

# FOR LEASE

25,000 to 51,250 SF WAREHOUSE  
8,750 SF OFFICE  
\$7.00 PSF  
\$1.75 CAM  
3931 37TH AVE SW  
FARGO, ND 58104

# LEASE

Brokers Commercial Property is pleased to present the lease of 3931 37th Ave SW Fargo, ND. Located in a prime South Fargo location, this facility features easy access to major transportation routes and is situated in a thriving industrial area. Boasting two overhead doors and three dock doors, this facility is perfect for businesses that require efficient loading and unloading capabilities. The reception area, offices, and conference room provide ample space for meetings and administrative tasks, while the large manufacturing area is perfect for production and storage. Plenty of power with 3-800 AMP 480/277 3 PHASE 4 WIRE and 12 AMP / 240 VOLT. Don't miss out on this amazing opportunity to take your business to the next level!



1102 43rd Street S, Suite B  
Fargo, ND 58103  
701-893-2300



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## PROPERTY HIGHLIGHTS



- 25,000 to 51,250 SF OF WAREHOUSE
- 8,750 SQ FT OF OFFICE SPACE  
RECEPTION, OFFICES, CONFERENCE
- 2 OVERHEAD DOORS 14' H X 16' W
- 3 DOCK DOORS 10' H X 8' W
- WEST WALL HEIGHT 16'
- PEAK HEIGHT 22'
- WEST BUILDING HEIGHT 16'
- WEST FINISHING 22'

### SOUTHWEST CORNER

- 2 PANELS
- 800 AMP 480/277 3 PHASE 4 WIRE
- 1200 AMP 480/277 3 PHASE 4 WIRE

### CENTER SERVICE

- 3 PANELS
- 800 AMP 480/277 3 PHASE 4 WIRE
- 800 AMP 480/277 3 PHASE 4 WIRE
- 800 AMP 480/277 3 PHASE 4 WIRE
- 1200 AMP / 240 VOLT



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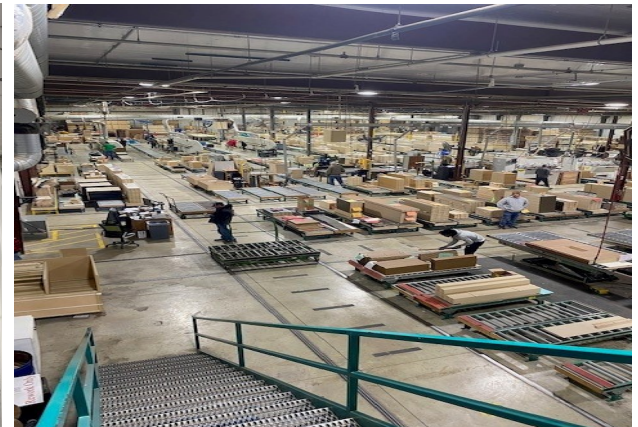


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This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Interested parties should conduct their own investigations and rely on those results.



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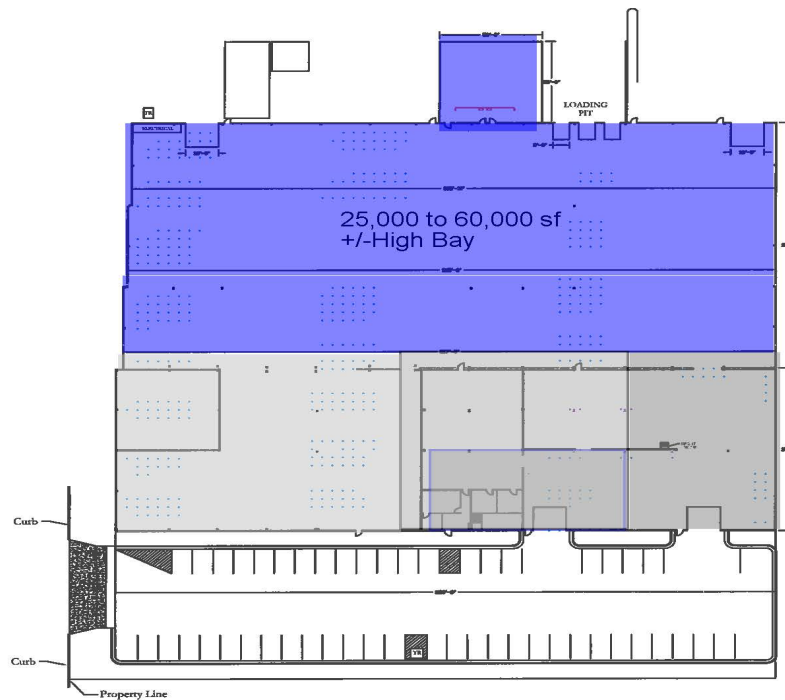


