

# INDUSTRIAL FOR LEASE

2909 TWIN CITY DRIVE | MANDAN, ND





## PROPERTY OVERVIEW

Spacious industrial property with convenient access to major distribution routes. The building spans over 17,000 square feet and includes office/retail space along with an expansive shop area featuring multiple overhead doors. The yard features concrete and asphalt surfaces on the north and east sides, while the southern portion is covered in gravel, providing options for various uses.

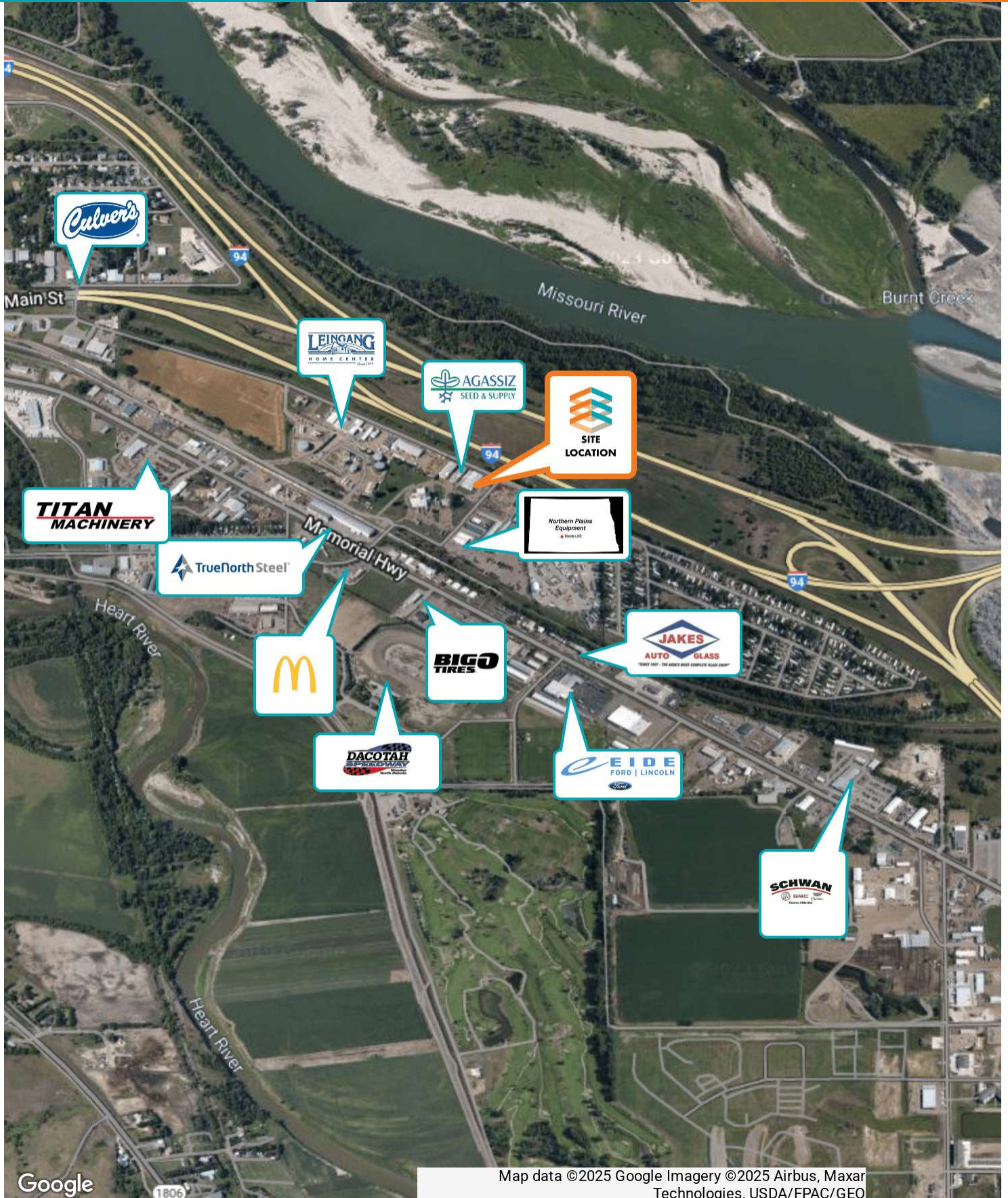
## PROPERTY HIGHLIGHTS

- 5 Year Minimum Lease
- Great Access
- Corner Lot
- Hard Surface & Gravel Yard
- Three-phase power
- 16' Sidewalls
- 6 Overhead Doors: (4) 12' x 14' / (1) 9' x 12' / (1) 20' x 14'
- 3,100 SF Office Space
- 2 Restrooms
- Taxes (2024): \$17,347.43
- Specials- Installments: \$0.00 / Balance: \$0.00

## OFFERING SUMMARY

Lease Rate SF/Yr:	\$8.24 (NNN)
Lease Rate Monthly:	\$12,275.54 (NNN)
Available SF:	17,877 SF
Lot Size:	52,197 SF
Year Built/Remodeled	1978/2012
Zoning:	MC Industrial
Market:	Mandan
Tenant Responsibility:	Property Taxes, building insurance, all utilities, renter's insurance, water, garbage, snow removal.
Landlord Responsibility:	Structural integrity of the exterior walls, roof and foundation.







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