

FOR SALE

SALE

MANUFACTURING FACILITY

\$7,187,750

91,750 SF / \$78.34 PSF

3931 37TH AVE SW

FARGO, ND 58104

Brokers Commercial Property is pleased to present the sale of 3931 37th Ave SW Fargo, ND . The facility is positioned in a prime location, featuring easy access to major transportation routes and situated in a thriving industrial area. Boasting four overhead doors and three dock doors, this facility is perfect for businesses that require efficient loading and unloading capabilities. The reception area, offices, and conference room provide ample space for meetings and administrative tasks, while the large manufacturing area is perfect for production and storage. Don't miss out on this amazing opportunity to take your business to the next level!



1102 43rd Street S, Suite B

Fargo, ND 58103

701-893-2300



Dan Sturlaugson

Broker

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PROPERTY HIGHLIGHTS



- 83,000 SQ FT WAREHOUSE SPACE
- 8,750 SQ FT OF OFFICE SPACE
RECEPTION, OFFICES & CONFERENCE
- 5 OVERHEAD DOORS 14' H X 16' W
- 3 DOCK DOORS 10' H X 8' W
- WEST WALL HEIGHT 16'
- PEAK HEIGHT 22'
- WEST BUILDING HEIGHT 16'
- WEST FINISHING 22'
- 24,375 SQ FT CURRENTLY BEING
LEASED

SOUTHWEST CORNER

- 2 PANELS
- 800 AMP 480/277 3 PHASE 4 WIRE
- 1200 AMP 480/277 3 PHASE 4 WIRE

CENTER SERVICE

- 3 PANELS
- 800 AMP 480/277 3 PHASE 4 WIRE
- 800 AMP 480/277 3 PHASE 4 WIRE
- 800 AMP 480/277 3 PHASE 4 WIRE
- 1200 AMP / 240 VOLT



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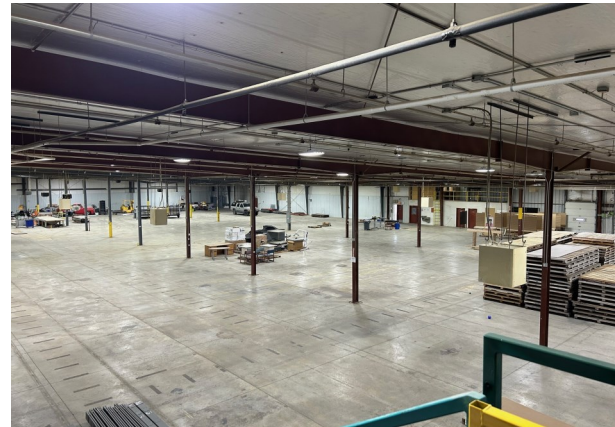
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This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Interested parties should conduct their own investigations and rely on those results.



