

19TH AVE CLASS A INDUSTRIAL FLEX BUILDING

4171 24TH AVE N, FARGO, ND 58102

GOLDMARKTM
COMMERCIAL REAL ESTATE INC

FOR SALE OR LEASE



STUNNING CLASS A INDUSTRIAL FLEX BUILDING FOR LEASE OR SALE

SALE PRICE: \$29,950,000

BUILDING SIZE: 194,637 SF | PARCEL SIZE: 11.74 Acres

LEASE RATE: \$8.50 PSF | CAM: \$1.50 PSF | SIZE: 40K+ SF

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Goldmark Commercial Real Estate

www.goldmarkcommercial.com

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SALE PRICE

\$29,950,000

BUILDING SIZE

194,637 SF

YEAR BUILT

2020

WAREHOUSE LEASE RATE | CAM

\$8.50 PSF | \$1.50 PSF | 40k+ SF

TENANT EXPENSES

Electricity
Internet/Phone
Janitorial

ZONING

Limited Industrial (LI)

FLOOD PLAIN

No

2023 TAXES & SPECIALS

\$92,029.15

SPECIALS BALANCE

\$1,109,443.43 | \$2.17 PSF

PARCEL NUMBER

01-8695-02201-000

PARCEL SIZE

511,267 SF | 11.74 ac



Exceptional opportunity to lease or own this stunning Class A industrial flex building, a meticulously designed and newly built facility in the heart of North Fargo's thriving industrial corridor. Offering a rare combination of Class-A office, manufacturing and high-bay warehouse/distribution space combined with incredible, state-of-the-art amenities, this property sets a new standard for flexibility and functionality in the industrial sector.

First opened in 2021 and located just one block north of 19th Ave, less than 1 mile off I-29, this prime industrial complex offers easy access to major highways, enhancing connectivity for distribution and logistics operations. Designed to accommodate a diverse range of businesses, the property boasts advanced infrastructure, modern amenities, and plenty of room for growth. This beautiful architecturally designed property includes:

- **20k+ SF Office Space:** Spread across two floors, this Class A office space is flooded with natural light and has a modern design with high-end finishes. The office area includes open floor plans, multiple offices/conference rooms, a mothers room, and more.
- **96k+ SF Warehouse/Distribution Space:** With 12 dock doors, 30' sidewalls, LED lighting, and 7" reinforced concrete floors, this high-bay warehouse space offers efficient storage and handling of product, along with a small warehouse office in the SE corner.
- **40k+ SF Manufacturing Space:** This flexible manufacturing space is directly connected to the warehouse for operational efficiency and includes 25'-31' high ceilings, two drive-in doors, and 8" reinforced concrete floors. Existing manufacturing equipment is not included but could be negotiated separately.
- **5k SF Showroom:** This amazing showroom is accessible directly off the front entrance and includes floor to ceiling glass for the ultimate high-end product display or demonstration area.
- **Cafeteria/Break Room:** A large, fully equipped cafeteria with modern facilities provides a great space for employees to gather and connect.
- **Amenities:** A complete, professional gym with 7 private showers along with a half-court basketball court will provide employees with convenience and perks not normally found in most buildings. Additionally, 4 EV car charging stations are available in the employee parking area.

It is very rare for buildings such as this to come on the market that can offer a one-stop shop with an ideal blend of office, warehouse, and manufacturing along with state-of-the-art amenities!

*Note: The owner-occupier of the building will subdivide to 40k SF and co-tenant with another business, or they can vacate with proper notice for a new owner/full building tenant.

