

Industrial | Warehouse

**44,485 SF | 5.23 Acres
Warehouse Opportunity**

601 Main Street
New Town, ND 58763

CBRE



The Property

CBRE is pleased to present 44,485 SF of premium warehouse space for sale or lease. This site is well-equipped with industrial infrastructure and offers excellent rail access for efficient logistics and distribution.

Property Type	Warehouse/ Light Manufacturing
Parcel Number	56-0059600
Sale Price	\$2,225,000
Lease Rate	\$8 PSF (NNN)
Number Of Buildings	1
Total Building Square Feet	44,485
Industrial Sq. Ft.	34,712
Office / Lab Sq. Ft.	7,082
Storage Sq. Ft.	2,691
Clear Height	8' 11"
Dock Doors	5 Total (2) 7.75' x 8.9'
Year Built	1965
Construction	Metal w/ Steel Frame, Metal w/ Wood Frame, Tilt Up Concrete, Precast Concrete
Acres Of Land	5.23
Zoning	Commercial
Annual RE Taxes & Assessments (2024)	\$7,685

Notes

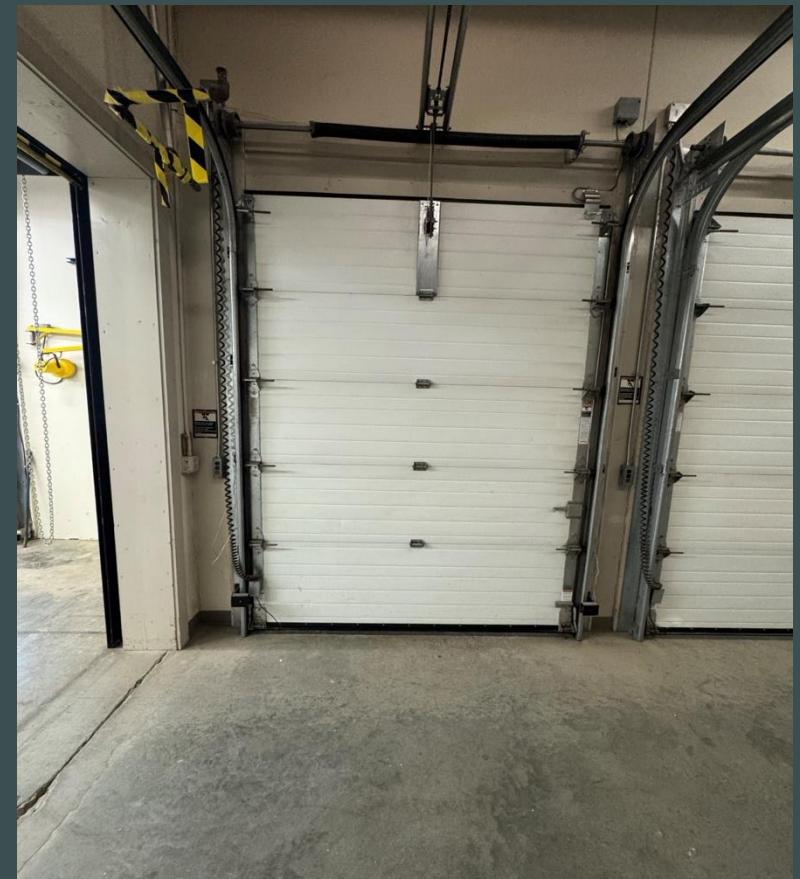
- Fenced Yard
- Two Ingress / Egress Points
- City Services
- Roof Coating Under Warranty
- Interior Can Be Reconfigured to Fit a New Use



