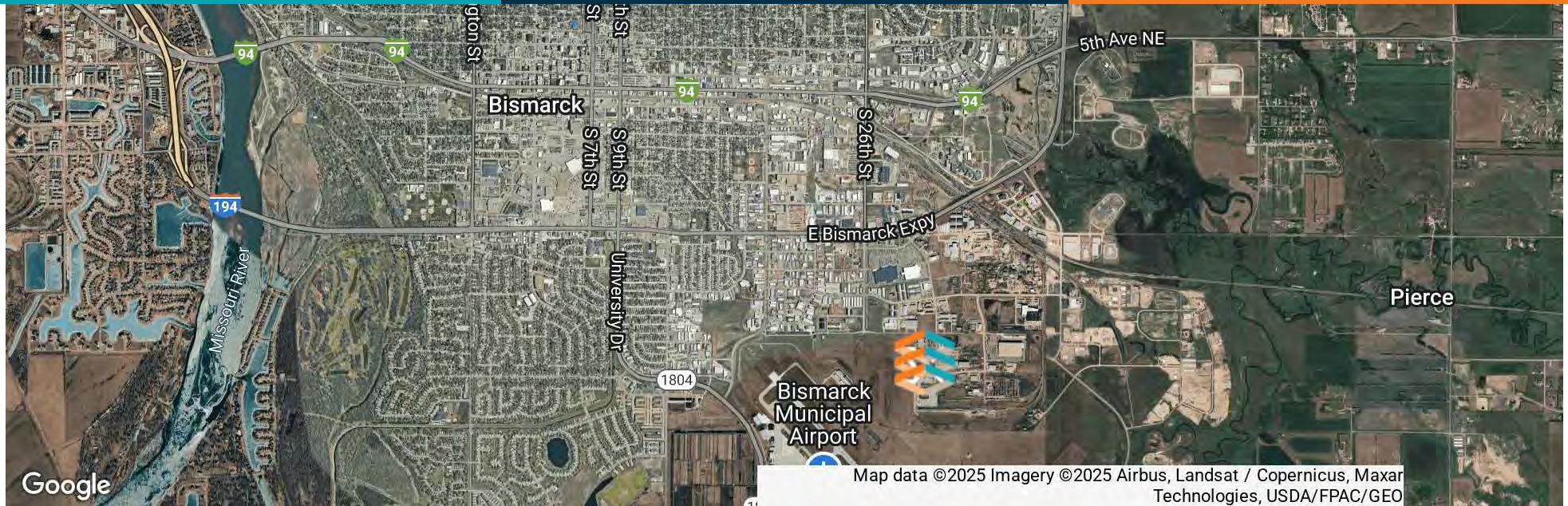


INDUSTRIAL FOR LEASE

1806 BURLINGTON DRIVE | BISMARCK, ND





OFFERING SUMMARY

Lease Rate SF/yr:	\$10.00 (NNN)
Lease Rate Monthly:	\$5,000 (NNN)
Building Size:	9,000 SF
Available SF:	6,000 SF
Year Built:	2025
Zoning:	MA
Market:	Southeast Bismarck

Tenant Responsibility:	Real estate taxes, building insurance, CAM (Including snow removal and grounds maintenance), Gas, Electric, and water separately metered
Landlord Responsibility:	Structural integrity of the exterior walls, roof, & foundation

PROPERTY OVERVIEW

This brand-new industrial warehouse located in South Bismarck features a wood-frame structure with fully insulated and finished interiors. It includes sheet rocked and taped walls, LED high bay lighting, and industrial ceiling fans for a functional and well-lit workspace.

PROPERTY HIGHLIGHTS

- (4) 12x14' Overhead Doors
- (1) Finished restroom & (1) Stubbed for Plumbing
- 16' Sidewalls
- Floor Drains in Each Bay
- (2) 150 Amp, Single Phase Electrical Panels (Can be split but currently tied together)
- Yard Space Available
- Available Spring/Summer 2025









BUILDING RELATIONSHIPS.
BUILDING THE COMMUNITY.™



KRISTYN STECKLER, COMMERCIAL REALTOR®

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