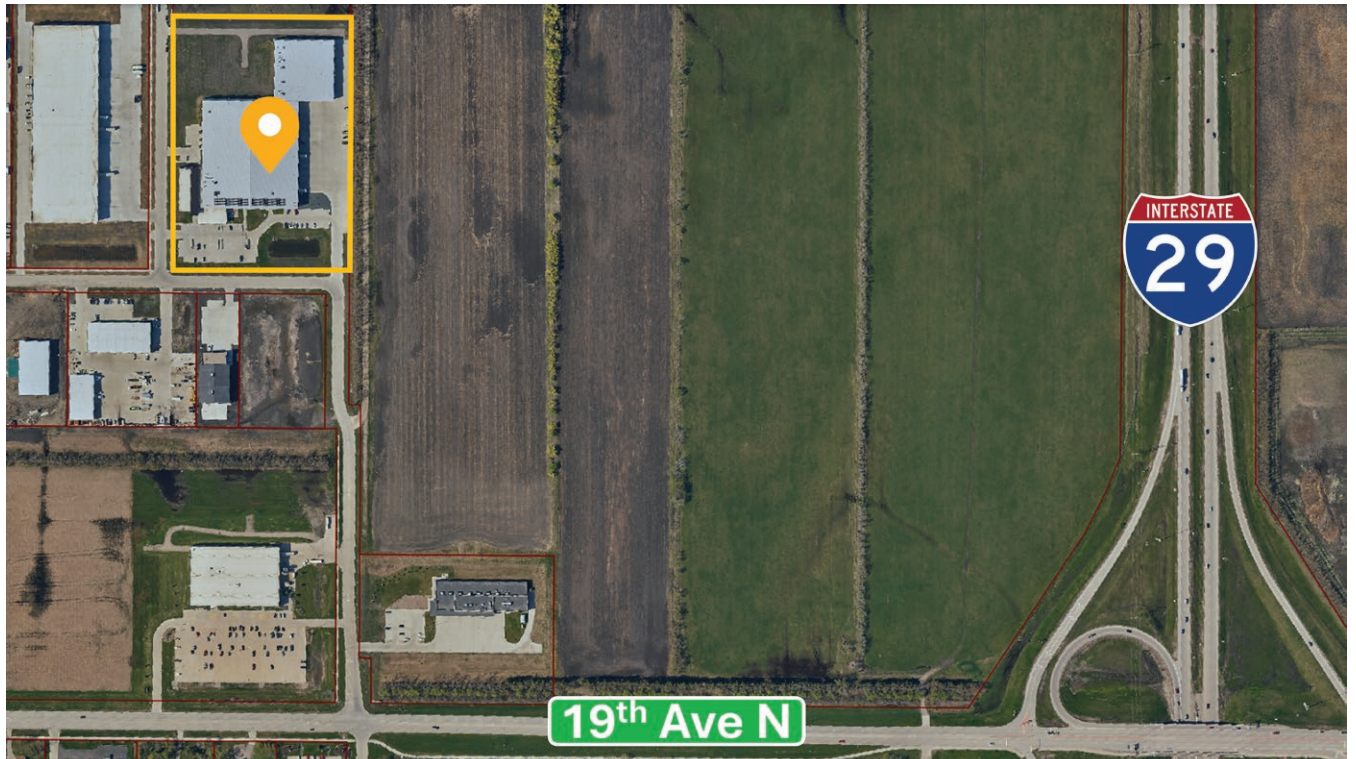
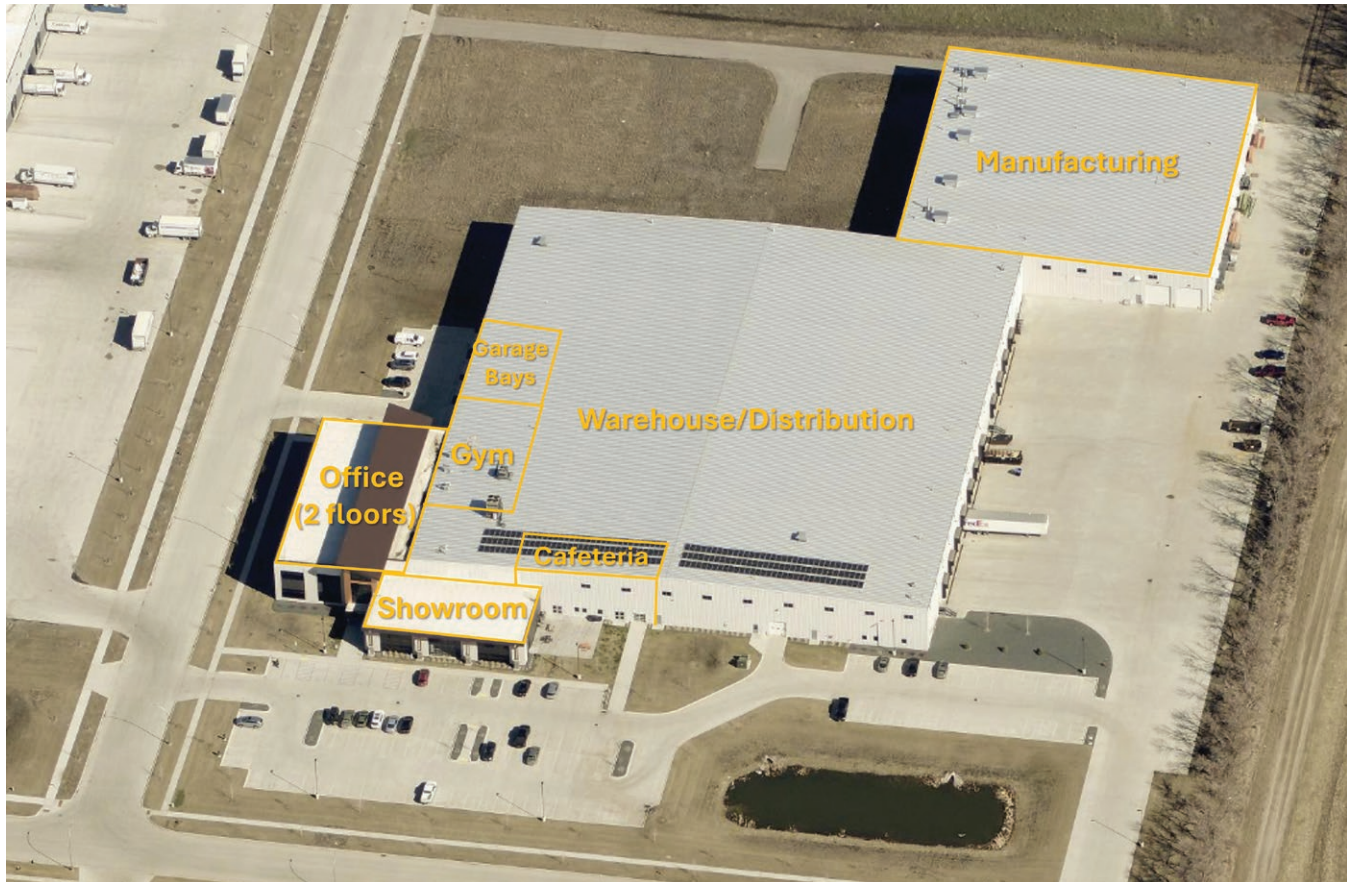
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AERIAL VIEW



