

I-29 INDUSTRIAL CAMPUS

3301 124TH AVE S, HORACE, ND, 58047


GOLDMARK™
COMMERCIAL REAL ESTATE INC

FOR SALE



Interstate Visibility | Expandable to 150k SF | 45 Acres | 32.5' Clear | Crane Served

Total Building Area: 15,000 SF

Price: \$5,500,000

Site Area: 45 acres +/-

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Goldmark Commercial Real Estate

www.goldmarkcommercial.com

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PARCEL NUMBER

64-0000-03060-100

PRICE

\$5,500,000

TOTAL BUILDING AREA

15,000 SF
(Expandable to 150K+ SF)

SITE AREA

45 acres +/-

YEAR BUILT

2019

ZONING

CN *(Commercial Neighborhood District)*

CONSTRUCTION TYPE

Pre-cast *(Built by Olaf Anderson)*

2025 TAXES

\$39,698.39

SPECIALS

None

FLOODPLAIN

Portions in 100-year floodplain

PROPERTY DESCRIPTION:

Positioned directly along Interstate 29 on a 45-acre site just six miles south of Fargo, this purpose-built industrial facility offers a rare opportunity to acquire a scalable manufacturing and distribution platform with significant expansion capacity.

Constructed in 2019 by Olaf Anderson, the 15,000 SF precast concrete facility was engineered to support heavy industrial operations while maintaining Class A office finishes and long-term infrastructure flexibility. The warehouse component features 32.5-foot clear heights, 100-foot clear span construction, and a 5-ton bridge crane with full-bay coverage, creating a column-free production environment optimized for fabrication, assembly, or distribution. This space also features two dock doors with levelers, one overhead door, and epoxy-coated flooring, delivering maximum utility and durability.

Supporting the industrial core is a high-end 3,250 SF office wing featuring multiple private offices, collaborative multi-use rooms, and functional areas including IT, electrical, and break rooms. The office features code-compliant fire area separation from the warehouse, and premium finishes such as quartz countertops and solid-core doors.

The site was intentionally designed for future growth, with the ability to expand north to up to 150,000+ SF across the remaining acreage. Existing infrastructure includes 2,500-amp, 480V, 3-phase service with conduits routed to a 4,000-amp CT cabinet, allowing for substantial electrical capacity expansion as operational demands increase.

With direct interstate visibility and immediate access to the Fargo-Moorhead metro, the property is ideally suited for regional manufacturing, logistics, or institutional ownership seeking a scalable industrial campus in a supply-constrained corridor.

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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FEATURES

SITE:

- 45 acres ± with ample parking and yard area
- Direct frontage along I-29
- Arterial access via County Road 16
- Designed for northward expansion, up to 150k SF

BUILDING SPECIFICATIONS:

- 15,000 SF total building area
- 11,750 SF warehouse / production
- 3,250 SF office (1st floor)
- Unfinished 2nd floor for future build-out
- Precast concrete construction (2019)

WAREHOUSE/INDUSTRIAL:

- 32.5' clear height
- 100' clear span, column-free
- 5-ton bridge crane with full-bay coverage
- Two dock-high doors with levelers
- One 14' x 14' overhead drive-in door
- Floor drains
- Heated and cooled production space
- 3-hour fire separation (warehouse to office)

POWER AND INFRASTRUCTURE:

