

14TH AVE N INDUSTRIAL

4119/4121/4129 14TH AVE N, FARGO, ND 58102



FOR SALE OR LEASE



TWO INDUSTRIAL BUILDINGS WITH STORAGE UNITS

Building Size: 29,985 SF
Sale Price: \$3,400,000

Base Rent: \$8.70 PSF | CAM: \$1.51 PSF
Space Available: 11,840 SF

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Goldmark Commercial Real Estate

www.goldmarkcommercial.com

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BUILDING SIZE

29,985 SF

SALE PRICE

\$3,400,000

BASE RENT | CAM

\$8.70 PSF | \$1.51 PSF

TENANT EXPENSES

Utilities
Janitorial
Maintenance
Snow / Lawn
Phone / Internet

PARCEL NUMBER

01-1411-00030-000

SPECIALS BALANCE

\$6,055.75

2024 TAXES & SPECIALS

\$26,747.64

ZONING

General Industrial

PROPERTY DESCRIPTION:

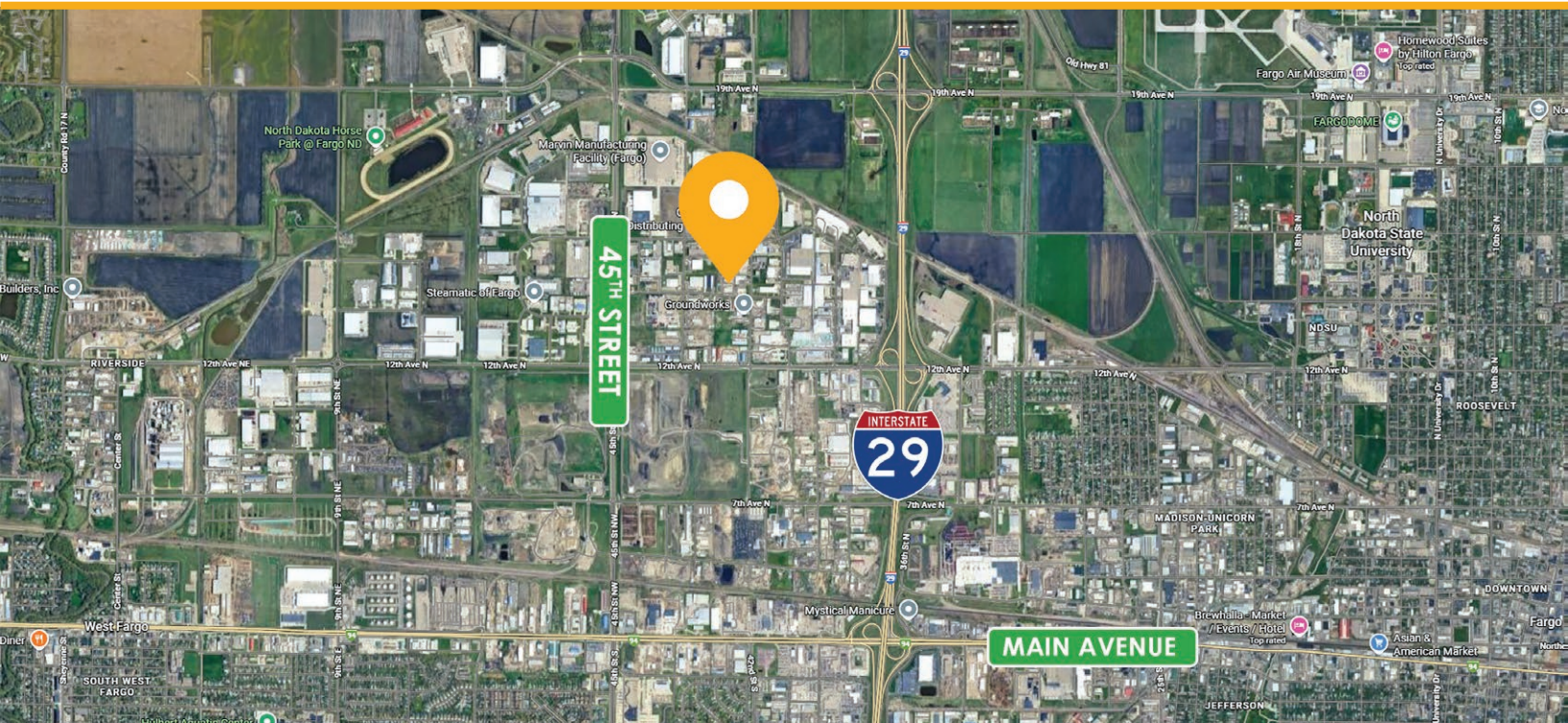
Located just off I29, these well-constructed buildings (total of 29,985 SF) are situated on a large site of 2.73 acres, offering ample yard space for expansion or outdoor storage. This well-maintained building provides an ideal mix of office and warehouse/production space with excellent access to 12th Ave N and less than one mile from the I-29 interchanges at 12th Ave N and Main Avenue. The property is completely out of the flood plain and the remaining specials are nearly paid off. This is an excellent opportunity for owner-occupiers or investors to buy a quality building with numerous potential uses available.