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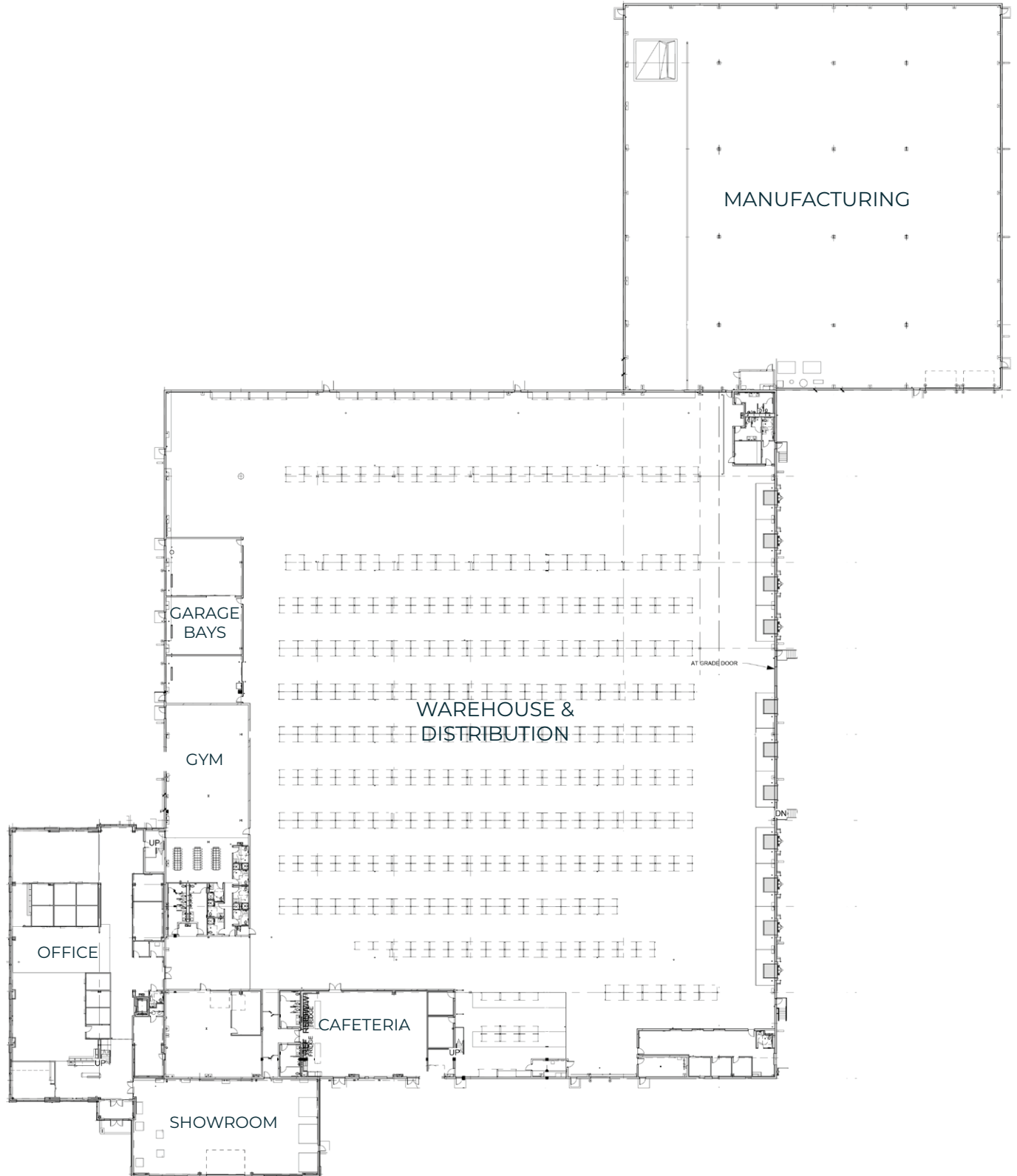
PROPERTY FEATURES:

- 195k SF total, opened in 2021
- Newly built with great mix of office, warehouse, manufacturing, and numerous amenities
- Ideally located just off 19th Ave N and less than 1 mile from I-29
- 20k+ SF of Class A office with high-end finishes
- 96k+ SF of warehouse distribution space with 12 docks and 30' sidewalls
- 40k+ SF of flexible manufacturing space connected to the warehouse
- 5k SF high-end showroom with floor to ceiling glass
- Cafeteria/break room
- Complete gym with 7 private showers
- Half-court basketball hoop
- Building was commissioned by Cooper Commissioning
- ESFR Sprinklers
- Electrical Service: 3000 amp 480/277V 3 Phase Power
- 4 EV Car Charging Stations
- Parking: 208 spaces (Includes ~25 trailer stalls)
- Construction: Pre-engineered steel
- Clear Height Range: 28'-33.5'
- Solar panel for auxiliary power - can produce 90,390 kWh/year



