

14TH AVE N INDUSTRIAL

4119/4121/4129 14TH AVE N, FARGO, ND 58102



FOR SALE OR LEASE



TWO INDUSTRIAL BUILDINGS WITH STORAGE UNITS

Building Size: 29,985 SF
Sale Price: \$3,400,000

Base Rent: \$8.70 PSF | CAM: \$1.51 PSF
Space Available: 11,840 SF

Andrew Hanson | 701.239.5854

andrew.hanson@goldmark.com

Goldmark Commercial Real Estate

www.goldmarkcommercial.com

14TH AVE N INDUSTRIAL

4119/4121/4129 14TH AVE N, FARGO, ND 58102



BUILDING SIZE

29,985 SF

SALE PRICE

\$3,400,000

BASE RENT | CAM

\$8.70 PSF | \$1.51 PSF

TENANT EXPENSES

Utilities
Janitorial
Maintenance
Snow / Lawn
Phone / Internet

PARCEL NUMBER

01-1411-00030-000

SPECIALS BALANCE

\$6,055.75

2024 TAXES & SPECIALS

\$26,747.64

ZONING

General Industrial

PROPERTY DESCRIPTION:

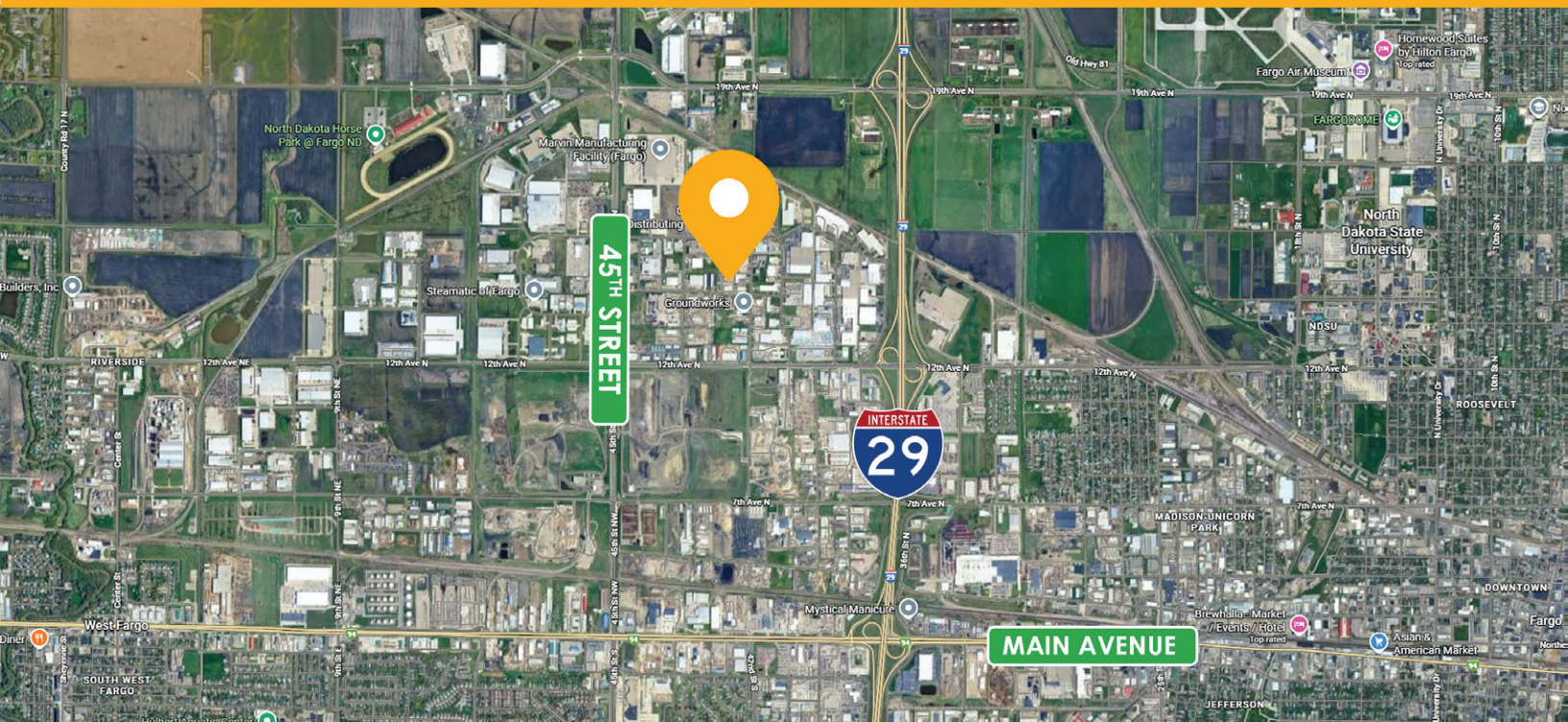
Located just off I29, these well-constructed buildings (total of 29,985 SF) are situated on a large site of 2.73 acres, offering ample yard space for expansion or outdoor storage. This well-maintained building provides an ideal mix of office and warehouse/production space with excellent access to 7th Ave N and less than one mile from the I-29 interchanges at 12th Ave N and Main Avenue. The property is completely out of the flood plain and the remaining specials are nearly paid off. This is an excellent opportunity for owner-occupiers or investors to buy a quality building with numerous potential uses available.

