

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

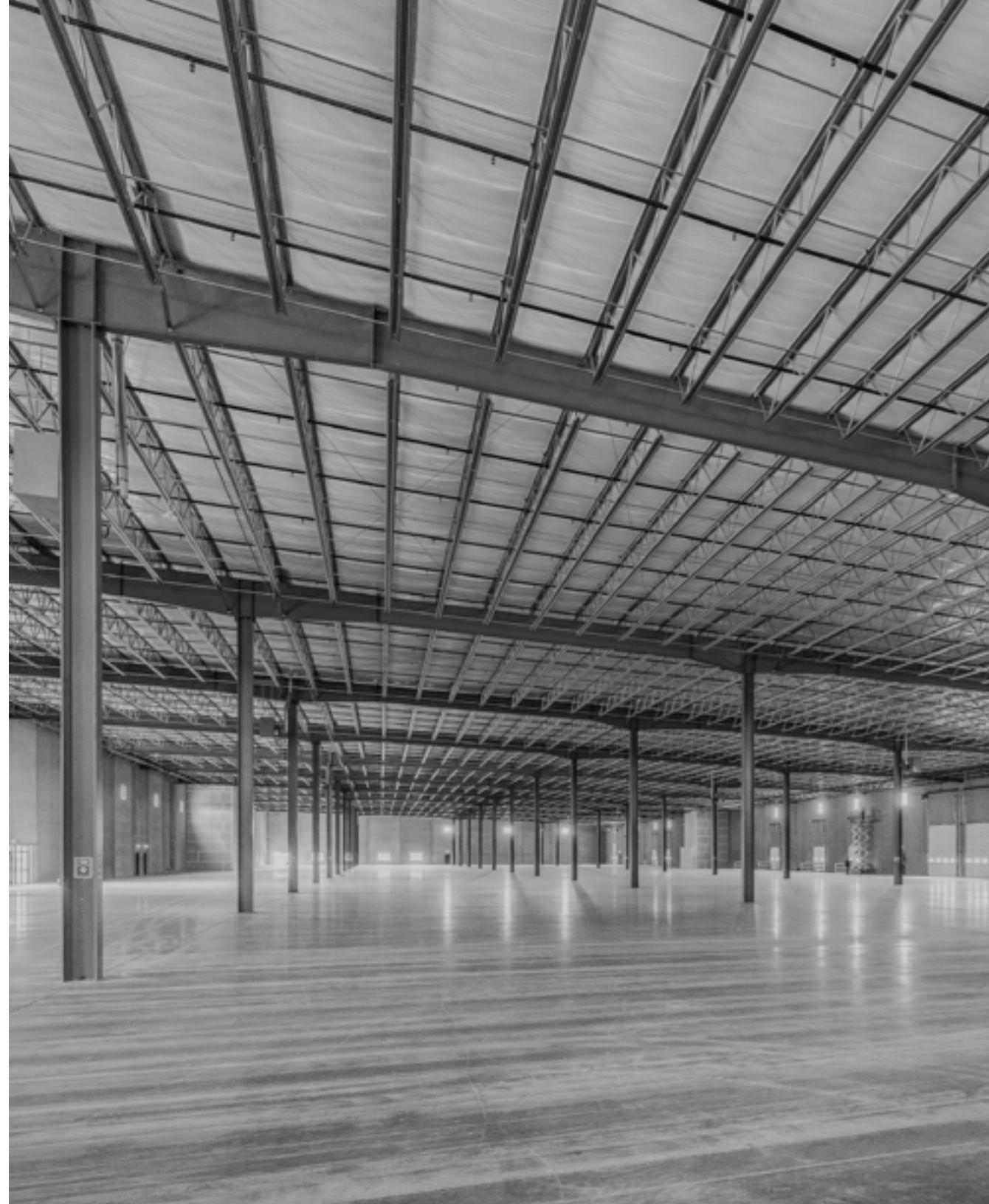


# Property Overview

## 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

