

3034 43RD ST N  
FARGO, ND 58102



# Variant 6 & 7

**133,100 SF  
Modern  
Warehouses  
Build to Suit  
For Lease**

-OR-

**13.16 Acres of Land  
For Sale**

**CBRE** AN ENCLAVE PROJECT

# Property Overview

## Variant 6 & 7

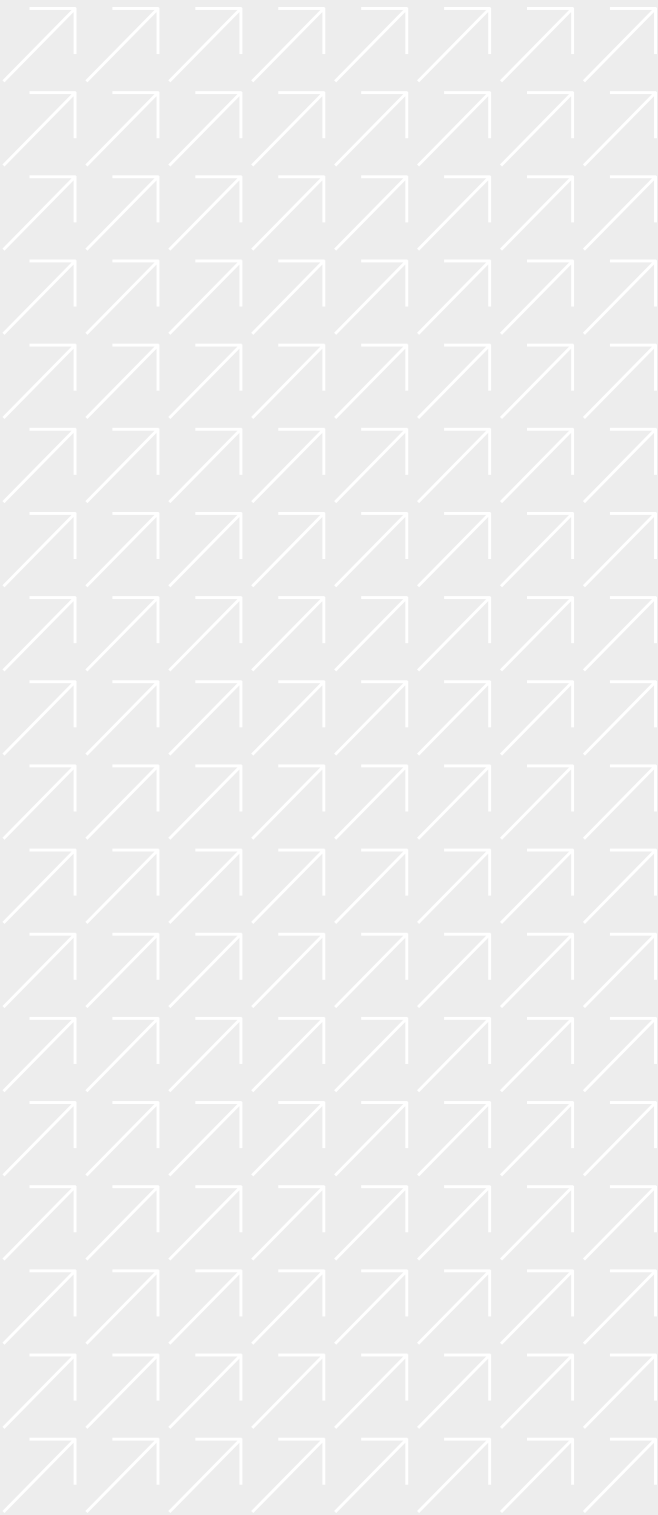
CBRE and Enclave are proud to present Variant 6 and Variant 7, a new two-phase spec development with a total of 266k SF of tilt-up concrete warehouse in Fargo, ND.

The property features 28'+ ceilings, 1,600 amp 277/480volt 3-phase power, and ESFR fire suppression. Loading docks and drive-ins can be built-to-suit and there is plenty of room for parking on the 13.16 acres of land. The 13.16 acres of land can also be sold as-is.



