SUMMARY

THE OFFERING

CBRE, as the exclusive advisor, is pleased to present for sale 3125 & 3205 E Thayer Avenue, two highly functional industrial assets located in Bismarck, North Dakota. Offered at a discount to replacement cost, these second-generation facilities provide a rare combination of dock-high loading capabilities and an infill location. Positioned with immediate access to Interstate 94 via the Bismarck Expressway, the properties offer exceptional connectivity for inbound and outbound freight movement. Together, the assets feature nine dock-high loading positions, two drive-in doors, and 12,605 square feet of dedicated cooler/freezer space, creating a unique opportunity for cold storage users and temperature-sensitive operations.

EXECUTIVE SUMMARY

The offering of 3125 & 3205 E Thayer Avenue presents a unique opportunity to acquire two highly functional infill industrial facilities totaling 79,938 SF in Bismarck, North Dakota. Consisting of 3205 E Thayer Avenue (48,740 SF) and 3125 E Thayer Avenue (28,198 SF), both originally constructed in 1973 and 1974 and with renovations in 2018 and 2019. Together, the assets feature nine dock-high loading positions, two drive-in doors, and 12,605 square feet of dedicated cooler/freezer space, creating a turnkey solution for logistics, warehousing, and temperature-sensitive operations.

Strategically positioned with immediate access to Interstate 94 via the Bismarck Expressway, these properties serve as a connectivity hub for regional and national distribution networks. Their infill location supports service-based businesses requiring proximity to rooftops and fleet deployment, while the cold storage component offers a competitive advantage for food service and supply chain users. With strong local fundamentals, including a 1.20% industrial vacancy rate, population growth, and healthy economic indicators; 3125 & 3205 E Thayer Avenue offers a high-utility solution in North Dakota's Capital City.

AERIAL

N 31st St
E Thayer Ave
Eastdale Dr
E Thayer Ave
3125 E. Thayer Ave
COOLER &
FREEZER SPACE
3205 E. Thayer Ave
N 31st St
Eastdale Dr
E Broadway Ave
E Broadway Ave

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PROPERTY HIGHLIGHTS

Rare Infill Industrial Offering

Two highly functional assets in Bismarck, ND, offered at a discount to replacement cost

Dock-High Loading & Drive-In Access

Combined nine dock-high positions and two drive-in doors for efficient freight handling

Cold Storage Capability

Approximately 12,605 SF of existing cooler/freezer space, ideal for food service and temperature-sensitive operations

Immediate Interstate Connectivity

Direct access to I-94 via the Bismarck Expressway, enabling seamless regional and national distribution

Turnkey Operational Functionality

Existing infrastructure reduces time-to-service and capital outlay for occupiers

Scarcity of Comparable Product

Functional infill industrial space with dock-high loading and cold storage is extremely limited in the Bismarck/Mandan market

Strong Local Fundamentals

Market vacancy at 1.20%, population growth of +1.6% YoY, and median household income of $84,948 in Burleigh County

Long-Term Value Preservation

Infill industrial assets remain irreplaceable given current construction costs and rental economics. Favorable elevation promoting efficient site drainage

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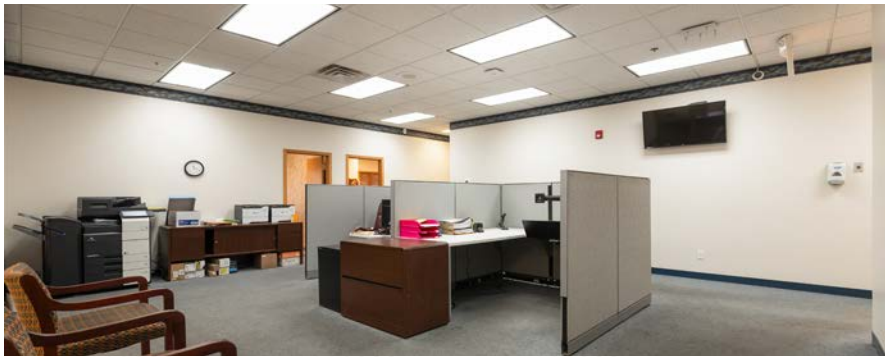
PROPERTY DESCRIPTION