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

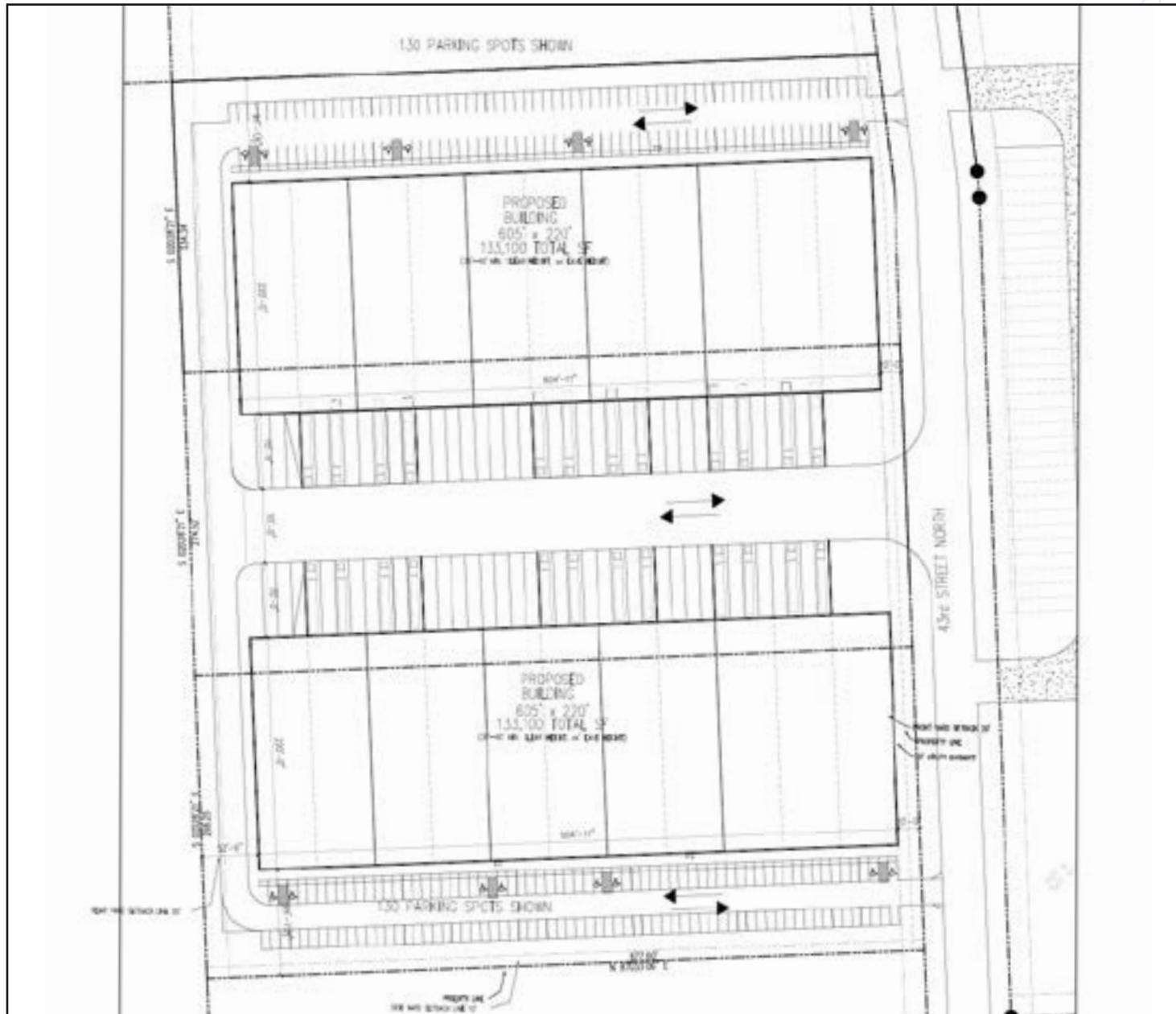
# Property Highlights

## 