# Property Details

Total Building SF	266,200
Variant 6	133,100
Variant 7 - Future Phase	133,100
Vacant Land Sale Price	Contact for Pricing
Acres Available for Sale	6.56 - 13.16
Lease Rate PSF/yr, NNN	Contact for Pricing
Est. total OpEx PSF/yr	\$2.75
SF Available for Lease	24,200 - 266,200
Year Built	Variant 6 Available Q4 2025
Construction	Tilt-up concrete w/ steel frame
Clear Height Range	28' - 34'
Dock Doors	12 w/ 9' W x 10' H doors and levelers
Drive-Ins	6 w/ 14' W x 16' H doors
Column Spacing	55' x 55'
Building dimensions	605' x 220'
Address	3034 43rd St N   Fargo, ND 58102
Parcel Number	01-8873-00100-000 & 01-8873-00200-000
Acres of Land	13.16
Zoning	LI - Limited Industrial



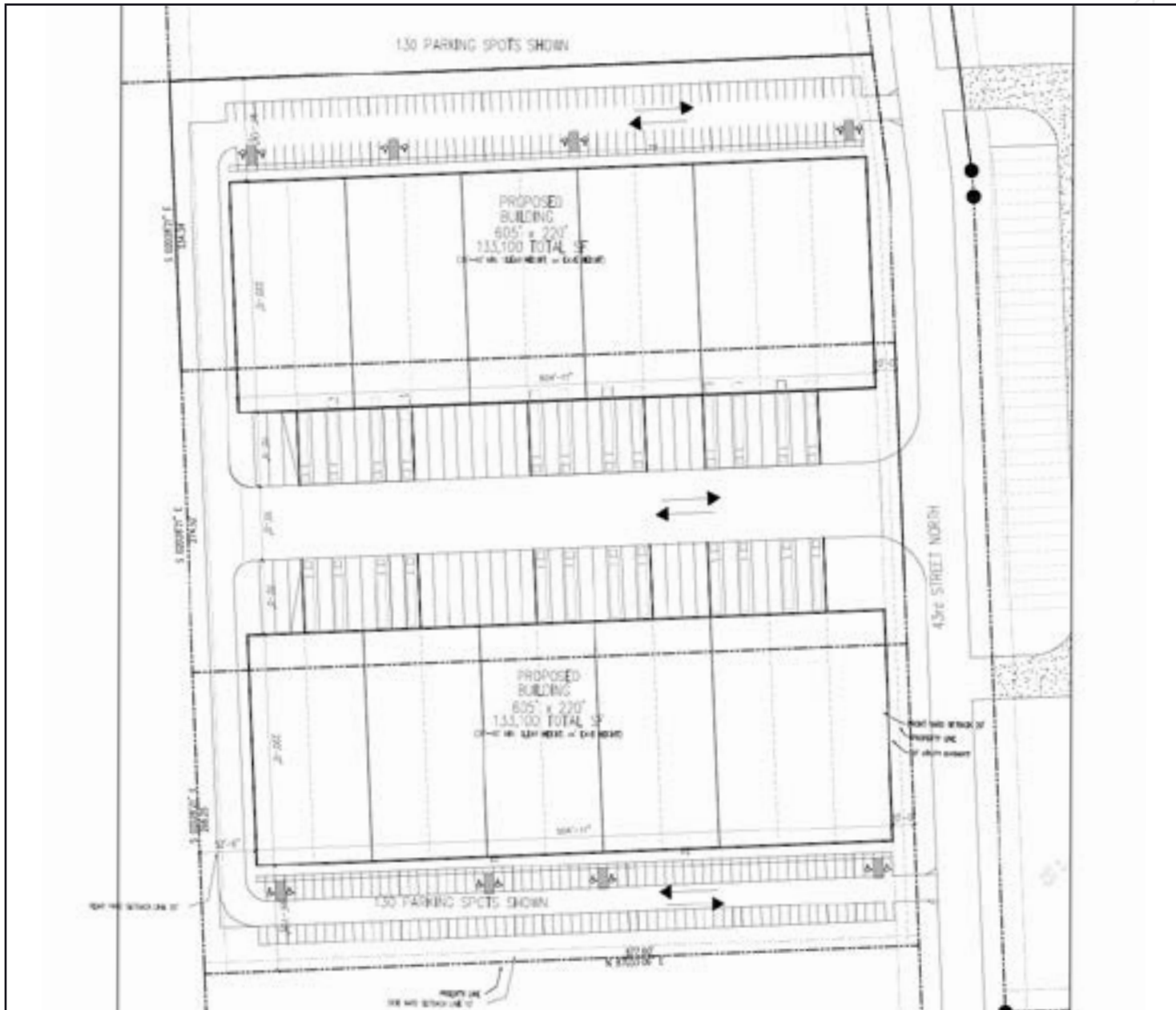
# Property Highlights

## Variant 6 & 7

- Demisable in 24,200 SF Increments
- Trailer Court Provides Accessibility and Operational Efficiency
- 6" Reinforced Concrete Floors
- TI Allowance Available
- Min 28' Clear Height
- Build-to-Suit or Turn-Key
- 3-phase | 1,600 amps | 277/480 volt
- Natural Gas Unit Heaters
- 13.16 Acres of Land Can Be Sold As-Is
- 130 Vehicle Parking Spaces Per Building
- Trailer Parking Available
- Total of Twenty Four 48" Recessed Loading Docks w/ Up to 24 More
- Concrete Tilt-Up Walls
- ESFR Fire Suppression
- Signage Options Available
- Natural Gas & Electricity Metered Separately
- Variant 6 Available Q4 2025
- Variant 7 - Inquire for Delivery Date



