

NORTH FARGO DISTRIBUTION WAREHOUSE

1720 3RD AVE N, FARGO, ND 58102



FOR SALE



Building Size: 43,000 SF

(Warehouse: 35,400 SF | Office: 7,600 SF)

Lot Size: 134,600 SF (3.09 acres)

Price: \$3,450,000

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Goldmark Commercial Real Estate

www.goldmarkcommercial.com

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BUILDING SIZE

Total: 43,000 SF
Warehouse: 35,400 SF
Office: 7,600 SF

PRICE

\$3,450,000

YEAR BUILT

1978 w/ addition in 2019

PARCEL NUMBER

01-2250-00301-000

LOT SIZE

134,600 SF (3.09 acres)

TAXES

TBD

SPECIALS BALANCE

\$2,139.54

ZONING

General Commercial

PROPERTY DESCRIPTION:

Exceptional opportunity for an investor or owner-occupier seeking a high capacity commercial or industrial facility with ample office space. Centrally located with easy access to Main Ave. and 7th Ave N. Ideal for warehouse, distribution or mission-driven organizational use. Includes 7,600 square feet of recently remodeled office space.

WAREHOUSE KEY FEATURES:

- Ceiling height of 18' up to 24' feet
- 3 x loading dock doors w/ additional 27' covered loading area
- 1 x 10' OH door
- Cooler 25'w x 73'd x 14'h
- Freezer 25'w x 73'd x 17'h
- Old Cooler 33'9"w x 22'6"d x 17'9"h
- Old Freezer 22'1"w x 73'2"d x 17'5"h
- 2007 Cram A Lot VB-60 cardboard baler
- Floor drains
- 2 office areas
- Multiple storage areas

OFFICE KEY FEATURES:

Main Floor:

- Reception area
- 5 private offices
- Conference room
- Open work area w/ huddle room
- 2 warehouse offices

Second Floor:

- Large conference room/breakroom-kitchen
- Small conference room
- Open work area
- 4 small offices
- 2 large offices
- 2 warehouse offices

NEIGHBORS:

- Cass Clay Creamery
- Ferguson Waterworks
- Brewhalla

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.

