



MAGNUM WAREHOUSE

BUILDING I & II

4903 & 4803 19TH AVENUE N

FARGO, NORTH DAKOTA

LISTING BROKERS

KONRAD OLSON, SIOR
Designated Broker
701.280.1606
konrad@konradolson.com

MEGAN WALOCK
Associate Broker
701.280.1606
megan@konradolson.com

PROPERTY DETAILS

	Building I	Building II (Subject to Change)
ADDRESS	4903 19 th Avenue N Fargo, ND	4803 19 th Avenue N Fargo, ND
PARCEL NO.	01-8815-00100-000	01-8815-00100-000
ZONING	GC, General Commercial	GC, General Commercial
TOTAL BLDG SF	200,100 SF±	134,142 SF±
AVAILABLE SF	32,000 - 50,000 SF±	26,267 - 134,142 SF±
CONSTRUCTION	Pre-Cast Concrete	Pre-Cast Concrete
CLEAR HEIGHT	36'	35'
FIRE SUPPRESSION	ESFR	ESFR
DOCK DOORS	7	21
DRIVE-IN DOORS	1	3
COLUMN SPACING	58'4"	58'4"
BAY DEPTH	54'	56'3"
SPEED BAY DEPTH	60'	60'
RAIL-SERVED	No	Potential for Rail
AVAILABLE	Available for Immediate Occupancy	To Be Built

LEASE & OPERATING EXPENSES

LEASE RATE	\$7.25 PSF/YR	CAM Expense	Tenant Expense
CAM	\$2.76 PSF/YR (Estimate)	Property Tax	Gas
		Special Assessments	Electric
		Building Insurance	Phone/Internet
		Sewer/Water/Garbage	Janitorial
		Snow/Lawn	Shared Maintenance

OPTIONAL 3PL SERVICES AVAILABLE

Magnum Logistics provides local and regional LTL distribution, truckload services, logistics services, and a wide range of warehousing and fulfillment solutions, including light assembly and kitting with robust WMS solutions for client inventory needs.

CONTACT

KONRAD OLSON, SIOR
Designated Broker
701.280.1606
konrad@konradolson.com

MEGAN WALOCK
Associate Broker
701.280.1606
megan@konradolson.com

 **Konrad Olson**
COMMERCIAL REAL ESTATE
Broker for the Owner
2501 13th Ave. S. - Suite 204
Fargo, ND 58103
(701)280-1606

Individual Memberships
Society of Industrial and
Office Realtors

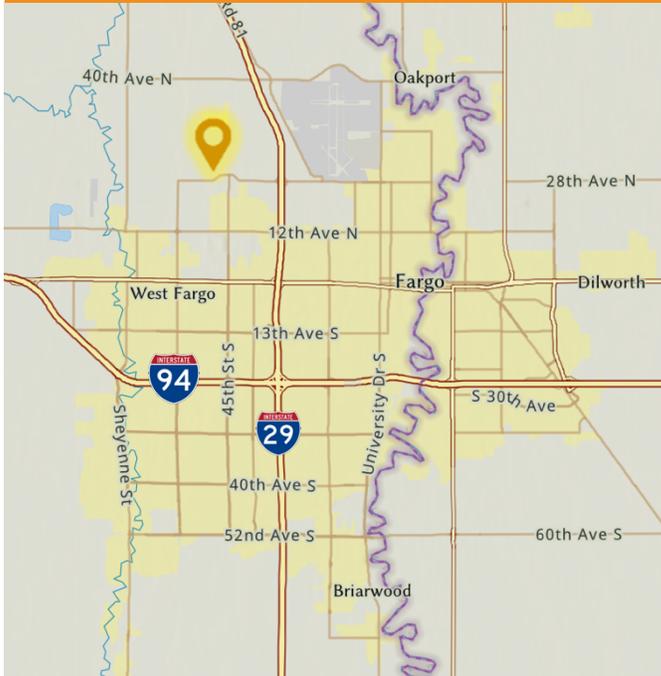


SIOR

LOCATION



COMMUNITY MAP



TRANSPORTATION

I-29 via 19 TH AVE N	1.3 MI
I-94	5 MI
HECTOR INTERNATIONAL AIRPORT	2.6 MI
GRAND FORKS, ND	72 MI
BISMARCK, ND	185 MI
WILLISTON, ND	385 MI
MINNEAPOLIS, MN	228 MI
SIoux FALLS, SD	244 MI