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WAREHOUSE FEATURES

- 96k SF of floor space 320'x360' (space includes gym, cafeteria, garage/storage bays, etc.)
- 12 dock doors with levelers (10'x10' doors)
- 1 drive-in door
- 40'x45' Column Spacing
- 40' Speed Bay
- 30' sidewalls -28.5'-33.5' clearance
- Mezzanine storage area
- LED High Bay Fixtures
- Existing racking is negotiable
- Warehouse office
- Three separate garage/storage bays with overhead doors (1200 SF each)
- 320'x360' (space includes gym, cafeteria, garage/storage bays, etc.)
- 7" reinforced slab
- Natural gas heaters

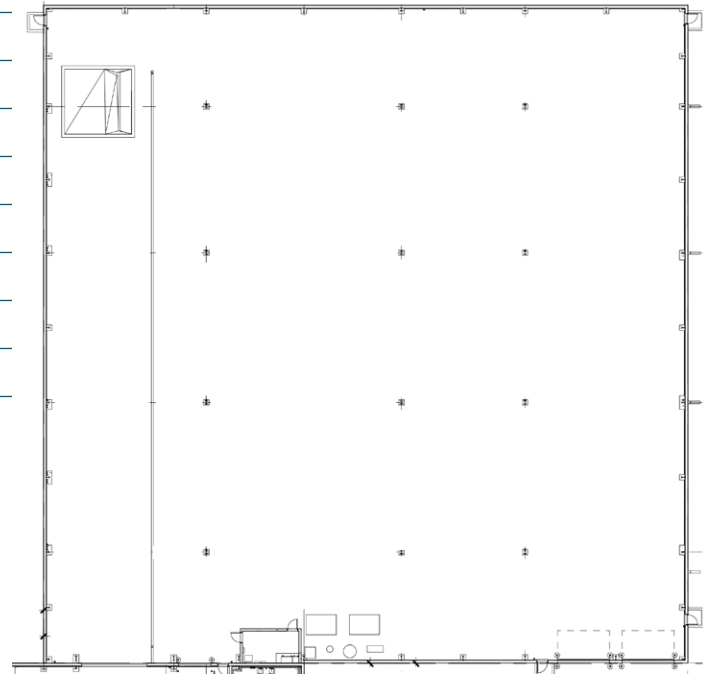
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MANUFACTURING FEATURES

- 40k SF, directly connected to warehouse
- 2 drive-in doors (16'x16')
- 198'x202'
- 8" reinforced slab
- Natural gas heaters
- Automated powder coat paint line (negotiable)
- (2) 5 ton overhead crane bays with 145' of travel, 19' high
- 25'-31' clear heights



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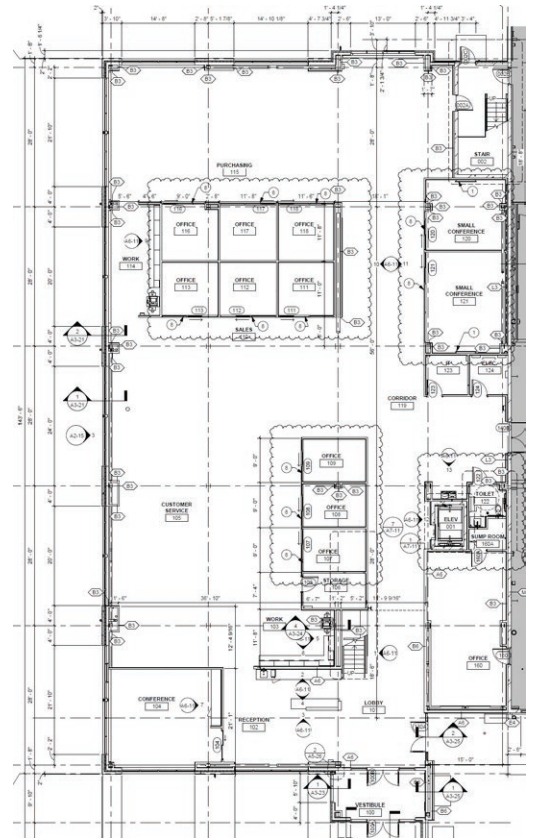
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2-STORY OFFICE FEATURES

- 20k+ SF of high-end, modern office
- Significant natural light with 13'-14' ceilings
- Grand 2-story reception area
- 3 conference rooms on 1st floor, 2 on 2nd floor
- 9 offices on 1st floor, 8 on 2nd floor
- Open working space on both floors
- Mother's room and kitchenette on 2nd floor
- Elevator access
- High-end furnishings negotiable