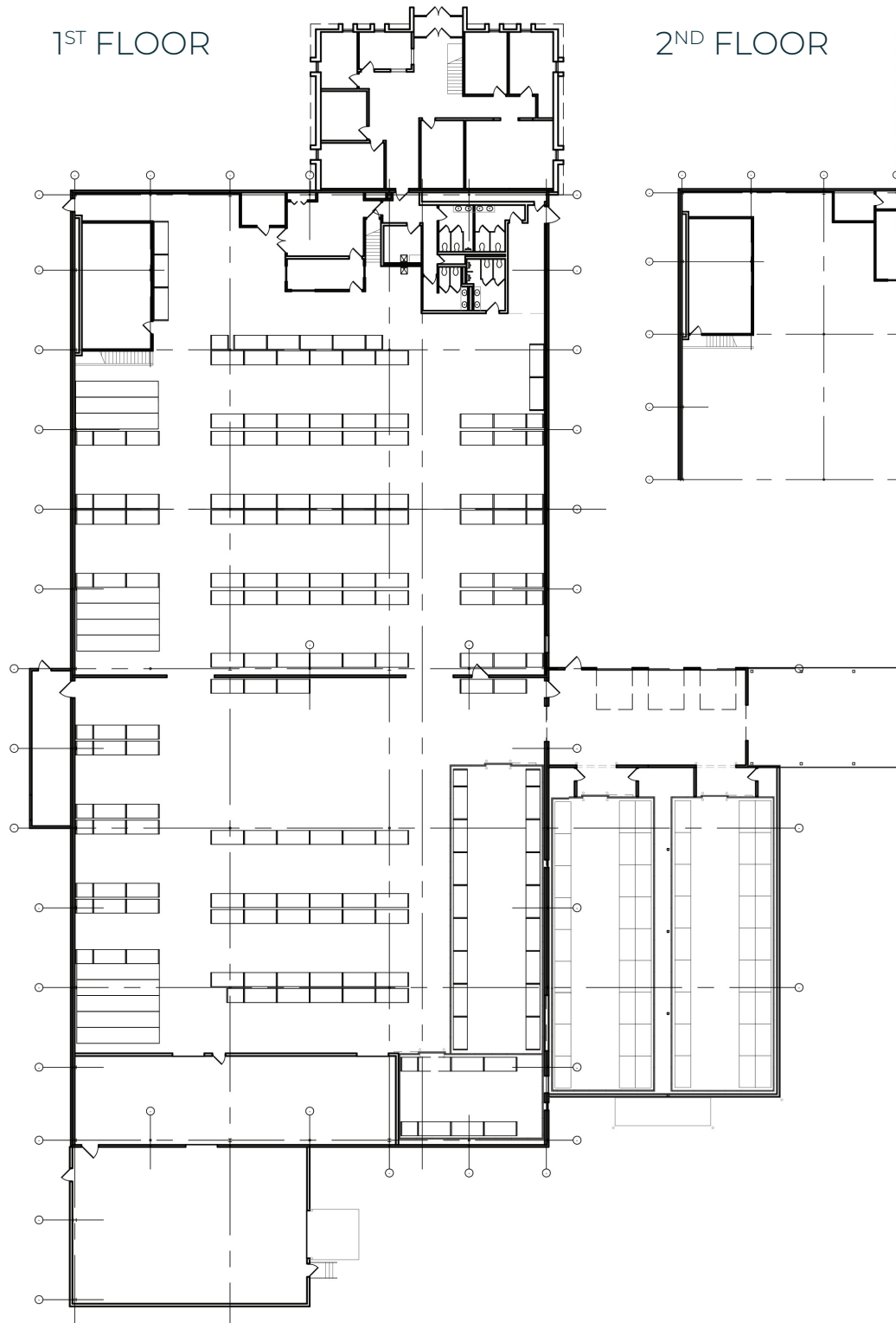
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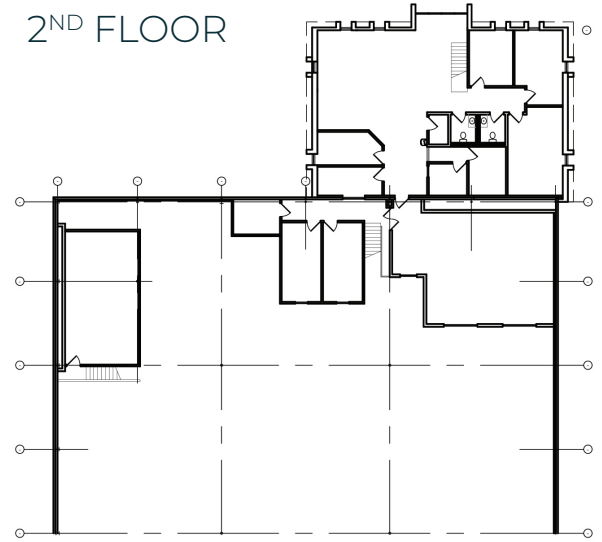
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FLOORPLAN

