



VARIANT

218K SF

MODERN  
WAREHOUSE

2880 42nd St N | Fargo, ND

AN ENCLAVE PROJECT

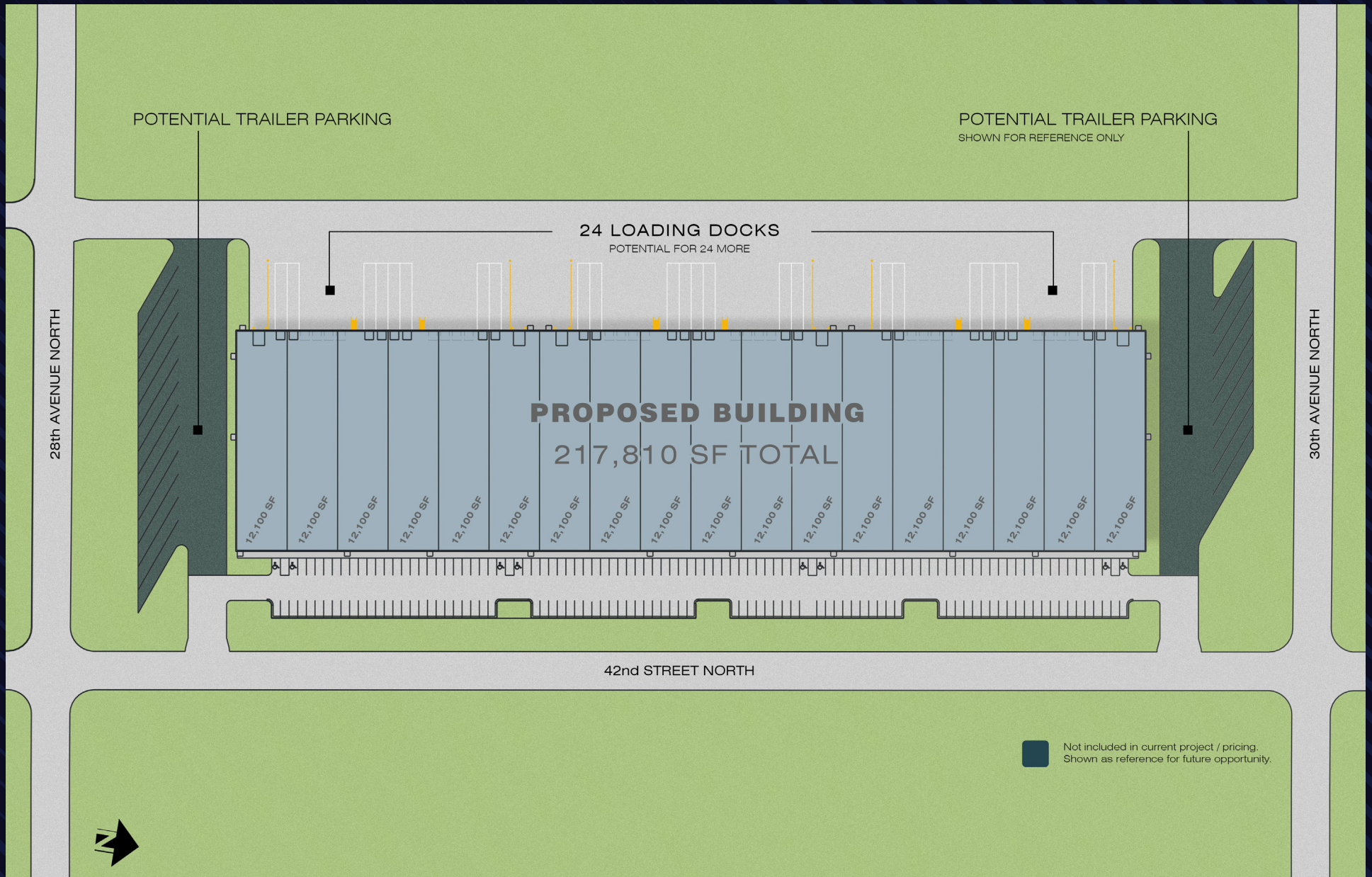
**CBRE**

# PROPERTY DETAILS

CBRE and Enclave are proud to present Variant7, a new spec 218k SF concrete tilt-up warehouse in Fargo, ND. The property features 28'+ ceilings, 1,600 amp 277/480volt 3-phase power, and ESFR fire suppression. Loading docks and drive-ins can be built-to-suit and there is plenty of room for extra trailer parking and/or building expansion on the 13.02 acres of land.

Address	Total Proposed Building SF	Lease Rate PSF/YR, NNN	Est. Total OPEX/PSF/YR	SF Available for Lease
2880 42nd St N Fargo, ND 58102	217,810	Contact for pricing	\$2.75	24,200 - 217,810
Built-To-Suit	Construction	Clear Height Range	Loading Docks	Drive-ins
Inquire for Delivery Date	Tilt-up Concrete w/ Steel Frame	28'-36'	24 with the potential for 24 more	5
Column Spacing	Building Dimensions	Parcel Number	Zoning	Acres of Land
TBD	TBD	1885600100000	LI - Limited Industrial	13.02





# SITE PLAN



**7**  
VARIANT

amazon  
ROYAL LOGISTICS INC.  
SKYLINE'S & CENTER FOR THE ARTS

H-E-B

DSG DAKOTA SUPPLY GROUP  
Wille  
FritoLay  
JOHN DEERE  
CWD CASH-WA DISTRIBUTING  
EDNEY DISTRIBUTING CO., INC.

19th Ave N

Caribou  
McDonald's  
RED PEPPER  
BUFFALO WILD WINGS  
BURGER KING  
Applebee's GRILL & BAR  
CHIPOTLE MEXICAN GRILL  
Domino's  
PIZZA PAPA JOHN'S  
SUBWAY  
CASEY'S  
CVS pharmacy

Sysco  
SUPERVALU

FedEx  
UNITED STATES POSTAL SERVICE

ups

MAGNUM  
CASE III

West Fargo

Main Ave

Fargo

Moorhead

Ryder  
FedEx  
United Rentals  
foc FARGO ASSEMBLY COMPANY  
FASTENAL  
SpartanNash  
Hirshfield's  
LOFFLER  
Atlas Van Lines  
Batesville  
XPOLogistics

# LOCATION

This property is located on the North side of Fargo near the I-29 / 19th Ave N intersection and Hector International Airport. I-29 is less than one mile away via brand new concrete-paved roads and the new 1.3M SF Amazon distribution center is just two miles North.


# PROPERTY HIGHLIGHTS



Divisible - Call for Dimensions




6" reinforced concrete floors




TI Allowance available



Min 28' clear height




Signage options available



Build-to-suit or Turn-Key




3 phase  
1,600 amps  
277/480 volt



Natural Gas unit heaters




150+ vehicle parking spaces w/ ability to add more




Natural Gas & Electricity metered separately



Twenty four 48" recessed loading docks w/ up to 24 more




Five drive-ins w/ 14' W x 16' H overhead doors



Insulated concrete tilt-up walls



ESFR fire suppression



Trailer parking available



Inquire for Delivery Date





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## CONTACT

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