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





Industrial & IOS | Fargo, ND For Sale or Lease

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	 BNSF Rail Spur Asphalt paved yard storage Multiple Access Points Immediate interstate connectivity



Industrial & IOS | 115 31st St S Fargo, ND 58103

For Sale or Lease

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	 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



Industrial & IOS | 3175 4th Ave S Fargo, ND 58103

For Sale or Lease

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	 Sprinkled 1 Dock Door Large OH Doors Painting & manufacturing stations Increased ventilation systems Large mezzanine storage Fenced & gated

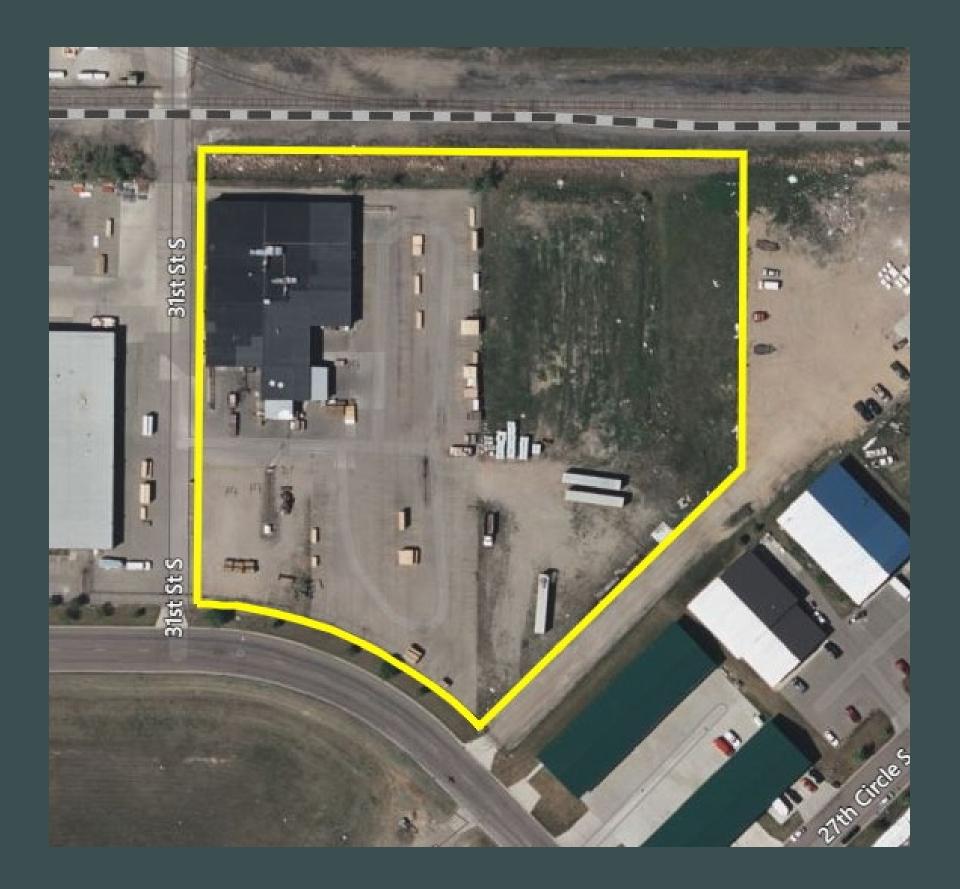


Industrial & IOS | 3101 4th Ave S Fargo, ND 58103

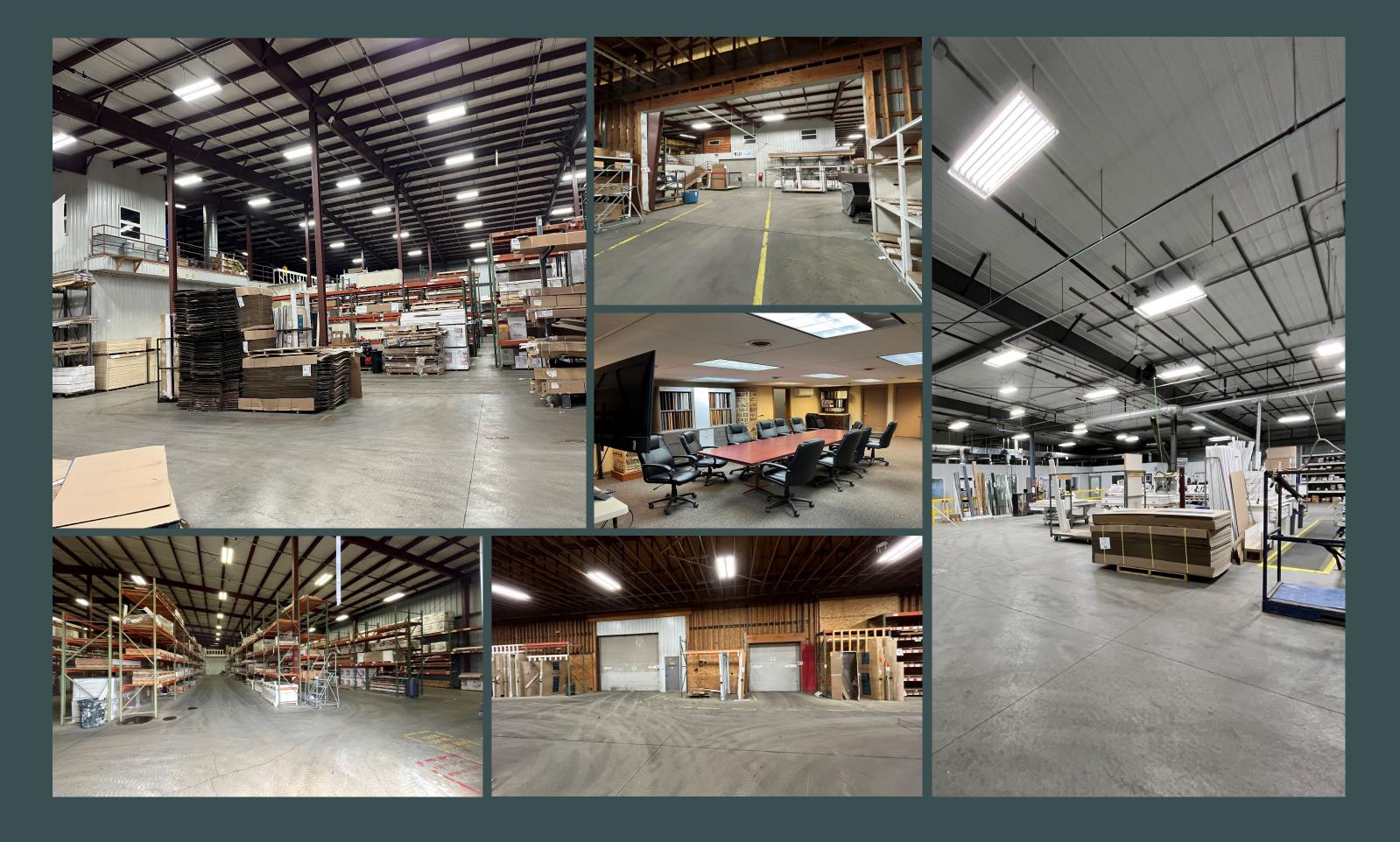
For Sale or Lease

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
	• Heated
	• Kiln
	 Large OH doors
Notes	• Excess of underdeveloped land for future
	use
	 Large stabilized yard w/ paving
	Fenced & secured



For Sale or Lease



For Sale or Lease









For Sale or Lease



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



Let's Connect!

CHANCE LINDSEY
Senior Vice President
+1 701 660 3500

chance.lindsey@cbre.com

KYLE FERDERER
Senior Associate
+1 612 709 7950
kyle.ferderer@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