1ST FLOOR



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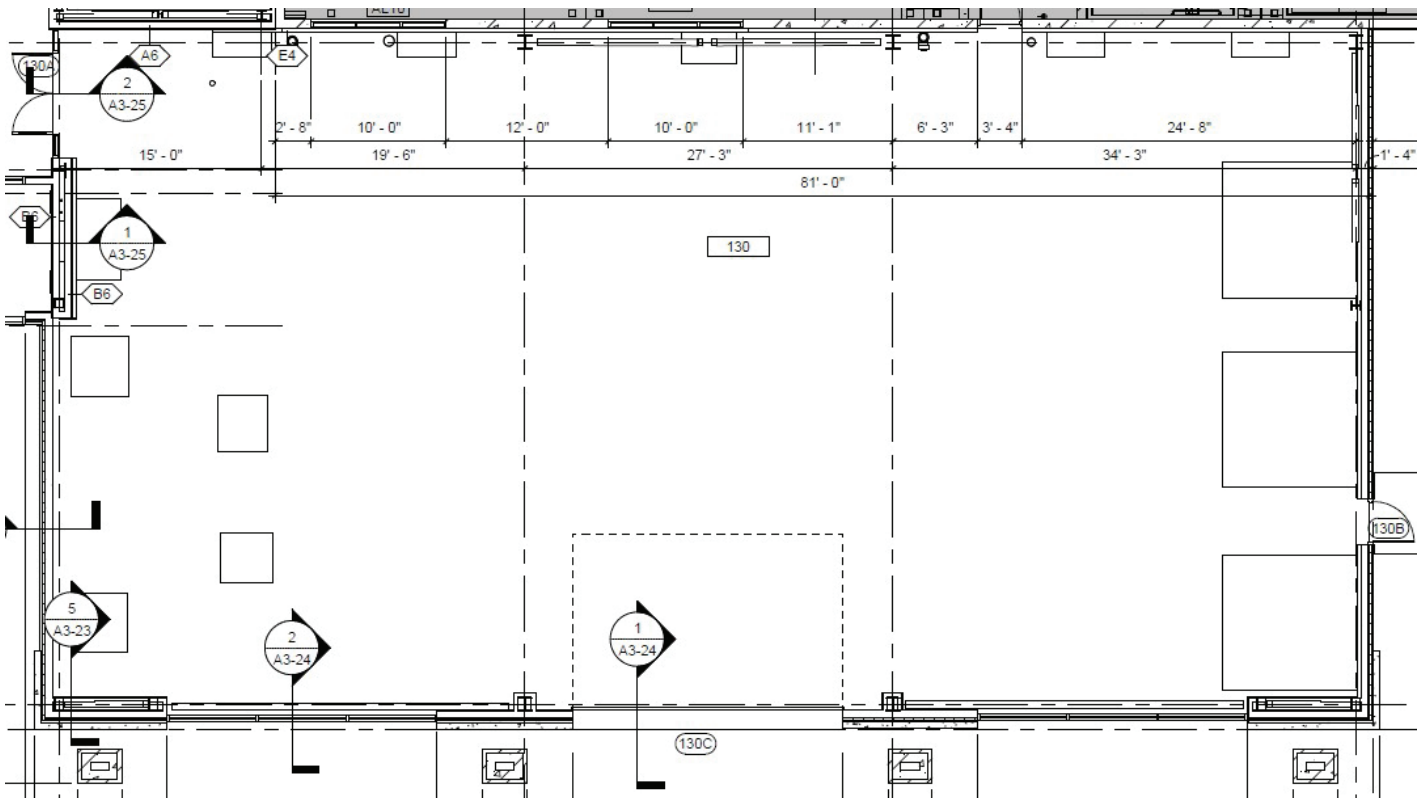
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SHOWROOM

SHOWROOM FEATURES

- 50'x100' showroom/demonstration area with high ceilings
- Huge floor to ceiling glass with large glass garage door
- Direct access from front entrance/reception area



