

# 14<sup>TH</sup> AVE N INDUSTRIAL

4119/4121/4129 14<sup>TH</sup> 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**  
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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:

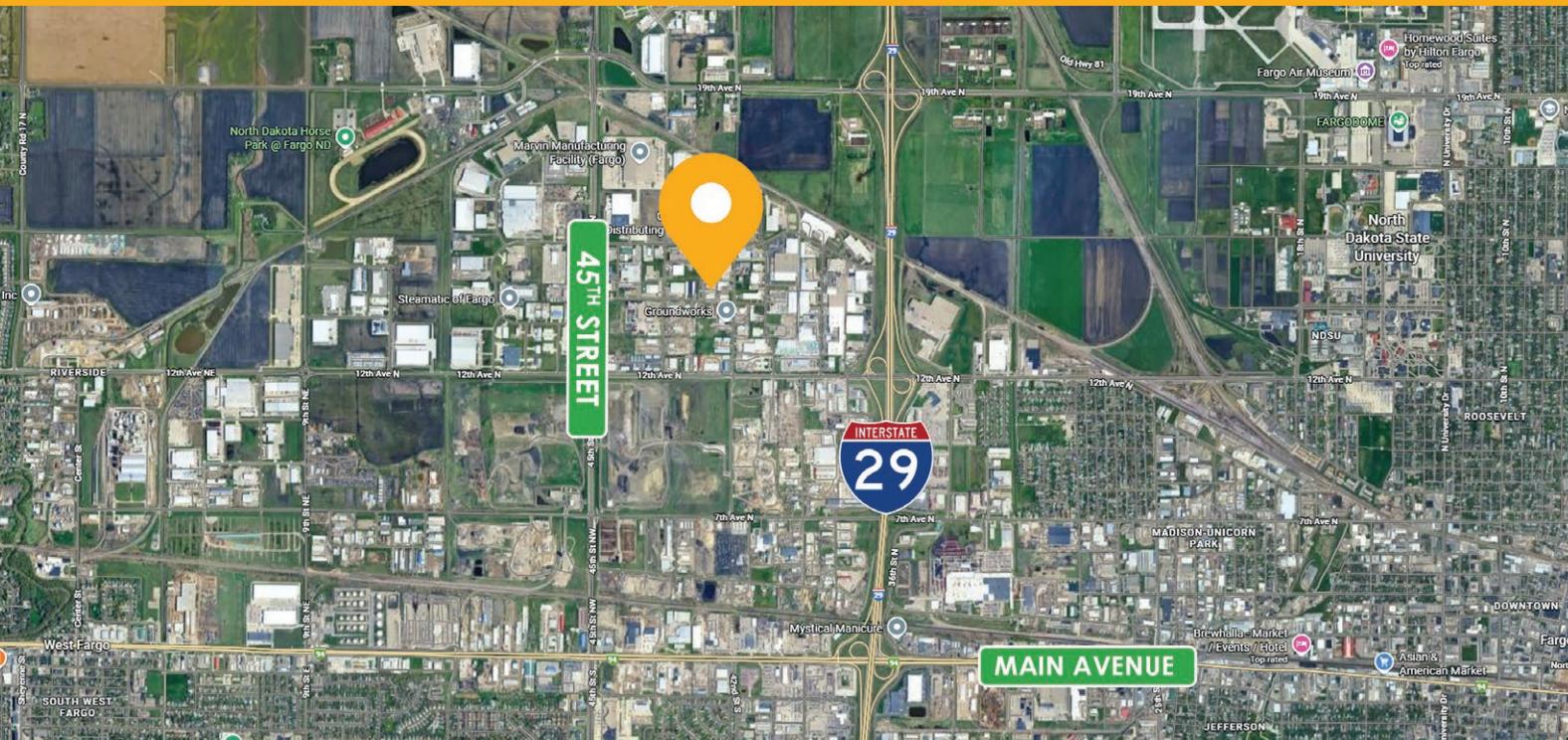
Located just off I29, these well-constructed buildings (total of 29,985 SF) are situated on a large site of 2.73 acres, offering ample yard space for expansion or outdoor storage. This well-maintained building provides an ideal mix of office and warehouse/production space with excellent access to 12th 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.

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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**GOLDMARK**<sup>TM</sup>  
COMMERCIAL REAL ESTATE INC