3125
E.THAYER AVENUE

PROPERTY OVERVIEW

3125 East Thayer Ave, Bismarck, ND 58501

LISTING PRICE	$1,700,000
BUILDING SQUARE FEET	28,198
OFFICE SF	1,805
CONSTRUCTION	Metal w/ Steel Frame
YEARS BUILT | RENOVATED	1974 | 2019
DRIVE-INS	6 Docks
CLEAR HEIGHT	12' - 24'
LAND AREA (ACRES)	1.45
ZONING	Light Industrial
PARCEL NUMBERS	0655-007-001
RE TAXES & SPECIALS (2025)	$25,555
REMAINING SPECIALS	$12,584.82
FEATURES / COMMENTS	• Exposed Wet Sprinklers • Multiple Reznor Heaters • 600 Amp 3 phase panel service • Alarm / Surveilance system throughout • Edge of dock levelers in cooler room • 48.90% Dry Storage • 44.70% Cold Storage (34% Freezer | 10% Cooler)



3205

E.THAYER AVENUE

PROPERTY OVERVIEW

3205 East Thayer Ave, Bismarck, ND 58501

LISTING PRICE	$3,000,000
BUILDING SQUARE FEET	48,740
OFFICE SF	5,069
CONSTRUCTION	Metal w/ Steel Frame
YEARS BUILT | RENOVATED	1973 | 2018
DRIVE-INS	3 Docks
CLEAR HEIGHT	18' - 23'
LAND AREA (ACRES)	2.09
ZONING	Light Industrial
PARCEL NUMBERS	0655-008-010
RE TAXES & SPECIALS (2025)	$34,493
REMAINING SPECIALS	-
FEATURES / COMMENTS	• Exposed Wet Sprinklers • 2 OH Door | (1) 14' x 18' | (1) 12' X 14' • 16' Tall x 8' wide Pallet Racking • Radiant Heat *propane* • Multiple Reznor Heaters • Shipping Reciving Office • Warehouse Restrooms • Alarm / Surveilance system throughout • Fans Throughout • Mechanical dock levelers

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LOCATION OVERVIEW

KEY LOCATION BENEFITS

Bismarck is North Dakota's capital city, creating a strategic hub for commerce and distribution in the Upper Midwest. The region benefits from exceptional highway connectivity, anchored by Interstate 94, which runs east-west from Montana to Michigan and links Bismarck directly to major markets such as Billings, Minneapolis, Milwaukee, Chicago, and Detroit. Complementing this is U.S. Highway 83, a north-south corridor stretching from Canada to the Gulf of Mexico, providing direct access to national supply chains and key distribution routes across North America.

The city's multimodal infrastructure further enhances its appeal. Bismarck Airport offers daily flights to major hubs including Minneapolis/St. Paul, Denver, Dallas/Fort Worth, and Chicago, with additional service to leisure destinations through Allegiant Airlines. Rail service from Burlington Northern Santa Fe Railway and Dakota Missouri Valley Western Railroad ensures reliable freight movement nationwide. Positioned along the Missouri River and nearly equidistant from Los Angeles and New York City, Bismarck delivers a central location with world-class transportation options, making it an ideal base for logistics, distribution, and service-oriented operations.

BURLEIGH COUNTY OVERVIEW	
Market Vacancy	1.2%
Bismark Population 2024	77,772
Population (Burleigh County) 2024	103,107
Change	+1.6%
Median HH Income (Burleigh County)	$84,948
Median HH Income (North Dakota)	$75,949
Unemployment Rate (Burleigh County) Sept. 2025	2.00%
Unemployment Rate (North Dakota) Sept. 2025	2.20%
Taxable Sales (Jan-Mar 2025)	$388,200,000
YoY Change	+$6,900,000

MAJOR EMPLOYERS

SANFORD HEALTH

bps BISMARCK PUBLIC SCHOOLS

DOOSAN Bobcat

CHI St. Alexius Health

NORTH Dakota Be Legendary. Health & Human Services

UNIVERSITY of MARY

Bismarck

NORTH Dakota Be Legendary. | Corrections and Rehabilitation

Walmart

BASIN ELECTRIC POWER COOPERATIVE

LOCATION MAP

Additional Industrial & Retail Businesses within .5 miles of the Poperty

North Dakota Firefighter's Association
Tango Fox Tactical
Super Rooter Sewer and Drain
Minnesota Valley Testing Laboratories
The Bin Den
Bismark Dent Company
North Dakota Board of Dental
Frontier Painting Company
Regency Storage Center
Coca-Cola Vending
PK Electronics
Superior Glass Inc.
Integrity Property Management
Kamrose Construction
Consolidated Electrical Distributors
Action Movers
Bismark Public Schools Central Administration

