

Industrial & IOS | Sale or Lease

Large Rail Served Site | Infill Location | Main Avenue

135,197SF | Manufacturing, Warehousing,
Outdoor Storage, Flex Industrial Uses

- Multiple Access Points
- BNSF Rail Service
- Zoned for wide variety of users

115 31st St S Fargo, ND 58103
3101 4th Ave S Fargo, ND 58103
3175 4th Ave S Fargo, ND 58103

CBRE



The Property

CBRE is pleased to offer for sale or lease 135,197 square feet of industrial and outdoor storage space situated on 15.32 acres in Fargo, North Dakota. The property consists of three parcels, divisible and available for sale or lease.

Property Type	Industrial
Number Of Buildings	5
Total Square Feet	135,197
Year Built	1950, 1960, 1974, 1983, 1989
Construction	Mix of wood & steel framing
Acres Of Land	15.32
Zoning	Limited Industrial
Annual RE Taxes & Assessments (2024)	\$88,499
Notes	<ul style="list-style-type: none">BNSF Rail SpurAsphalt paved yard storageMultiple Access PointsImmediate interstate connectivity



Property Highlights

Property Type	Industrial
Parcel #	01-5370-00055-010 01-3500-05180-000
Number Of Buildings	3
Total Building SF	60,644
Year Built	1950, 1960, 1974
Acres Of Land	7.02
Clear Height	16'
Zoning	Limited Industrial
Annual RE Taxes & Assessments (2024)	\$34,509

Notes	<ul style="list-style-type: none">• 2 story office building• Multiple conference rooms, open work concept, +/- 5 private offices, locker room / break room.• North building includes cold storage, large OH doors• Rail Spur• Fenced & Gated• Asphalt paved & lit yard
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Property Highlights

Property Type	Industrial
Parcel #	01-0285-00119-010
Number Of Buildings	1
Total Building SF	57,600
Year Built	1989
Acres Of Land	3.7
Clear Height	30' at peak
Zoning	Limited Industrial
Annual RE Taxes & Assessments (2024)	\$37,557
Notes	<ul style="list-style-type: none">• Sprinkled• 1 Dock Door• Large OH Doors• Painting & manufacturing stations• Increased ventilation systems• Large mezzanine storage• Fenced & gated



Property Highlights

Property Type	Industrial
Parcel #	01-8586-00100-000
Number Of Buildings	1
Total Building SF	17,756
Year Built	1983
Acres Of Land	4.6
Clear Height	-
Zoning	Limited Industrial
Annual RE Taxes & Assessments (2024)	\$16,433
Notes	<ul style="list-style-type: none">• Heated• Kiln• Large OH doors• Excess of underdeveloped land for future use• Large stabilized yard w/ paving• Fenced & secured









These properties are situated southeast of the junction of Main Avenue and Interstate 29, providing convenient access to the interstate..



Let’s Connect!

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