

NORTH FARGO SHOP

4041 27TH ST N, FARGO, ND 58102



FOR LEASE



INDUSTRIAL SHOP FOR LEASE

Space Available: 1,800 - 2,025 SF

Gross Rate: \$10.03 PSF (No CAM)

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www.goldmarkcommercial.com

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SPACE AVAILABLE

Suite 101 - 1,800 SF
Suite 103 - 1,800 SF
Suite 105 - 2,025 SF

GROSS RENT (NO CAM)

\$10.03 PSF

TENANT EXPENSES

Heat/AC
Electric
Water/Sewer/Garbage
Janitorial
Phone/Internet

LANDLORD EXPENSES

Snow/Lawn
Taxes/Insurance/Specials
Building Maintenance

ZONING

Limited Industrial

PROPERTY DESCRIPTION:

Fantastic opportunity in the rapidly developing North Fargo industrial area. Perfect for an existing or startup business or personal storage. Includes finished office space, bathroom, 220v power, 16' x 12' garage door, 18' side wall clear height. 225 SF of mezzanine space can be added at Tenant's expense. Limited yard storage available for an additional cost.

Monthly rent:

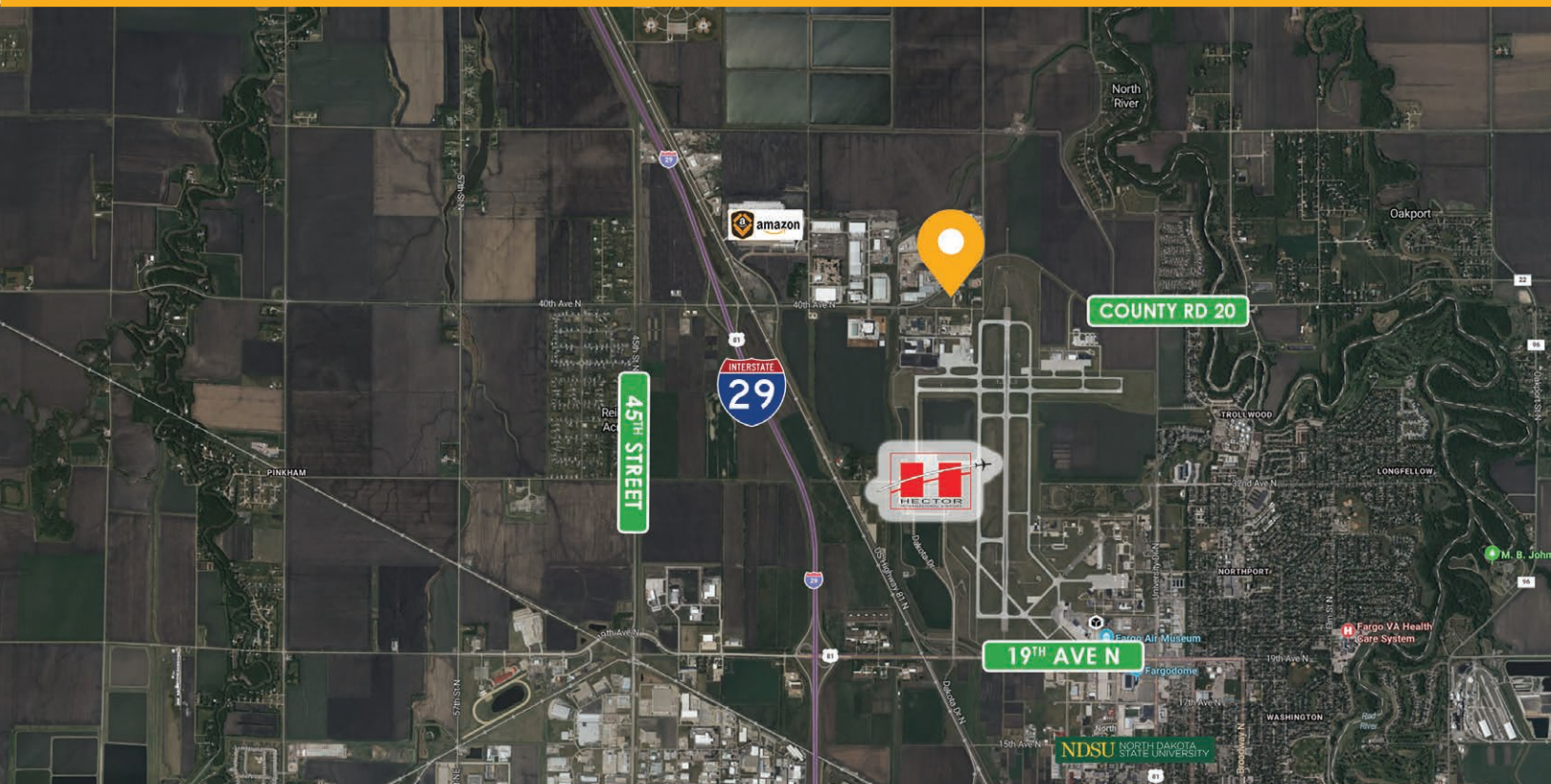
Suite 101/103 = \$1,505

Suite 105 = \$1,692

NEIGHBORING BUSINESSES:

- *Hector International Airport*
- *Border States Paving*
- *Pro Landscapers*

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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Suite 105 with mezzanine