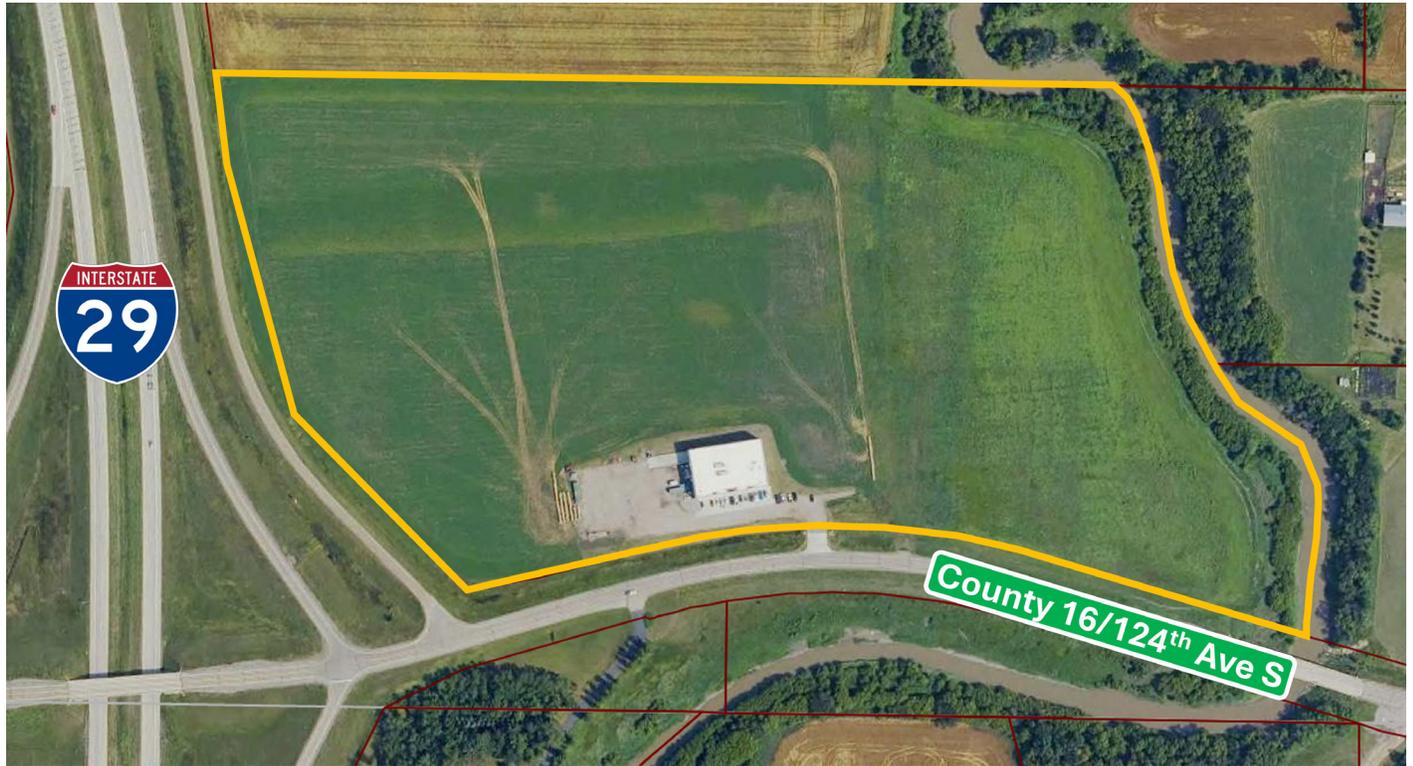
- 2,500-amp, 480V, 3-phase service
- Conduits routed to 4,000-amp CT cabinet for expansion
- Energy-efficient HVAC systems
- White TPO membrane fully adhered roof
- Precast wall system with 8" insulation package (polystyrene + poly-iso)

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PARCEL VIEW



NORTH SIDE

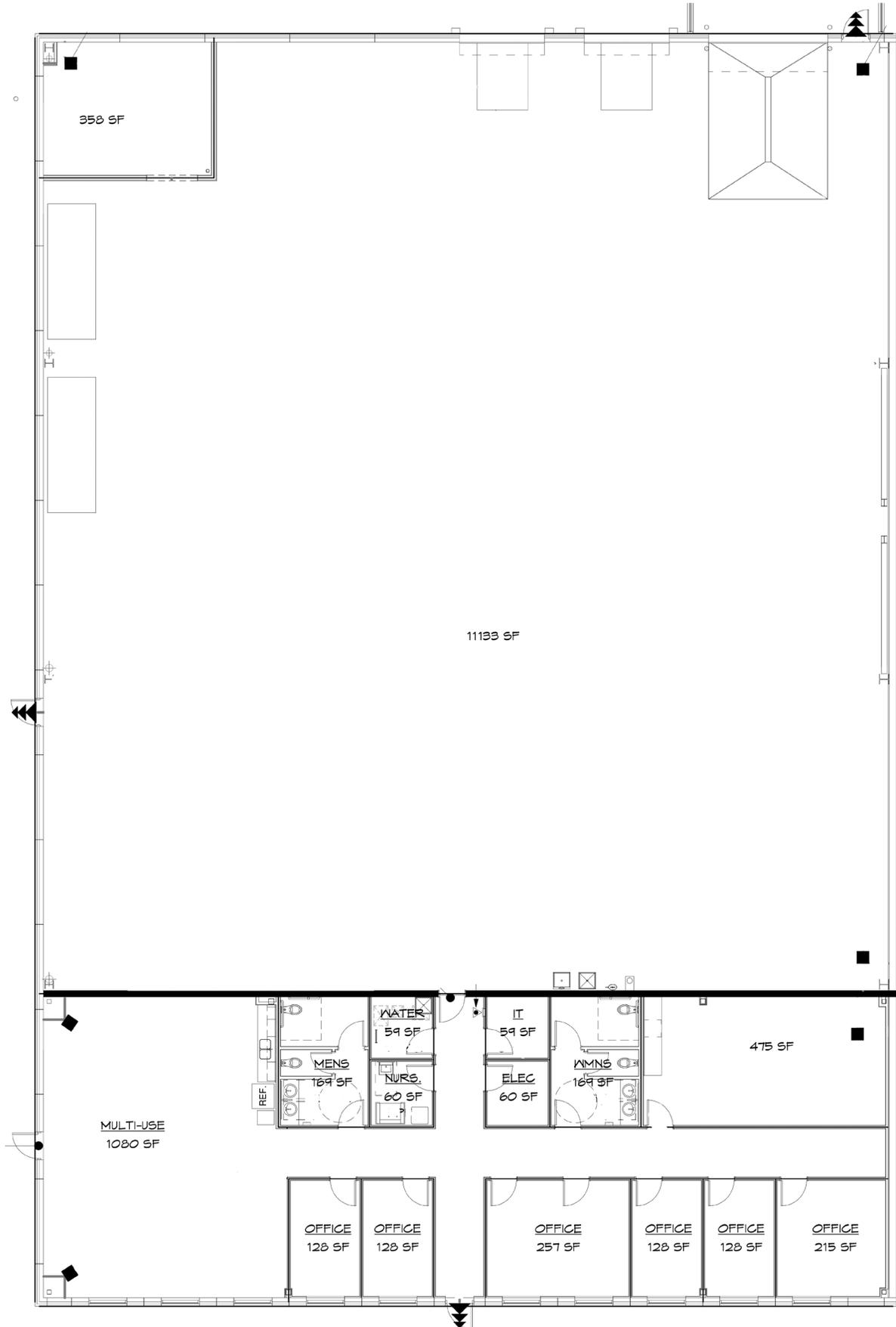
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FLOORPLAN