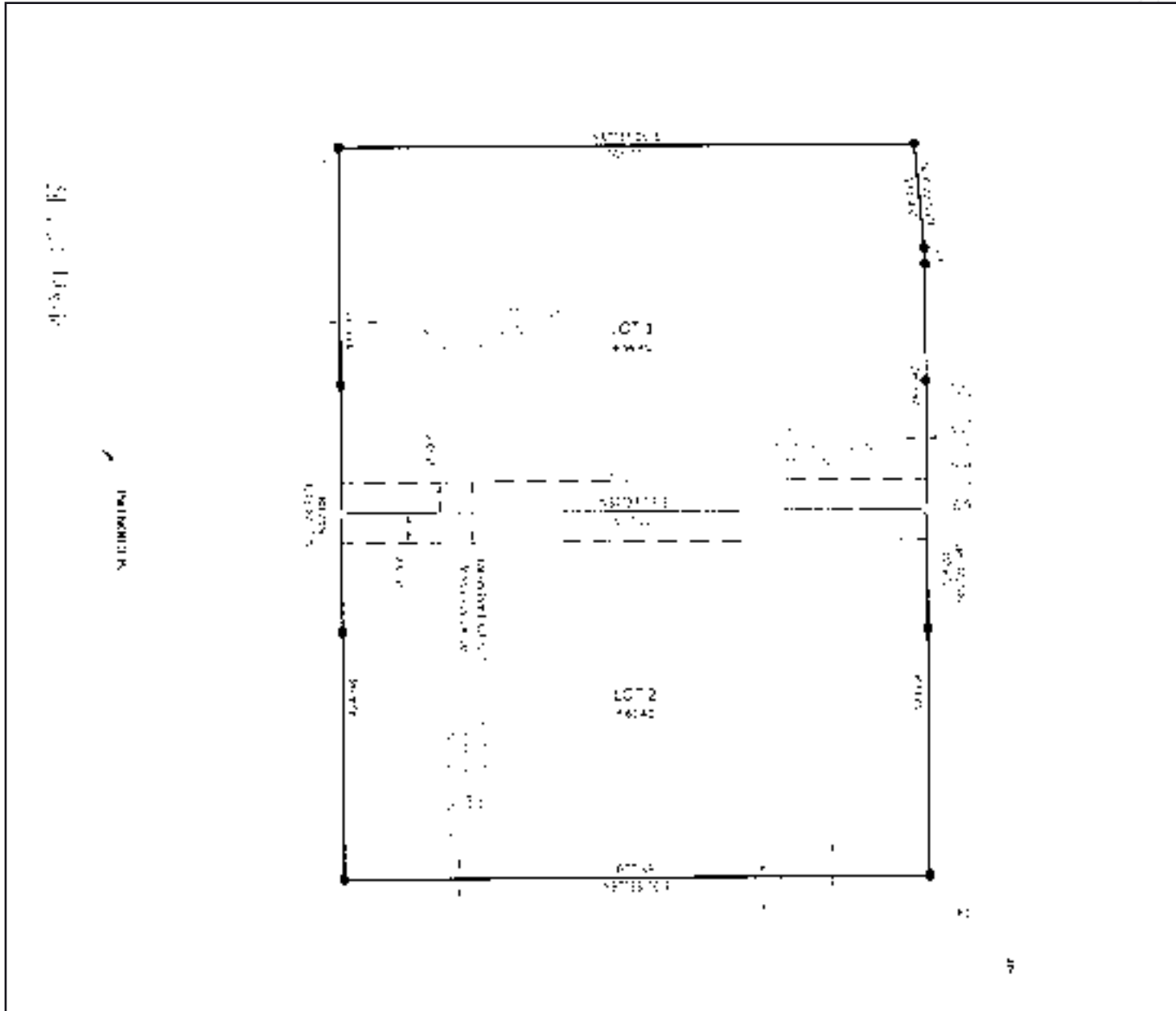
# Site Plan



**VARIANT 6**  
**133,100 SF**

**VARIANT 7**  
**133,100 SF**

# Land Plat



## VARIANT 6

ACRES  
**6.56**

VACANT LAND PRICE  
**Contact for Pricing**

SPECIAL ASSESSMENTS  
**\$2.44 PSF**

## VARIANT 7

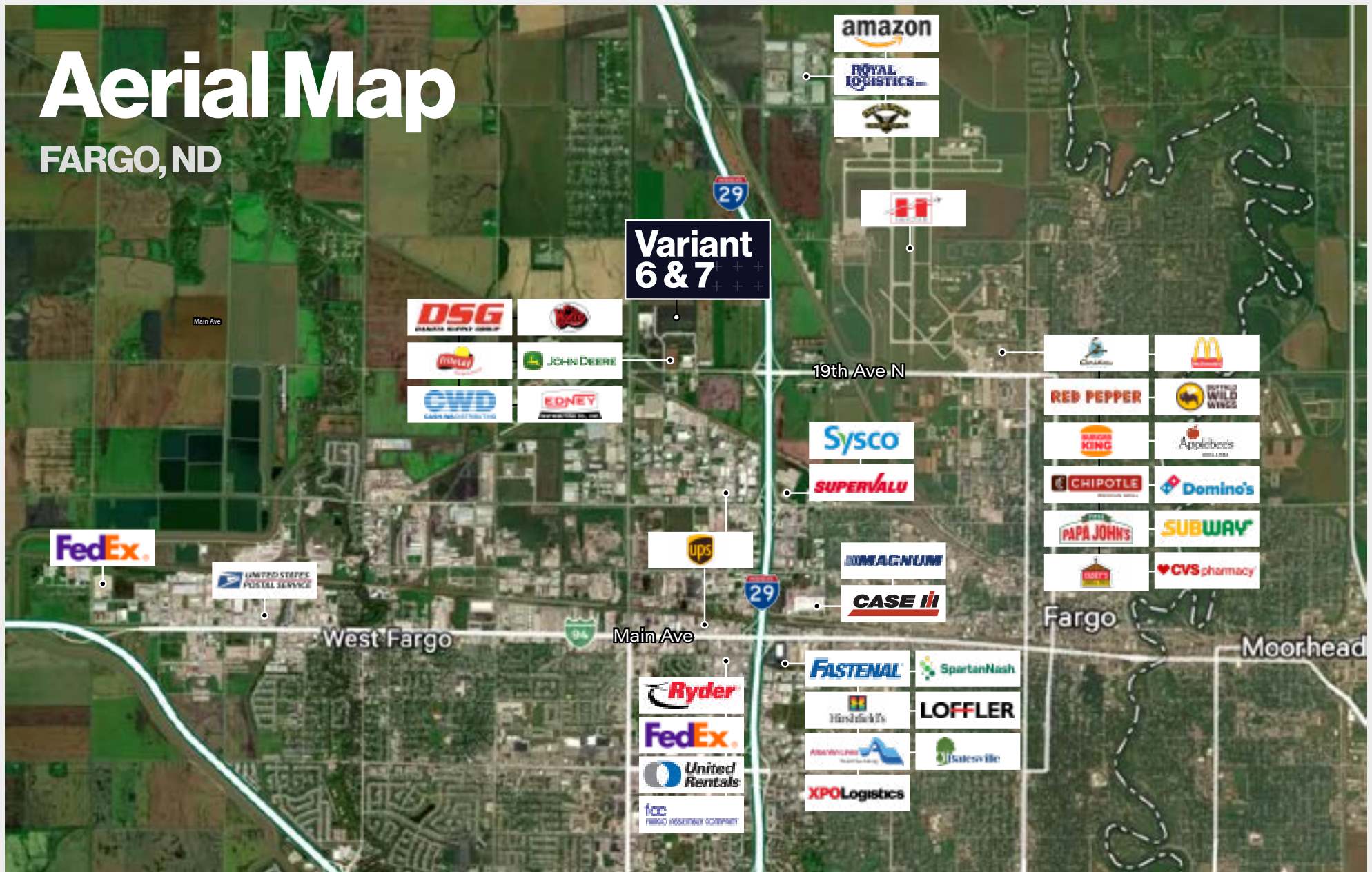
ACRES  
**6.6**

VACANT LAND PRICE  
**Contact for Pricing**

SPECIAL ASSESSMENTS  
**\$2.43 PSF**

# Aerial Map

FARGO, ND



## LOCATION

This property is located on the North side of Fargo near the I-29 / 19th Ave N intersection and Hector International Airport. I-29 is less than one mile away via brand new concrete-paved roads and the new 1.3M SF Amazon distribution center is just two miles North.



# Variant 6 & 7

## 266,200 SF

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# CBRE

AN ENCLAVE PROJECT

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