SITEPLAN



## NEIGHBORS:

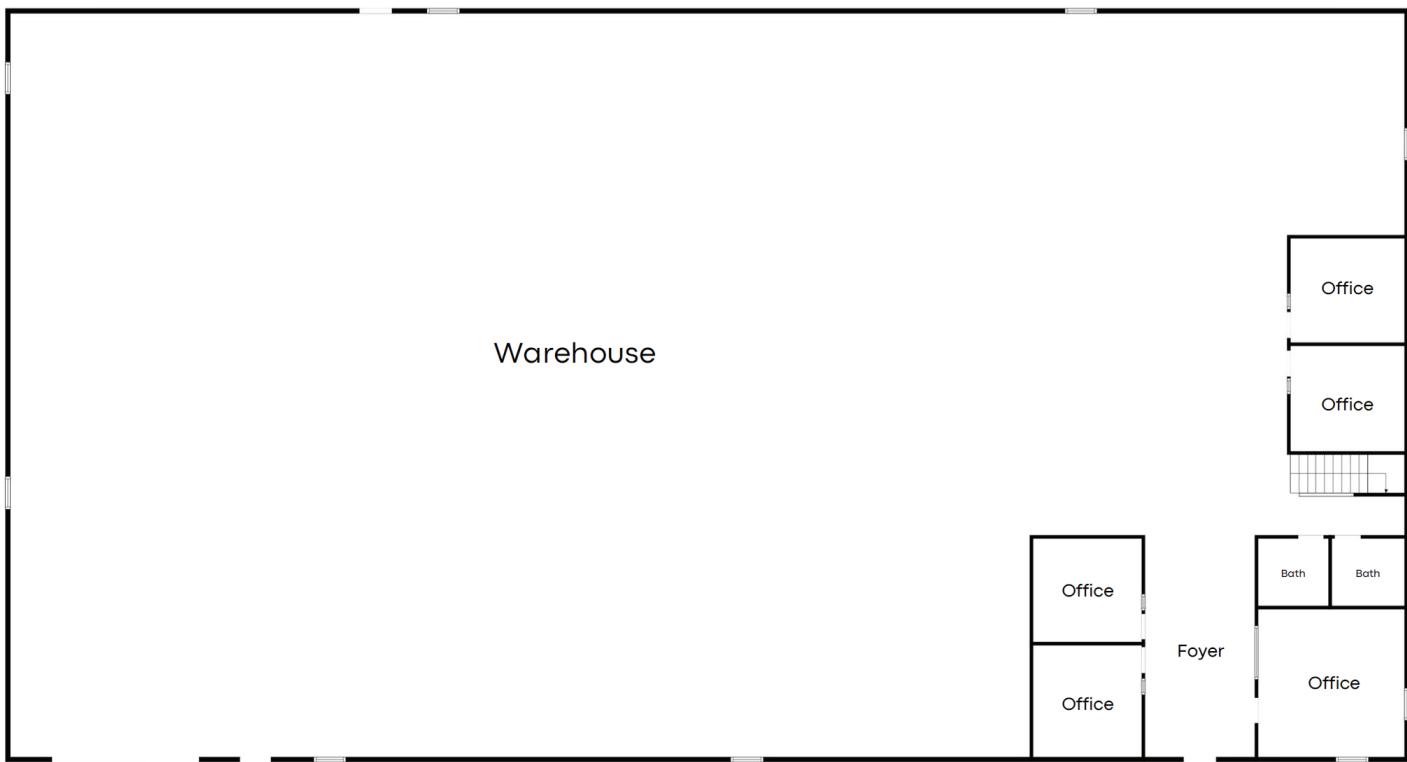
- Amazon
- Hector International Airport
- Fed Ex
- Marvin Windows
- Reile's Transfer
- Fargo Jet Center

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4121 FLOORPLAN



## SPACE AVAILABLE FOR LEASE

11,840 SF

## BASE RENT | CAM

\$8.70 PSF | \$1.51 PSF

## FEATURES

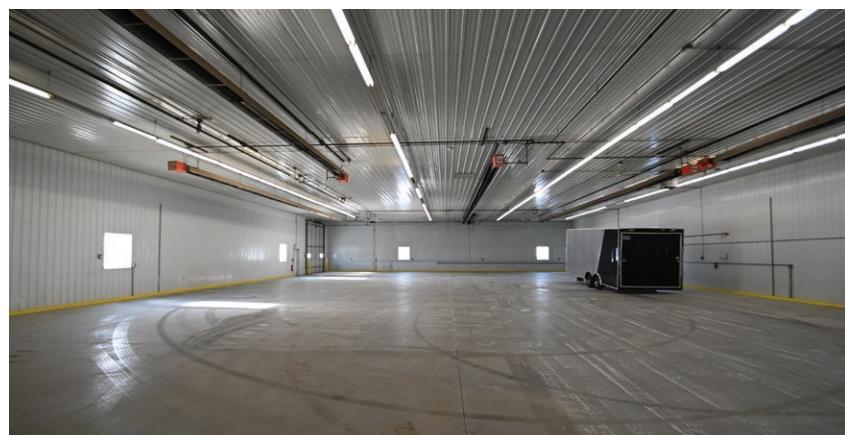
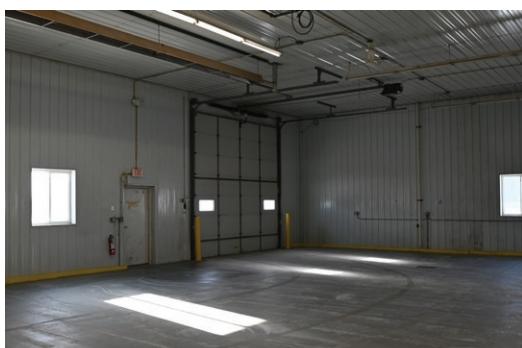
- 5 offices with mezzanine
- (2) 200 amp/240-volt 3-phase panels
- 1 OH Door (16'x14')
- 16' ceiling height
- Floor drain

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4121 PHOTOS



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4119 PHOTOS