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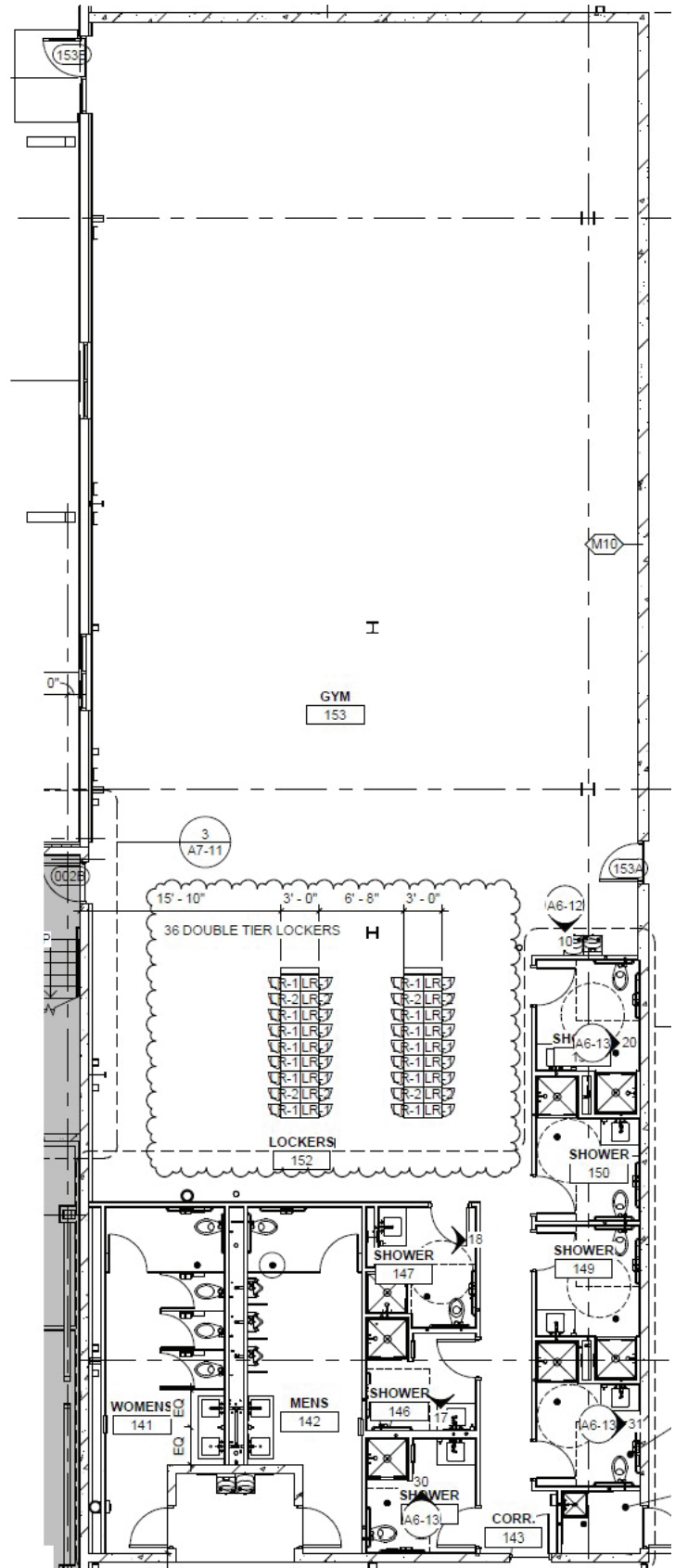
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GYM

MULTI-LEVEL GYM FEATURES

- 6,000 SF+ professional gym on 2 levels
- 7 private shower rooms
- High-end PRx and other gym equipment
- Locker area for personal belongings
- Mezzanine area
- Half court basketball court



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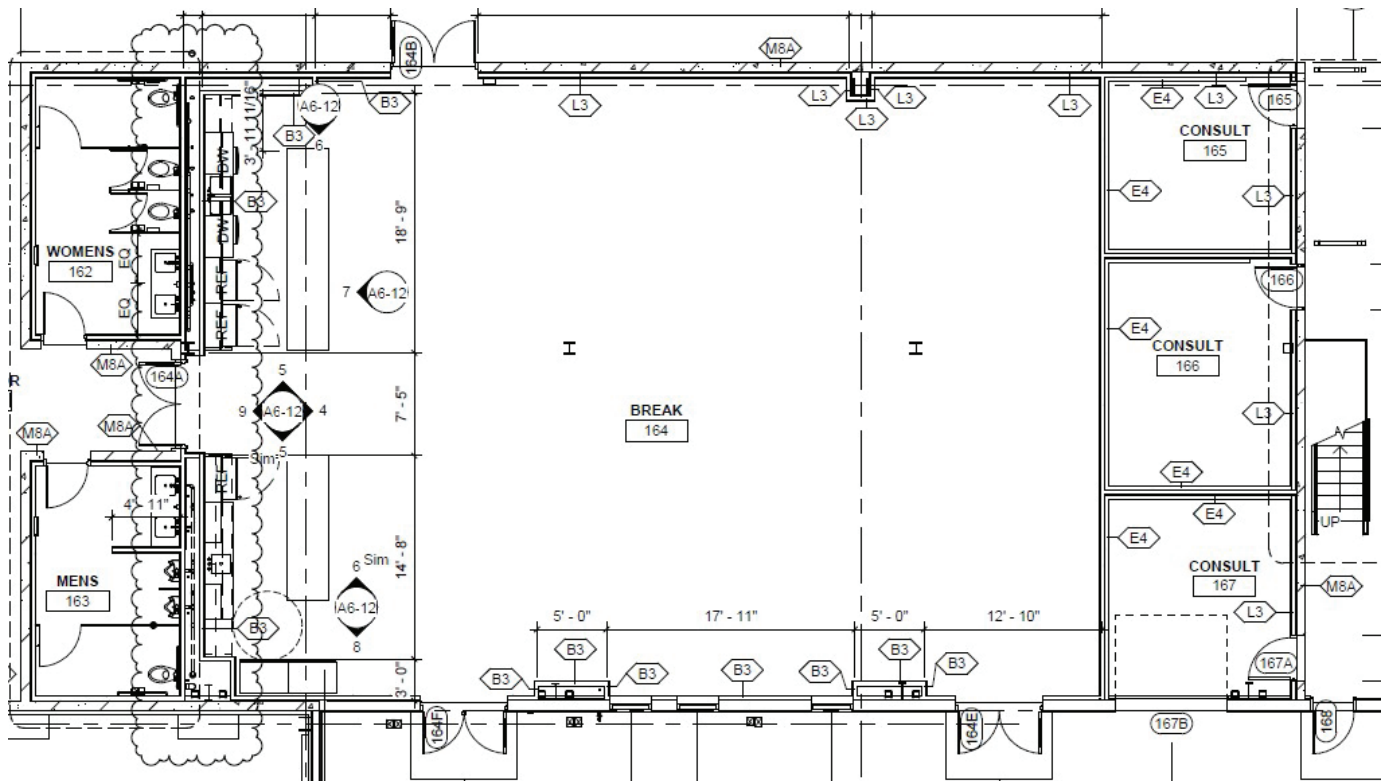
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CAFETERIA