1ST FLOOR



2ND FLOOR

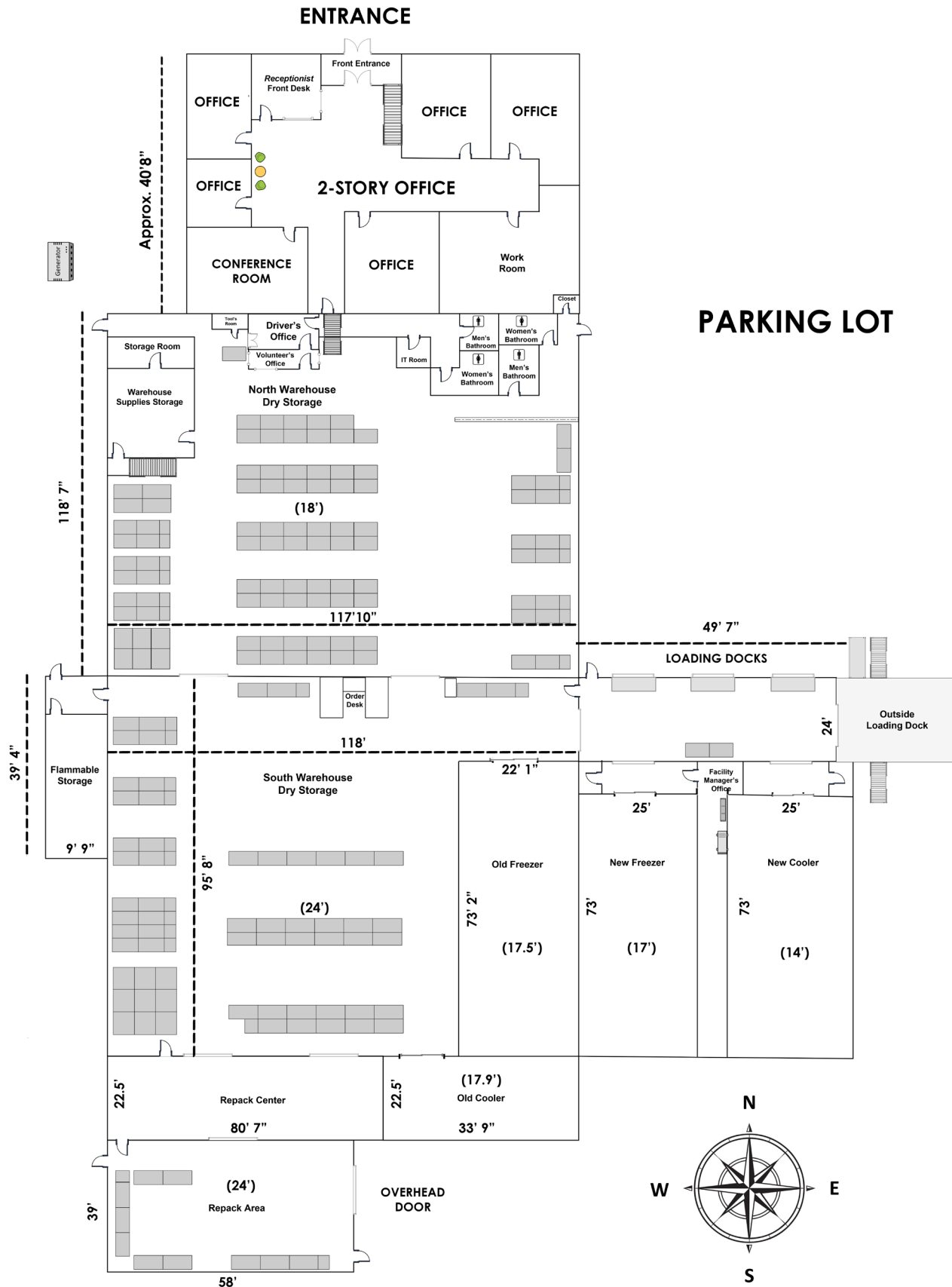


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MAIN FLOOR LAYOUT



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PARCEL VIEW

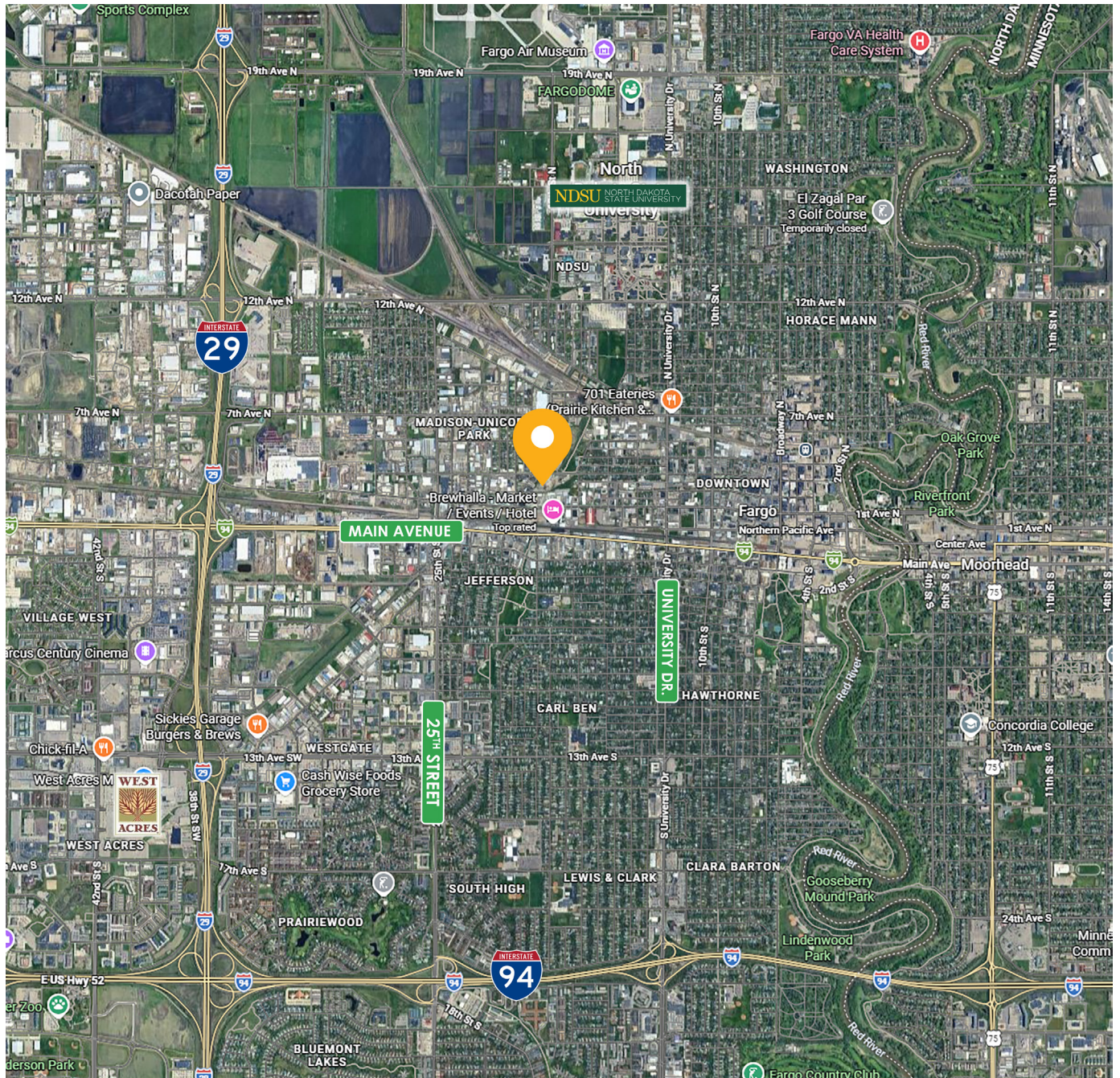


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AREA MAP



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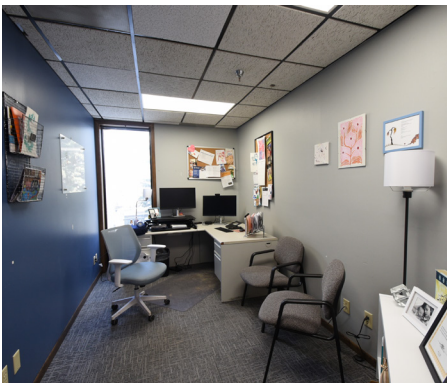
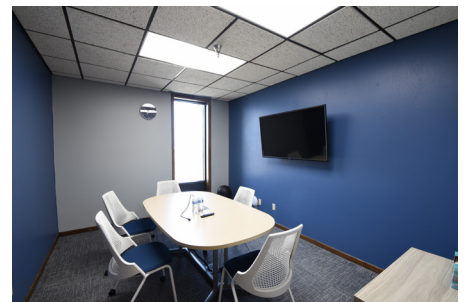


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OFFICE



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WAREHOUSE