**Financials available upon request.*

KEY FEATURES:

- **Prime Location:** Immediate access to Interstate 29
- **Strategic Industrial Location:** Well-suited for businesses in plumbing, electrical, HVAC, property management, construction supply, and other service or trade industries seeking to streamline operations.
- **Enhanced Storage Capabilities:** Secure, fenced outdoor storage provides reliable space for equipment, vehicles, and inventory.
- **Expansive Yard Space:** Generous, versatile yard area supports a wide range of industrial and commercial uses—ideal for contractors, service fleets, fabrication, and material staging.

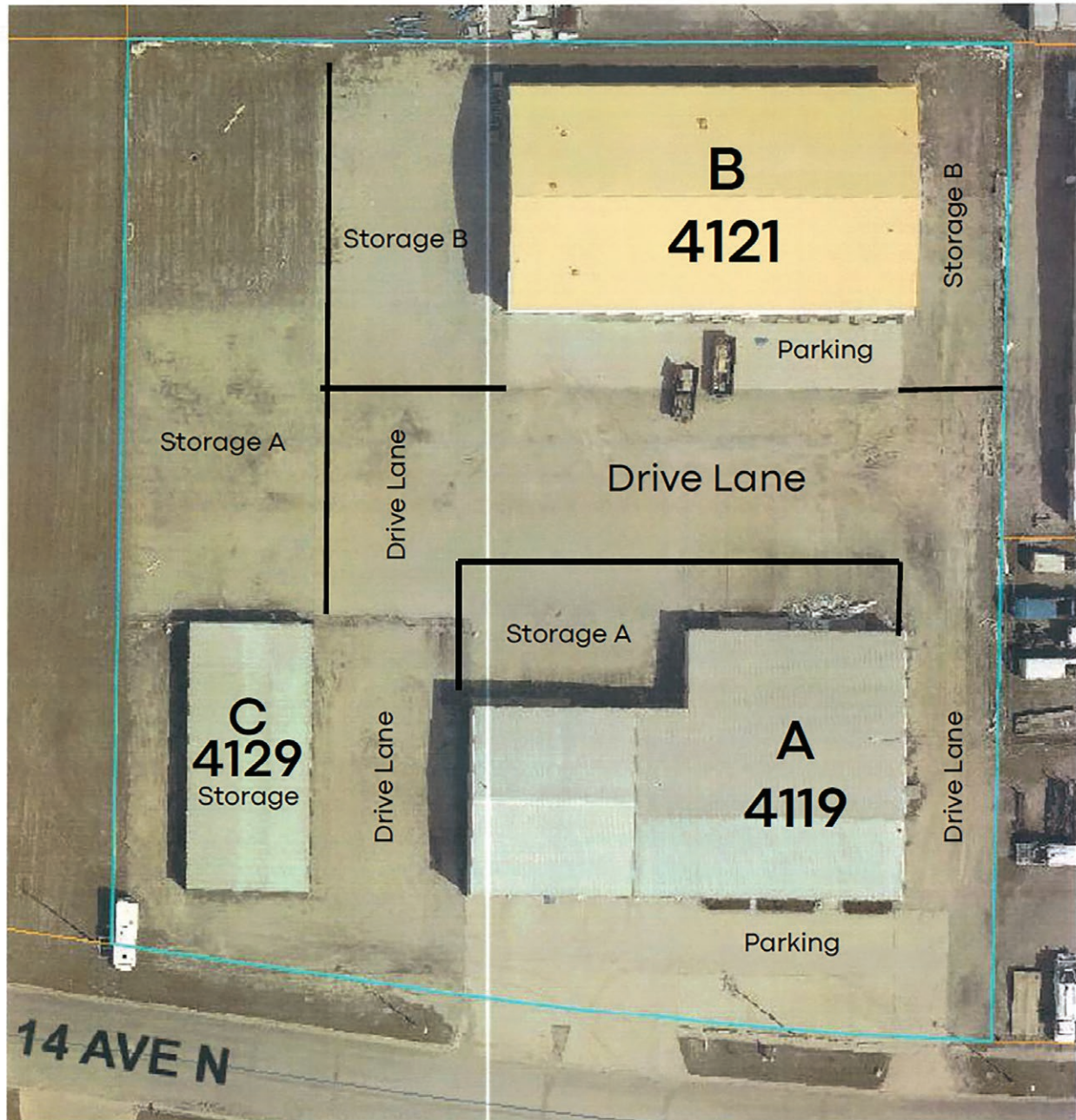
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SITEPLAN