CAFETERIA FEATURES

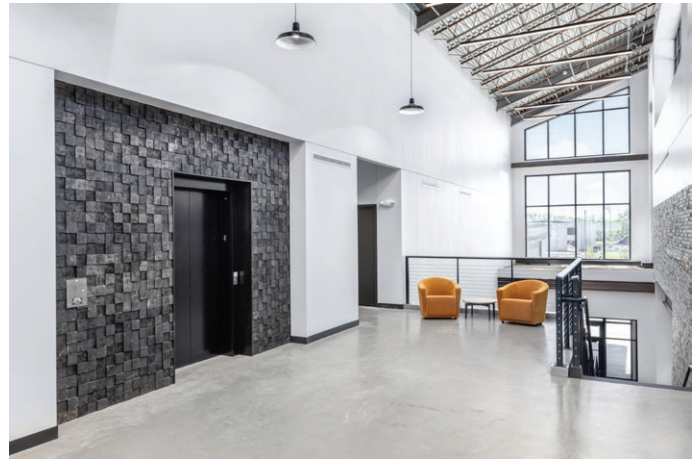
- 66'x46' cafeteria & break room
- 3 refrigerator/freezers
- 6 microwaves
- 2 dishwashers and sinks
- Ample seating & gathering space
- Outdoor patio area
- Self-vending kiosk for food & drink



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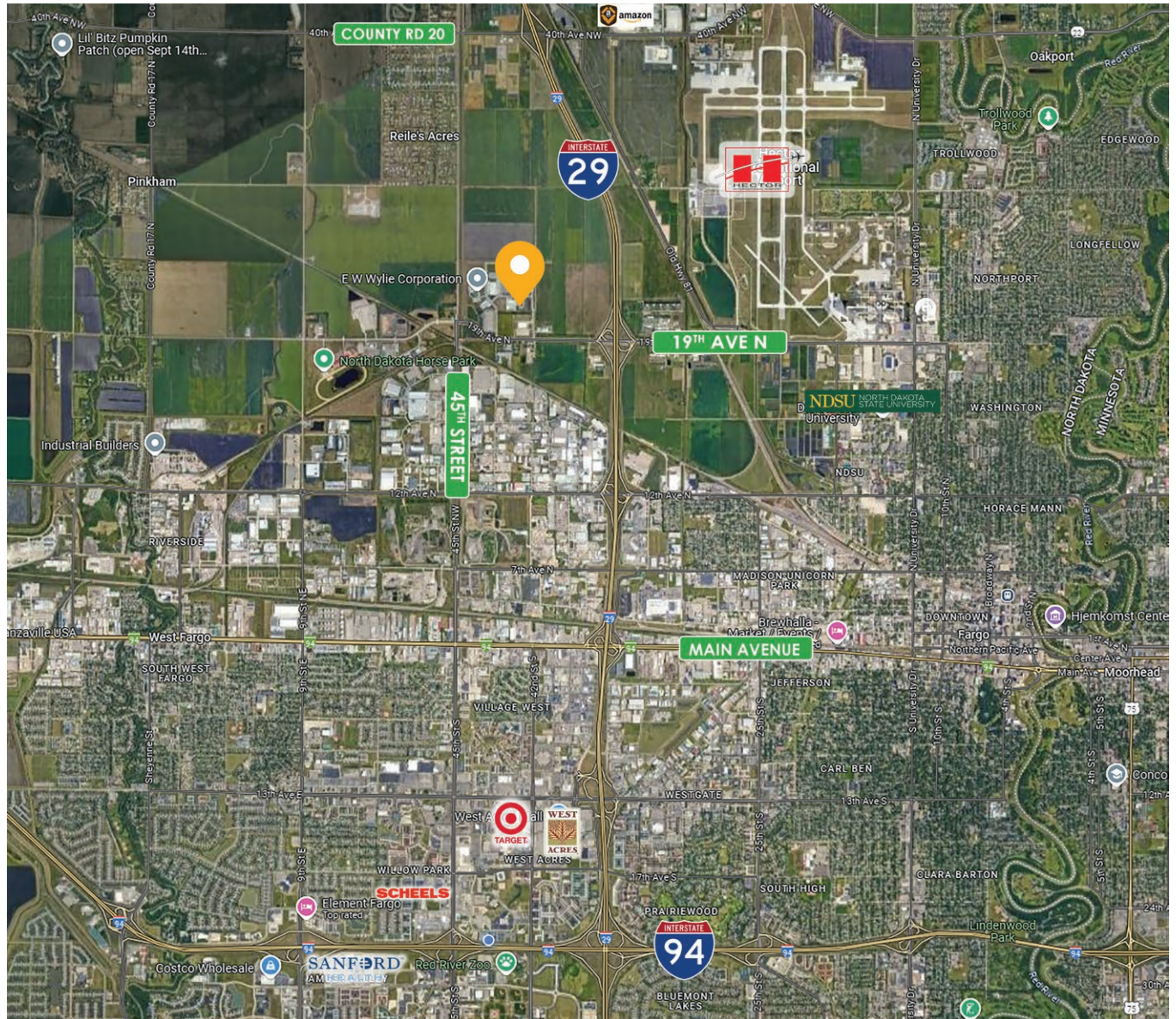