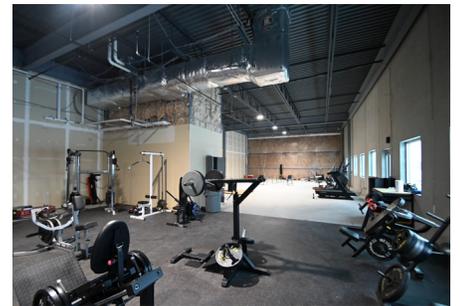
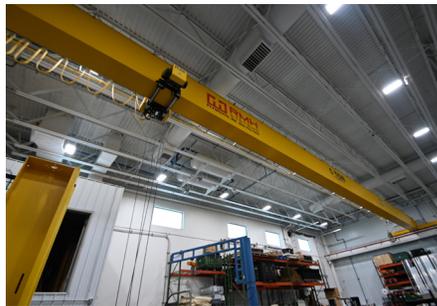
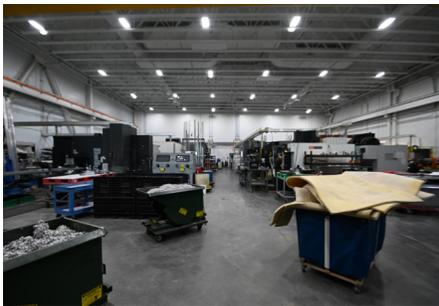
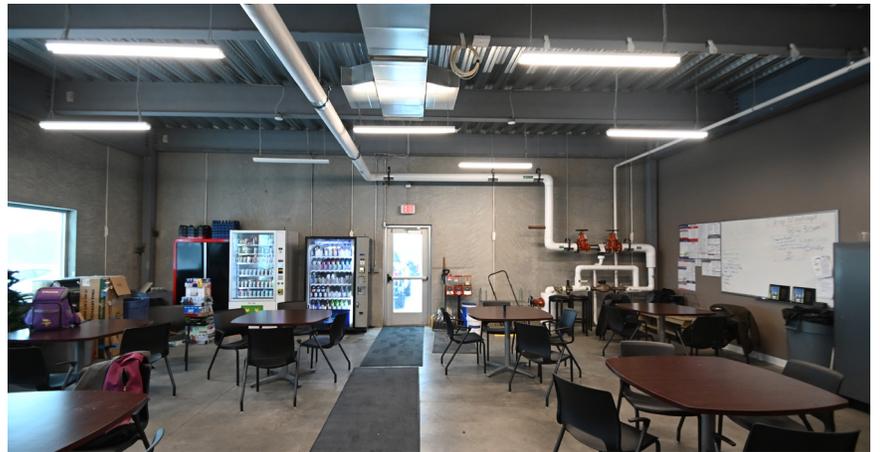


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INTERIOR PHOTOS



NORTH SIDE

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