CONTACT

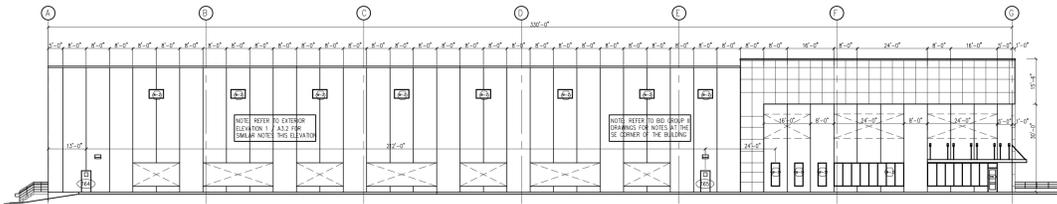
KONRAD OLSON, SIOR
Designated Broker
701.280.1606
konrad@konradolson.com

MEGAN WALOCK
Associate Broker
701.280.1606
megan@konradolson.com

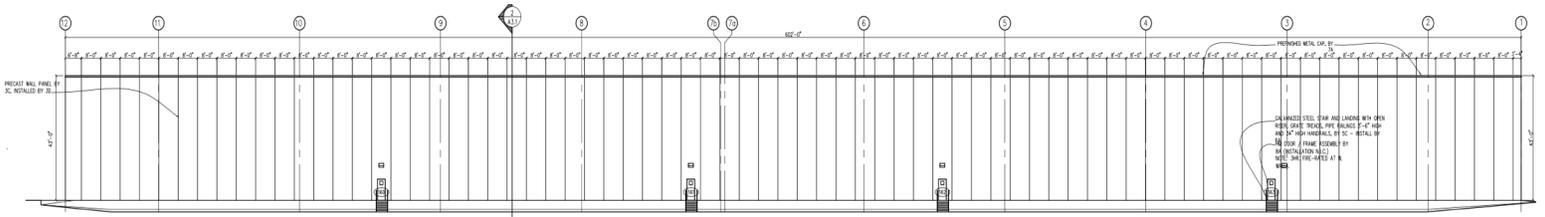


Brokers for the Owner
2501 13th Ave. S. - Suite 204
Fargo, ND 58103
(701)280-1606

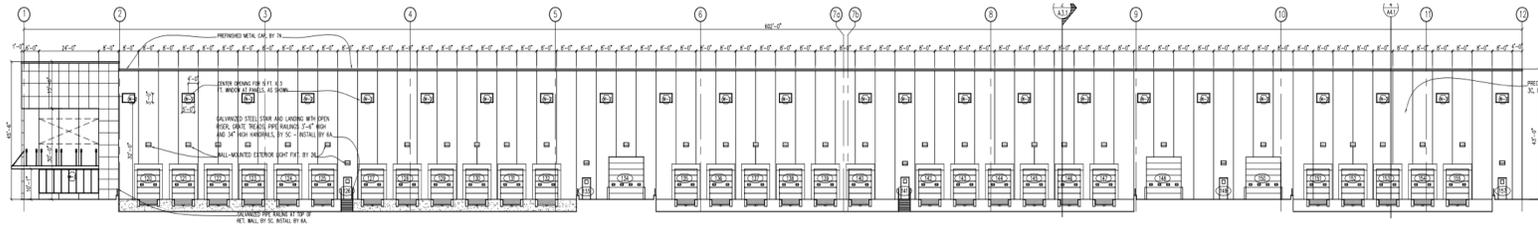
BUILDING ELEVATIONS - BUILDING I



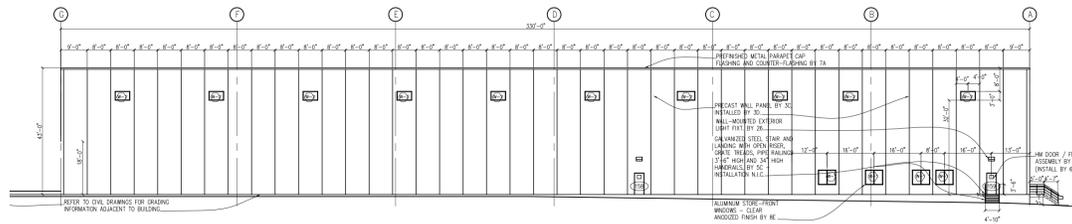
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

DEMOGRAPHIC PROFILE

10 MILE RADIUS

DATA PROVIDED BY ESRI

233,012

Population

33.7

Median Age

98,221

Households

145,220

Total Employees

2.0%

Unemployment Rate

19%

High School Graduate

34%

Some College

43%

Bachelor's/Grad/Prof. Degree

\$41,168

Per Capita Income

\$65,419

Median Household Income

KONRAD OLSON, SIOR
Designated Broker
701.280.1606
konrad@konradolson.com

MEGAN WALOCK
Associate Broker
701.280.1606
megan@konradolson.com

 **Konrad Olson**
COMMERCIAL REAL ESTATE
Brokers for the Owner
2501 13th Ave. S. - Suite 204
 Fargo, ND 58103
(701)280-1606