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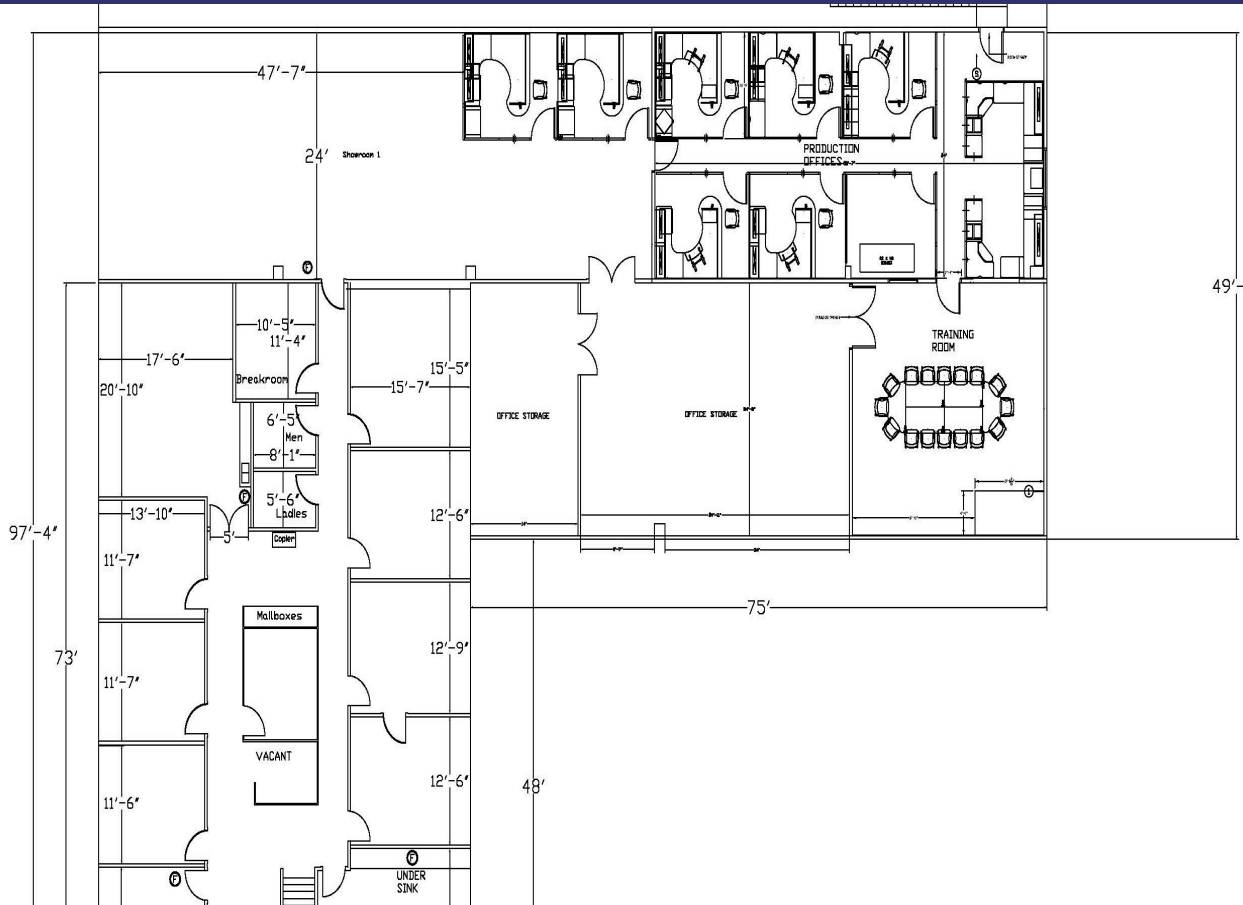
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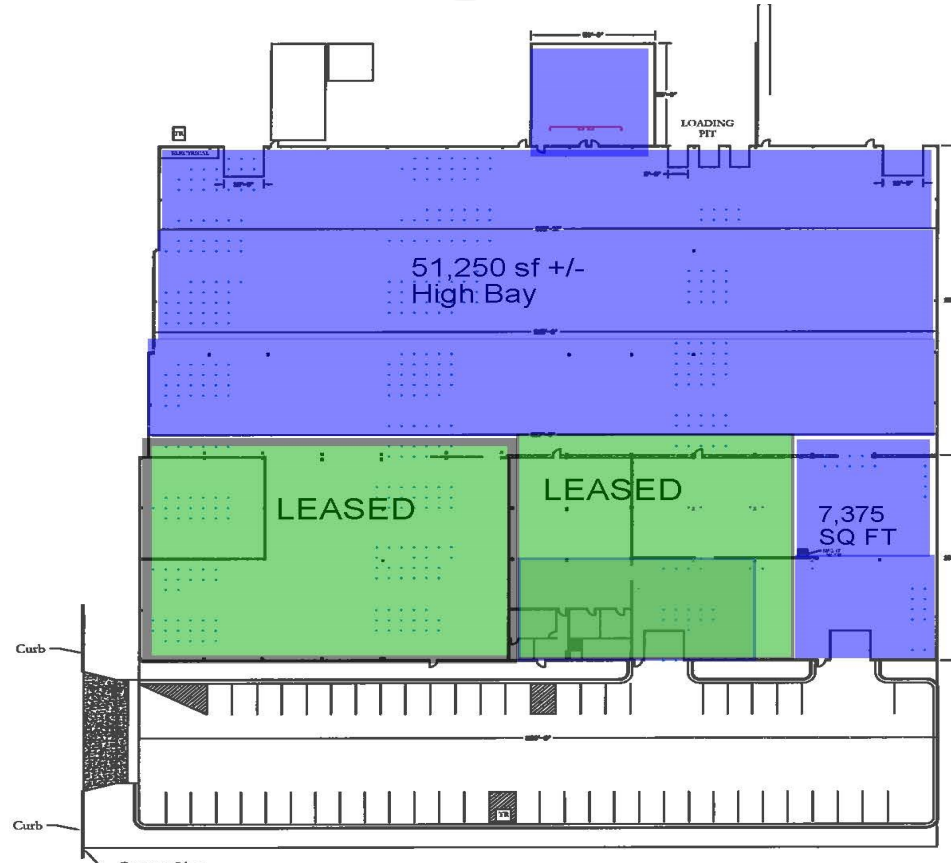


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