**Financials available upon request.*

KEY FEATURES:

- **Prime Location:** Immediate access to Interstate 29
- **Strategic Industrial Location:** Well-suited for businesses in plumbing, electrical, HVAC, property management, construction supply, and other service or trade industries seeking to streamline operations.
- **Enhanced Storage Capabilities:** Secure, fenced outdoor storage provides reliable space for equipment, vehicles, and inventory.
- **Expansive Yard Space:** Generous, versatile yard area supports a wide range of industrial and commercial uses—ideal for contractors, service fleets, fabrication, and material staging.

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 independent investigations and rely only on those results.



14TH AVE N INDUSTRIAL

4119/4121/4129 14TH AVE N, FARGO, ND 58102

SITEPLAN



NEIGHBORS:

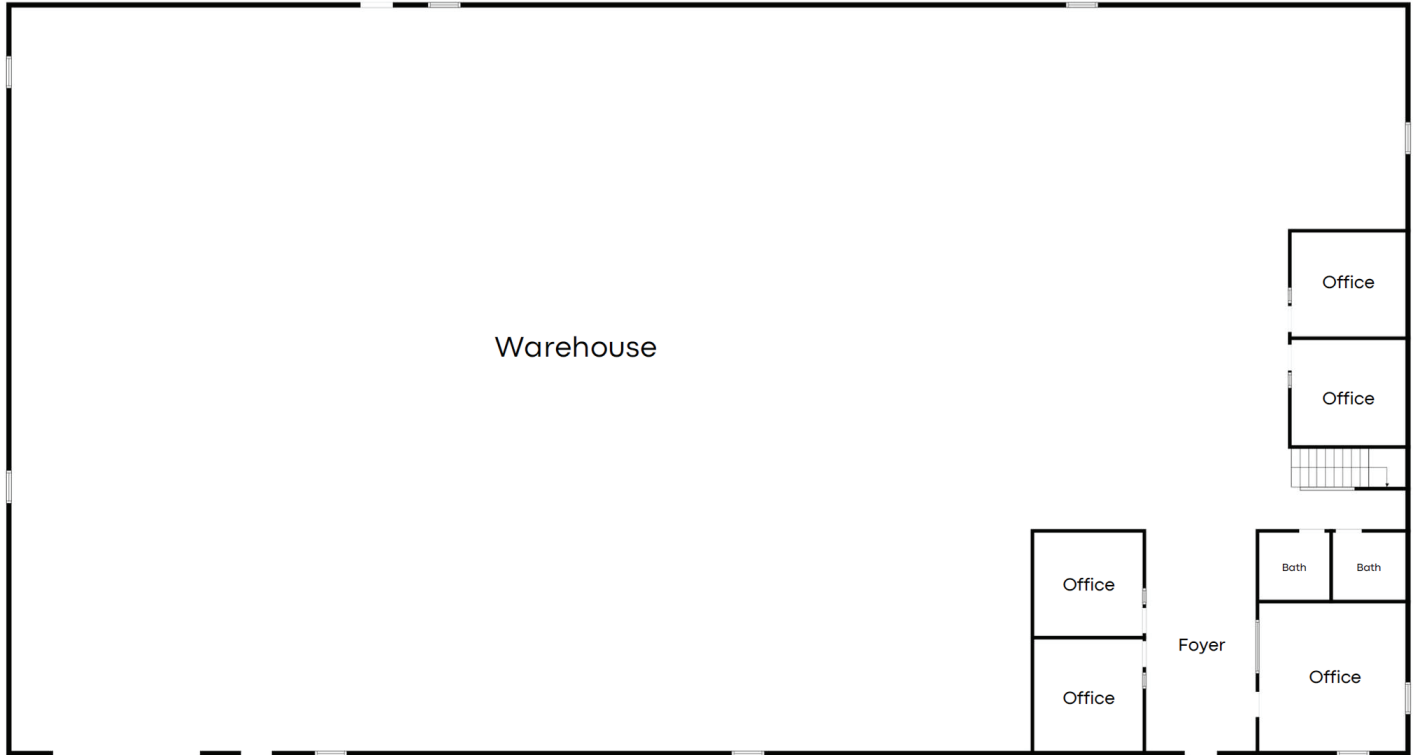
- Amazon
- Hector International Airport
- Fed Ex
- Marvin Windows
- Reile's Transfer
- Fargo Jet Center

14TH AVE N INDUSTRIAL

4121 14TH AVE N, FARGO, ND 58102



4121 FLOORPLAN



SPACE AVAILABLE FOR LEASE

11,840 SF

BASE RENT | CAM

\$8.70 PSF | \$1.51 PSF

FEATURES

- 5 offices with mezzanine
- 300 amp/240-volt electrical service
- 1 OH Door (16'x20')
- 16' ceiling height
- Floor drain

14TH AVE N INDUSTRIAL

4121 14TH AVE N, FARGO, ND 58102

GOLDMARK[™]
COMMERCIAL REAL ESTATE INC



14TH AVE N INDUSTRIAL

4119 14TH AVE N, FARGO, ND 58102

GOLDMARK™
COMMERCIAL REAL ESTATE INC

4119 PHOTOS