Industrial | 601 Main St. New Town, ND 58763

For Sale or Lease

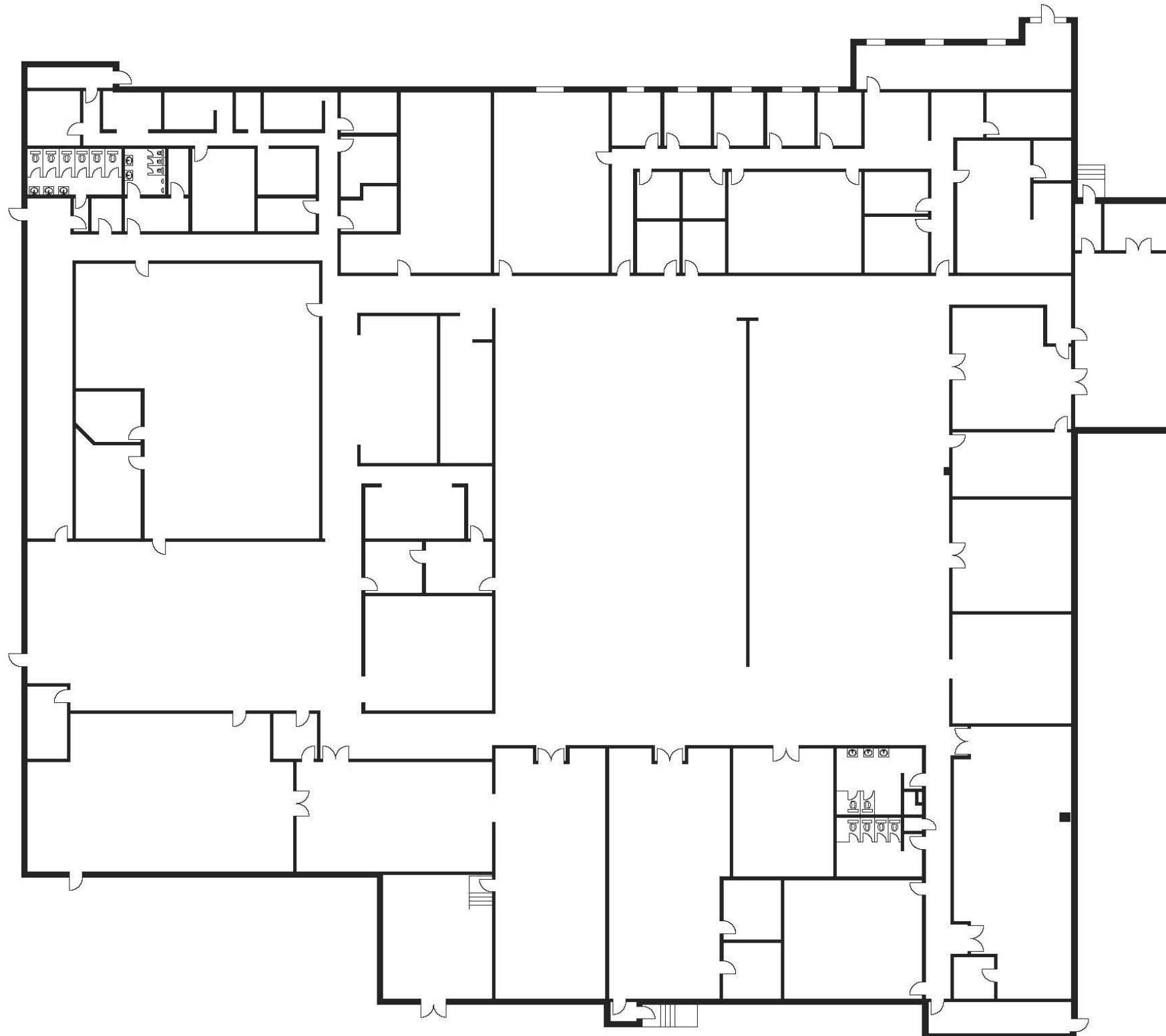








Floor Plan



Situated on 5 acres along Main Street, this property offers prime, centralized location less than 4 miles from the Missouri River, facilitating access to Watford City and Western North Dakota.



Let's Connect!

CHANCE LINDSEY
Senior Vice President
+1 701 660 3500
chance.lindsey@cbre.com

KYLE FERDERER
Senior Associate
+1 612 709 7950
kyle.ferderer@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.