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

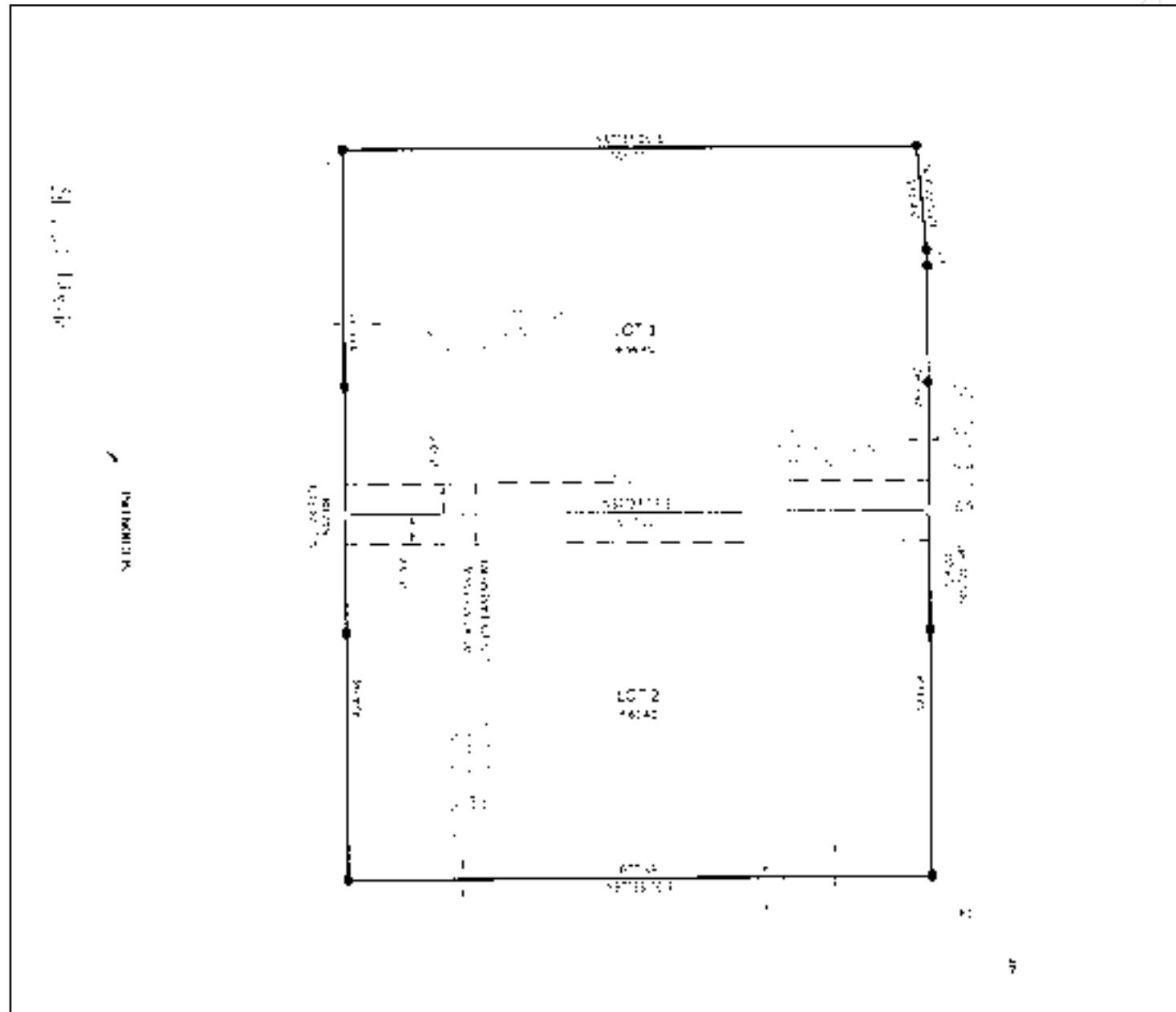


# VARIANT 6

## 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