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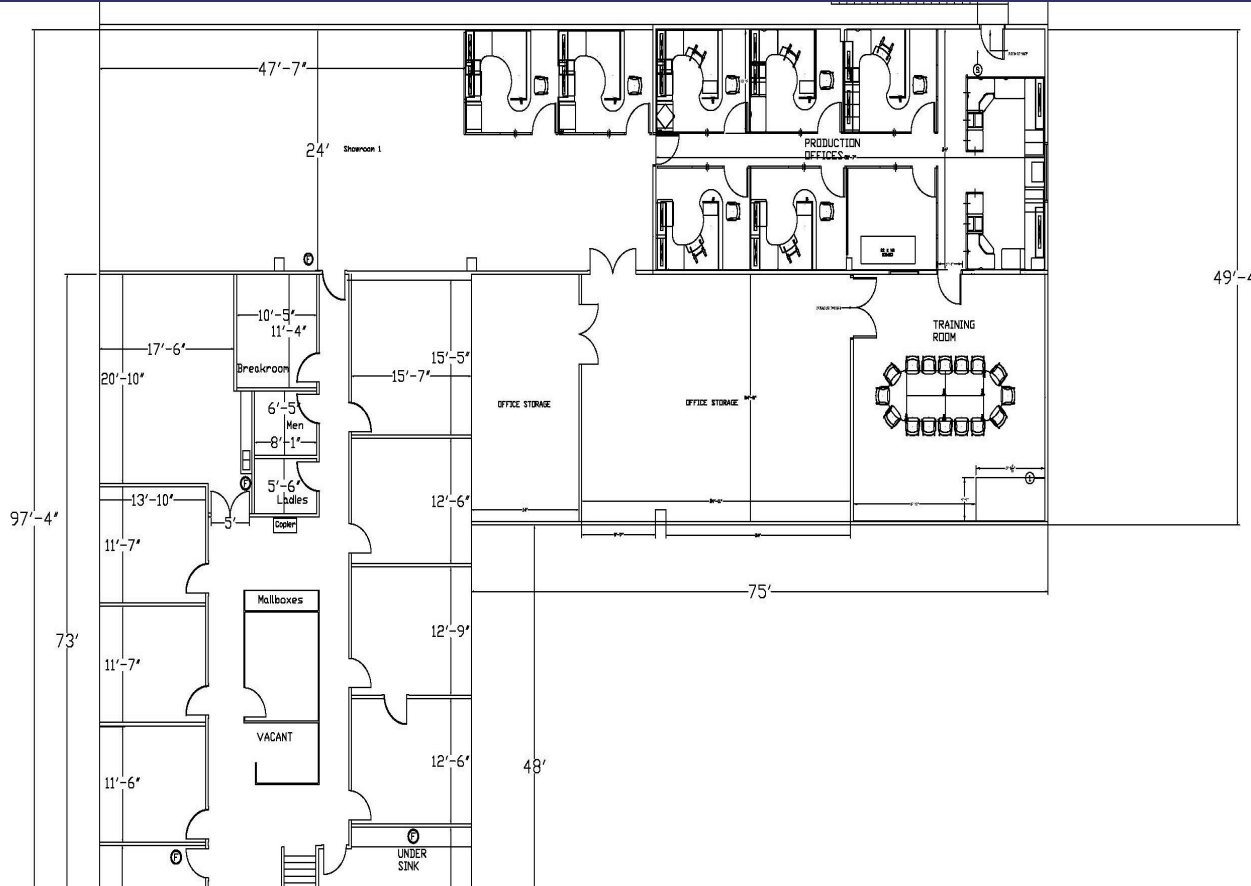


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