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REFERENCE MAP



LOCAL DRIVE-TIME RESULTS

Location	Miles from Site	Drive Time
I-29	0.7	1 minute
Hector International Airport	1.7	3 minutes
I-94 Interchange	2.6	4 minutes
Amazon	4.0	6 minutes
52nd AveS/I-29	7.6	9 minutes
Moorhead/I-94	7.6	9 minutes
Main Ave/ I-94	6.2	12 minutes
Grand Forks	72.0	60 minutes
Bismarck	192.0	166 minutes
Minneapolis Metro	215.0	184 minutes
Sioux Falls	237.0	192 minutes

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3 MILE DEMOGRAPHICS

KEY FACTS

23,610

Population

24.3

Median Age

2.2

Average Household Size

\$53,608

Median Household Income

BUSINESS



1,514

Total Businesses



33,965

Total Employees

INCOME



\$53,608

Median Household Income



\$27,737

Per Capita Income



\$49,134

Median Net Worth

EMPLOYMENT



White Collar

55.8%



Blue Collar

25.1%



Services

19.1%

3.0%

Unemployment Rate

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (21.8%)

The smallest group: \$150,000 - \$199,999 (5.0%)

Indicator ▲	Value	Diff	
<\$15,000	14.2%	+5.1%	
\$15,000 - \$24,999	7.8%	+1.8%	
\$25,000 - \$34,999	9.9%	+3.7%	
\$35,000 - \$49,999	13.4%	+1.7%	
\$50,000 - \$74,999	21.8%	+2.5%	
\$75,000 - \$99,999	12.6%	-0.5%	
\$100,000 - \$149,999	10.0%	-5.2%	
\$150,000 - \$199,999	5.0%	-2.8%	
\$200,000+	5.0%	-6.6%	

Bars show deviation from Cass County

5 MILE DEMOGRAPHICS

KEY FACTS

110,396

Population

34.0

Median Age

2.1

Average Household Size

\$59,611

Median Household Income

BUSINESS



6,094

Total Businesses



113,457

Total Employees

INCOME



\$59,611

Median Household Income



\$38,250

Per Capita Income



\$84,348

Median Net Worth

EMPLOYMENT



White Collar

59.5%



Blue Collar

22.6%



Services

17.8%

2.1%

Unemployment Rate

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (21.0%)

The smallest group: \$150,000 - \$199,999 (6.5%)

Indicator ▲	Value	Diff	
<\$15,000	11.8%	+2.7%	
\$15,000 - \$24,999	7.6%	+1.6%	
\$25,000 - \$34,999	7.4%	+1.2%	
\$35,000 - \$49,999	13.0%	+1.3%	
\$50,000 - \$74,999	21.0%	+1.7%	
\$75,000 - \$99,999	13.7%	+0.6%	
\$100,000 - \$149,999	12.2%	-3.0%	
\$150,000 - \$199,999	6.5%	-1.3%	
\$200,000+	6.8%	-4.8%	

Bars show deviation from Cass County

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ABOUT FARGO:

As North Dakota's largest city, Fargo is the regional economic powerhouse and cultural hub. With its prime location at the intersection of I-29 and I-94, the city is ideally situated with a breadth and depth of industries including healthcare, education, financial services, technology, retail, manufacturing and distribution. With a MSA population of 250k, the Fargo-Moorhead metro continues to enjoy an impressive long-term growth rate. With its established reputation as a regional hub of education, medical, technology, distribution and more, the area is well positioned for continued growth and vibrancy for decades to come.

Higher education is a major force for the metro area with two public universities (NDSU and MSUM), a private college (Concordia College) and several technical and vocational schools with a combined student population exceeding 28,000. In addition, the city boasts two regional hospitals (one built in 2017 at a cost of \$500M), the primary facilities for two regional clinics, and numerous small medical and surgical clinics. Technology is also a significant driver of the local economy, with Fargo laying claim to Microsoft's 2nd largest field campus along with growing tech firms such as Bushel, Wex Health, and John Deere Electronic Solutions.

FM METRO FACTS: SOURCE: Greater Fargo Moorhead EDC, <https://gfmedc.com/>

- Population = 250,000
- Regional Commerce Hub
- 25k+ college students in the FM Metro, 21k+ more within 100 miles
- Median Age of 32
- 46.7 Growth since 2010 / 4.9% Compound Annual Growth
- One of the lowest corporate tax rates in the US
- FM's labor force has grown 3x the national average since 2000 (39% vs 13%)
- One of the highest labor participation rates in the US at 72.7%
- One of the highest birth rates in the US