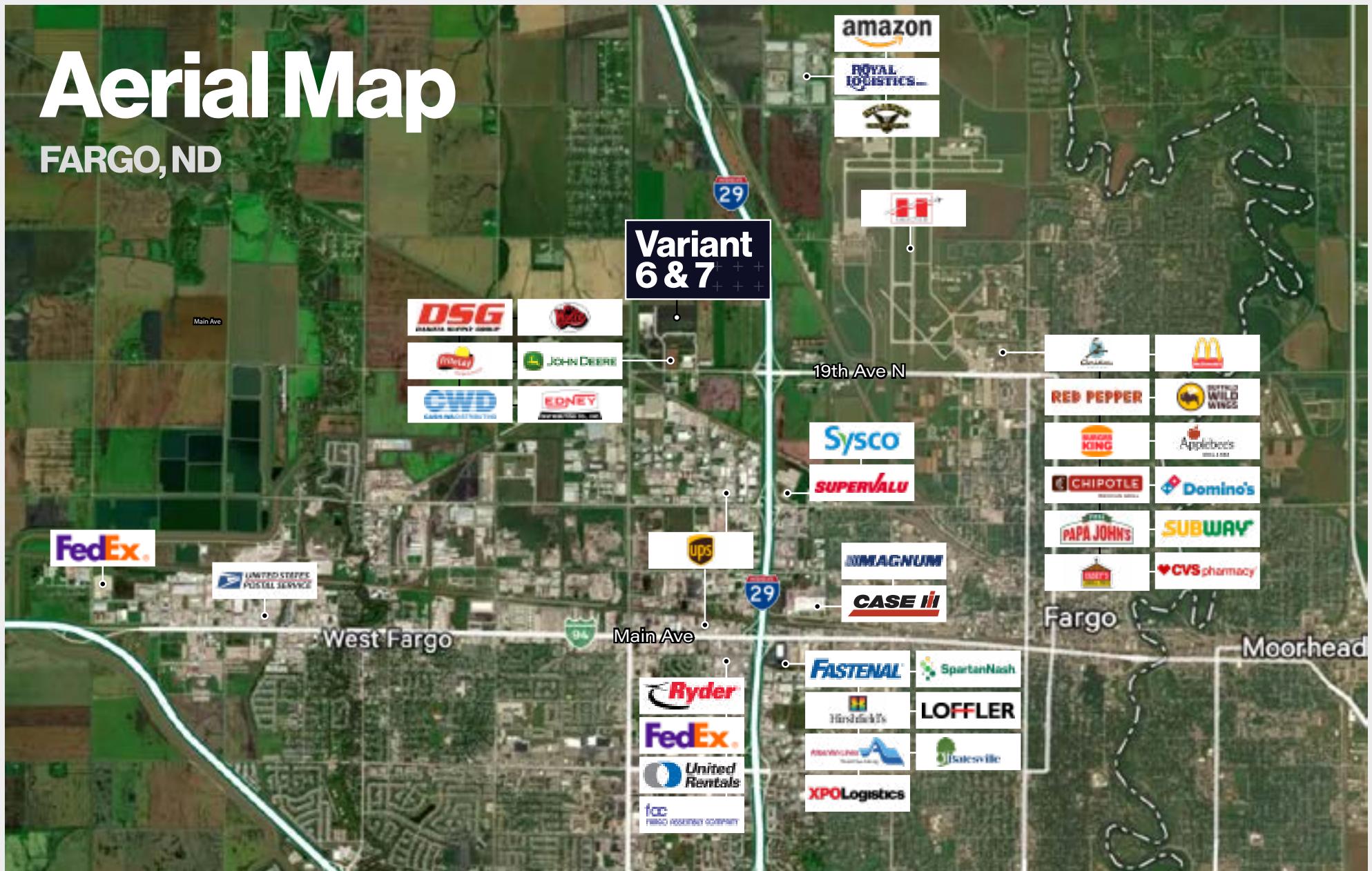
ACRES  
**6.6**

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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