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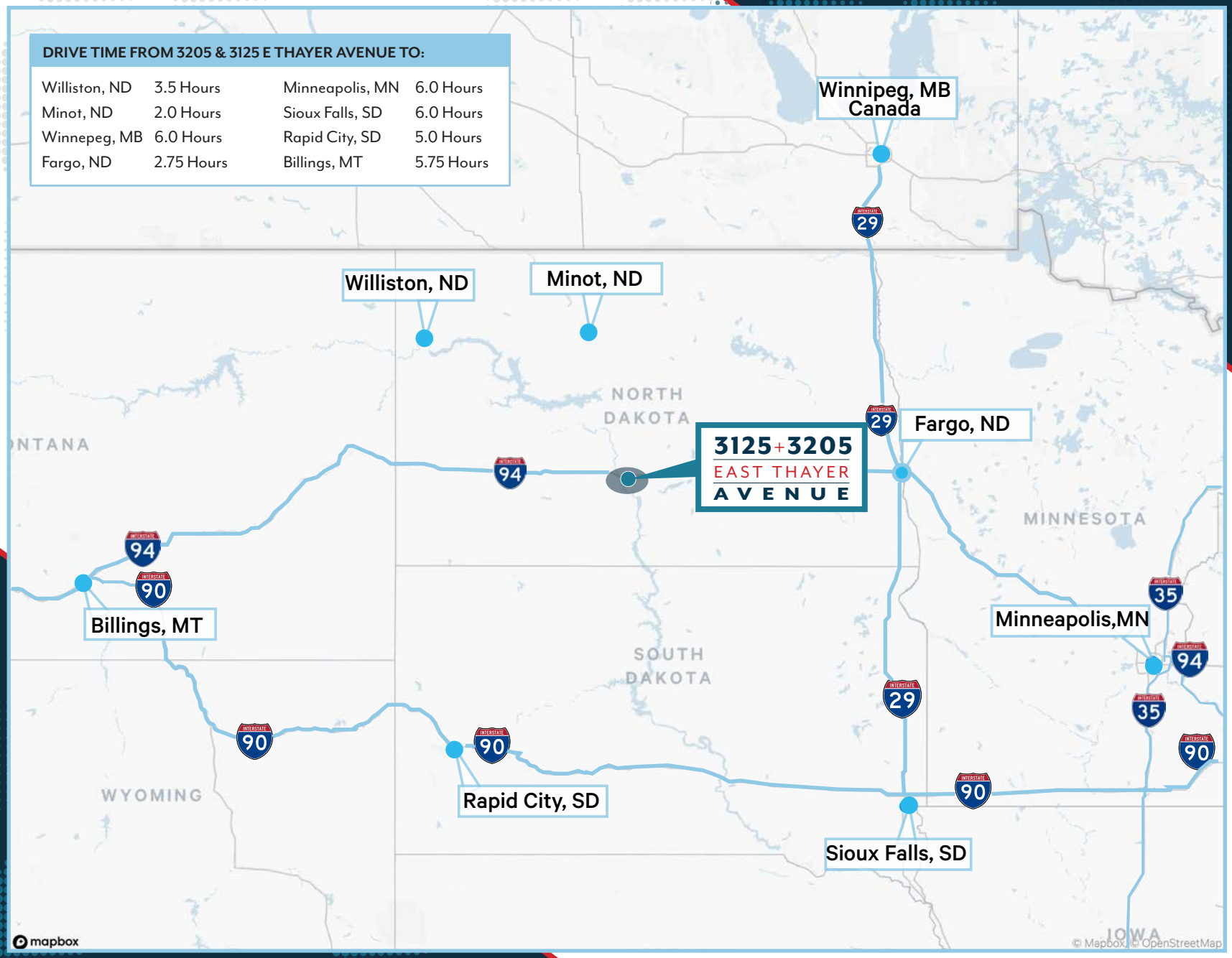
MARKET OVERVIEW

CONNECTIVITY

DRIVE TIME FROM 3205 & 3125 E THAYER AVENUE TO:

Williston, ND	3.5 Hours	Minneapolis, MN	6.0 Hours
Minot, ND	2.0 Hours	Sioux Falls, SD	6.0 Hours
Winnepeg, MB	6.0 Hours	Rapid City, SD	5.0 Hours
Fargo, ND	2.75 Hours	Billings, MT	5.75 Hours



CONTACTS

CHANCE LINDSEY
Senior Vice President
+1 701 660 3500
chance.lindsey@cbre.com

KYLE FERDERER
First Vice President
+1 612 709 7950
kyle.ferderer@cbre.com

LEVI GROSS
Associate
+1 218 242 9338
levi.gross@cbre.com

MICHAEL MCCALL
Senior Vice President
+1 914 806 2246
michael.mccall@cbre.com

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