NEIGHBORS:

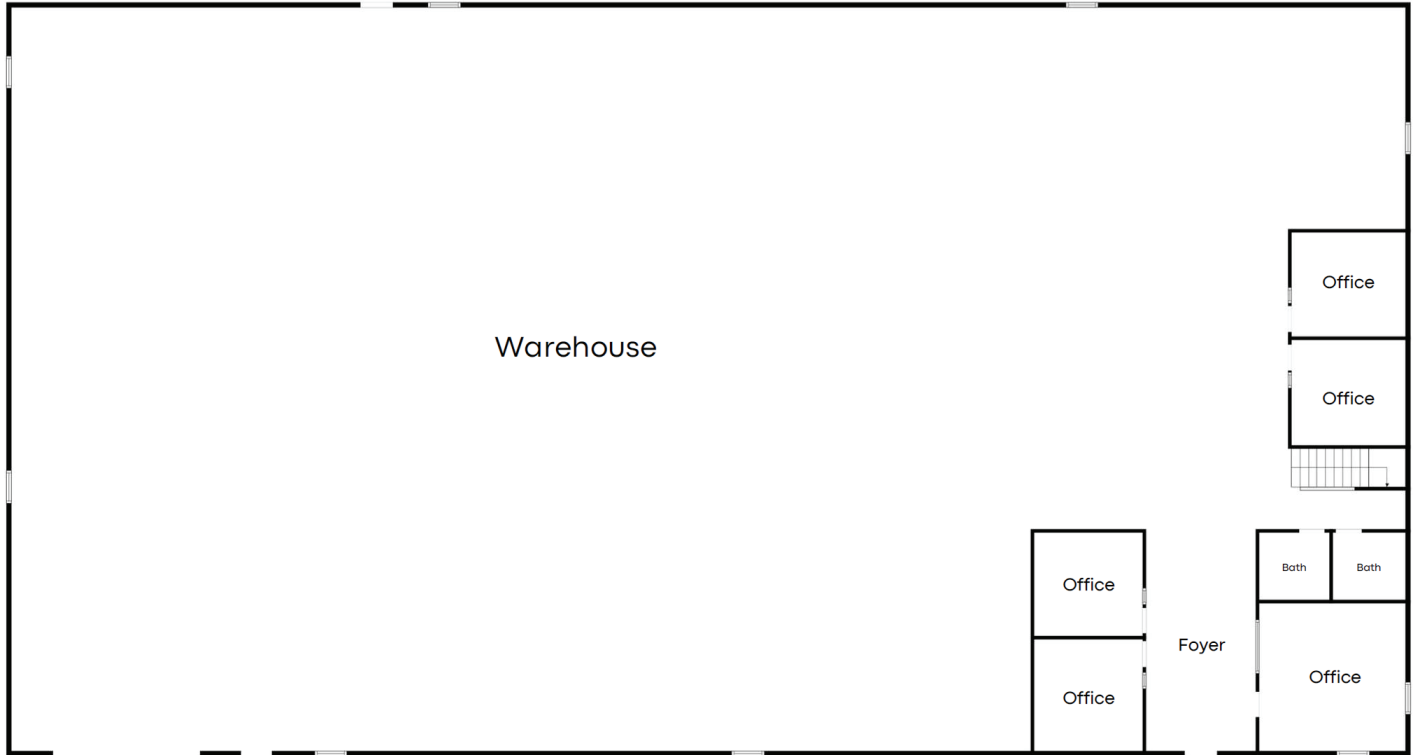
- Amazon
- Hector International Airport
- Fed Ex
- Marvin Windows
- Reile's Transfer
- Fargo Jet Center

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4121 14TH AVE N, FARGO, ND 58102



4121 FLOORPLAN



SPACE AVAILABLE FOR LEASE

11,840 SF

BASE RENT | CAM

\$8.70 PSF | \$1.51 PSF

FEATURES

- 5 offices with mezzanine
- (2) 200 amp/240-volt 3-phase panels
- 1 OH Door (16'x14')
- 16' ceiling height
- Floor drain

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4119 PHOTOS

