

FOR LEASE

MANUFACTURING FACILITY

91,750

\$7.00 PSF

\$1.75 CAM

3931 37TH AVE SW

FARGO, ND 58104

LEASE

Brokers Commercial Property is pleased to present the sale of the Solid Comfort Manufacturing Facility. Located in a prime location, this facility features easy access to major transportation routes and is situated in a thriving industrial area. Boasting four overhead doors and three dock doors, this facility is perfect for businesses that require efficient loading and unloading capabilities. The reception area, offices, and conference room provide ample space for meetings and administrative tasks, while the large manufacturing area is perfect for production and storage. Don't miss out on this amazing opportunity to take your business to the next level!



1102 43rd Street S, Suite B

Fargo, ND 58103

701-893-2300



Dan Sturlaugson

Broker

Dan@Brokers-Commercial.com

Cell: 701-371-8284

Office: 701-893-2300

WWW.Brokers-Commercial.Com

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PROPERTY HIGHLIGHTS



- 91,750 SF
- 4 OVERHEAD DOORS 14' H X 16' W
- 3 DOCK DOORS 10' H X 8' W
- WEST WALL HEIGHT 16'
- PEAK HEIGHT 22'
- WEST BUILDING HEIGHT 16'
- WEST FINISHING 22'
- WAR ROOM - 1200 AMP / 240 VOLT
- RECEPTION, OFFICES, CONFERENCE ROOM

SOUTHWEST CORNER

- 2 PANELS
- 800 AMP 480/277 3 PHASE 4 WIRE
- 1200 AMP 480/277 3 PHASE 4 WIRE

CENTER SERVICE

- 3 PANELS
- 800 AMP 480/277 3 PHASE 4 WIRE
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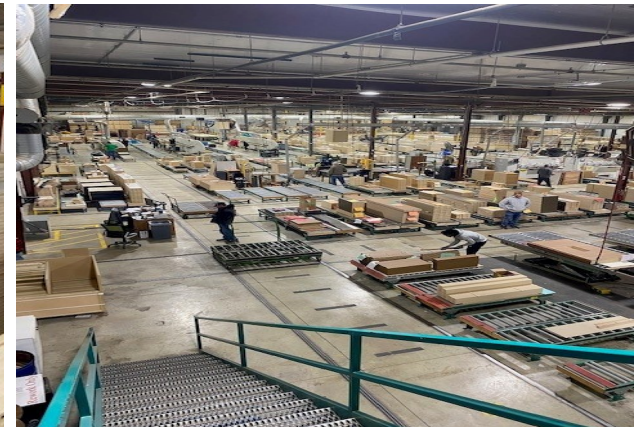


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This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Interested parties should conduct their own investigations and rely on those results.



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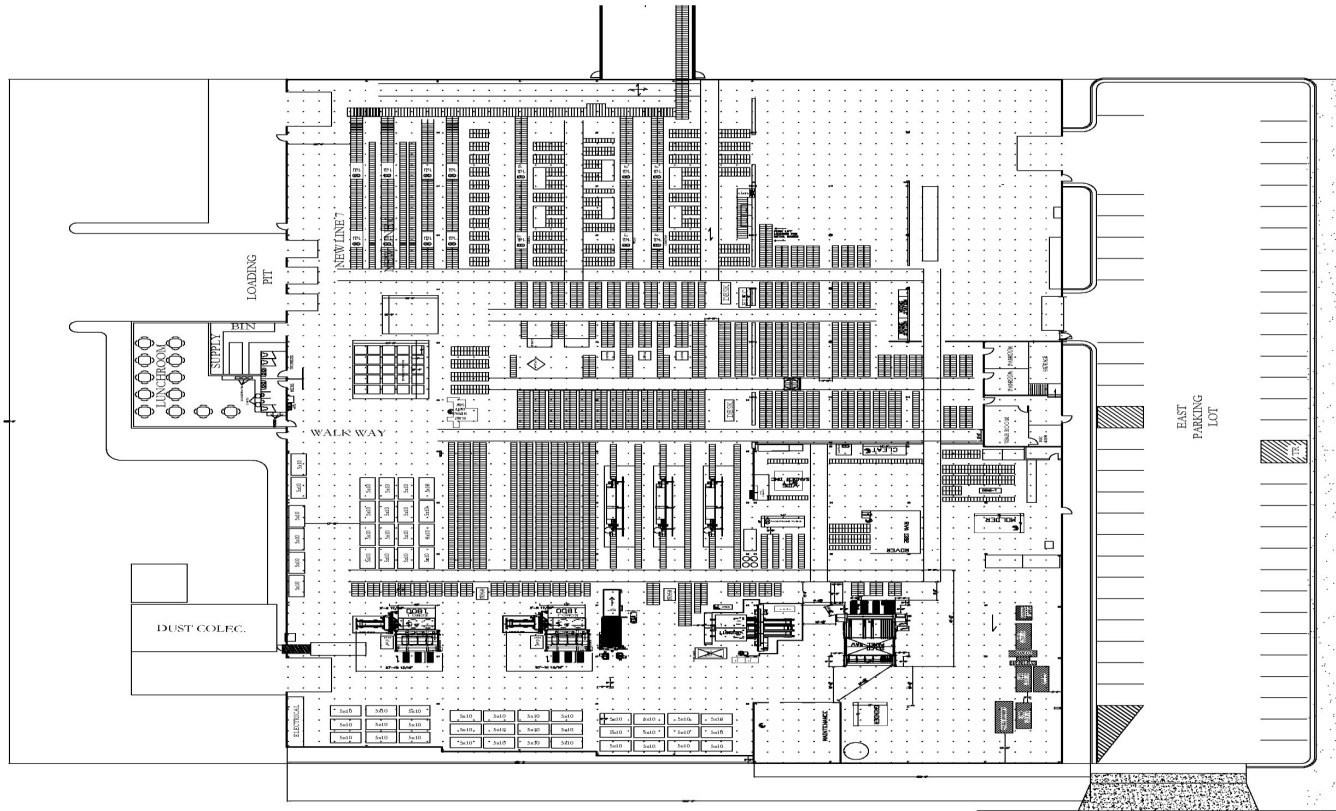
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