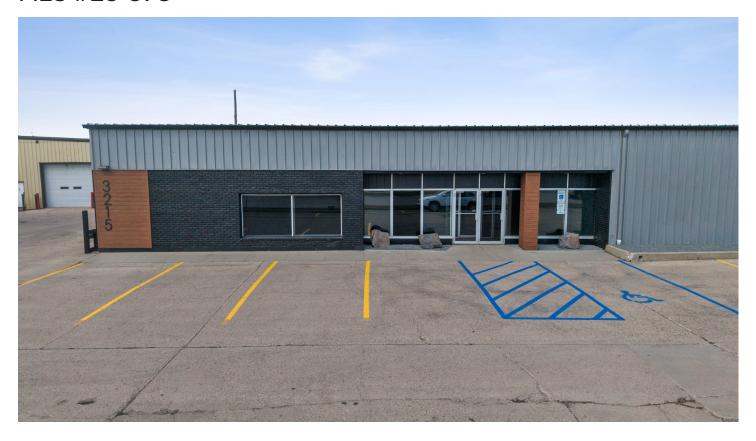
## Flex Space for Lease

3215 Main Avenue, Fargo, ND 58103 MLS #25-578



## PROPERTY DESCRIPTION:

Versatile 12,000 SF flex space available along high-traffic Main Avenue with over 27,000 vehicles per day. This property offers excellent visibility and signage potential, with potential ceiling heights ranging from 12 to 14 feet—ideal for a variety of light industrial, showroom, or service-oriented users. Convenient central location with easy access to major thoroughfares.

**LEASE RATE:** \$7.50 SF **BUILDING SIZE:** 6,000 SF - 12,000 SF

**ESTIMATED CAM:** \$2.25 SF **YEAR BUILT:** 1958

LOT SIZE: 1.13 Acres TRAFFIC COUNT: 27,000+ VPD



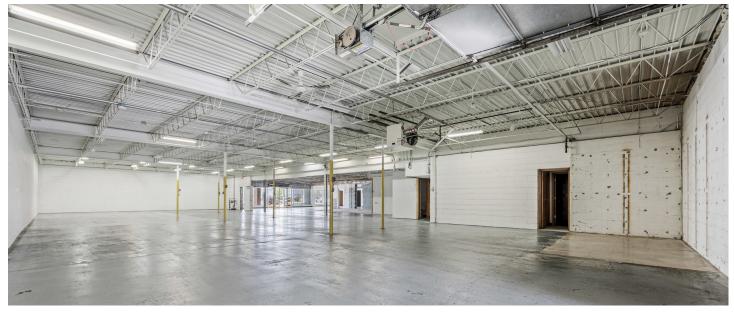
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## Floor Plan















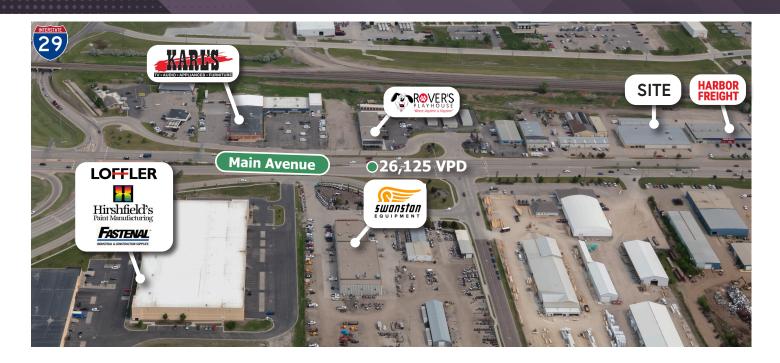
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