

INDUSTRIAL PROPERTY FOR SALE OR LEASE



OFFICE/SHOP/WAREHOUSE

1301 41st St N, Fargo, ND 58102



LORI IBACH

701.371.1621

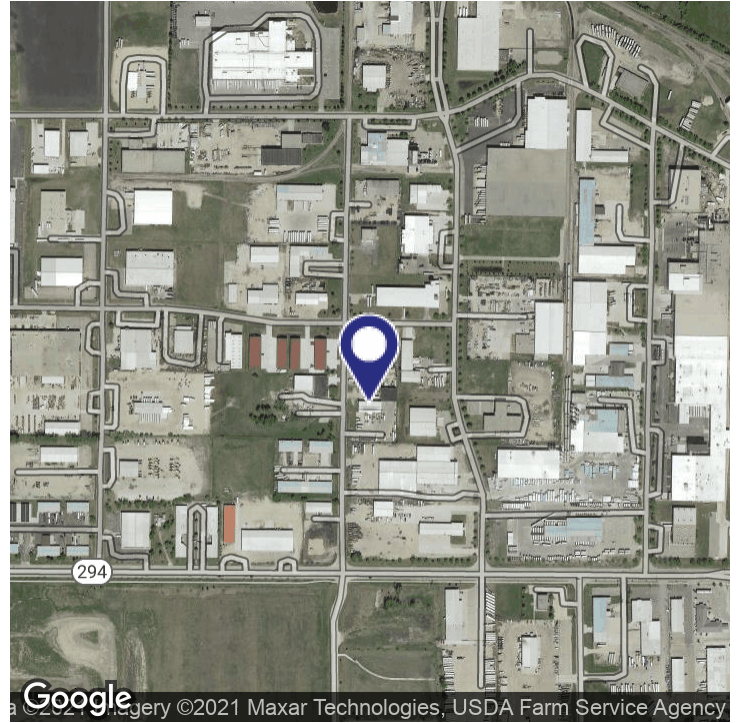
lori.ibach@jbccommercial.com

INDUSTRIAL PROPERTY FOR SALE OR LEASE



OFFICE/SHOP/WAREHOUSE

1301 41st St N, Fargo, ND 58102



OFFERING SUMMARY

Sale Price:	\$1,200,000
Total Bldg SF:	13,118 SF
Parcel:	01-0992-00140-000
Lot Size:	78,823 SF (1.81 Acres)
Legal:	BLK 6 LOT 6 REPLAT OF PT OF JACOB H GOLDBERG ADDN NO 2 (06/12/1975 B-J, P-67)
Taxes:	\$14,082.97
Specials Balance:	\$6,416.84
Tax Year:	2020
Year Built:	1976
Zoning:	Commercial
Lease Rate:	\$7.00/SF NNN

PROPERTY OVERVIEW

13,118 SF Office/Warehouse on 1.81 Acres. Fully fenced with a full concrete parking area. Current tenant will vacate August 31, 2021.

Building 1: 7,320 SF, 16' clear, 1 - 12x10 OH door, 1-14x14 OH door, floor drains, 14x60 mezzanine, and sprinkler system.

Building 2: 5,798 SF heated warehouse, one office and bathroom, 17' clear, 4-16x14 OH doors, floor drains, wash bay, sprinkler, and exhaust systems

PROPERTY HIGHLIGHTS

- Heated warehouse with office and shop
- Floor Drains
- 6 - 14' Overhead Doors
- Fully Fenced
- Sprinkler Systems
- 13,118 SF | Office 2,880, Warehouse 10,238



LORI IBACH

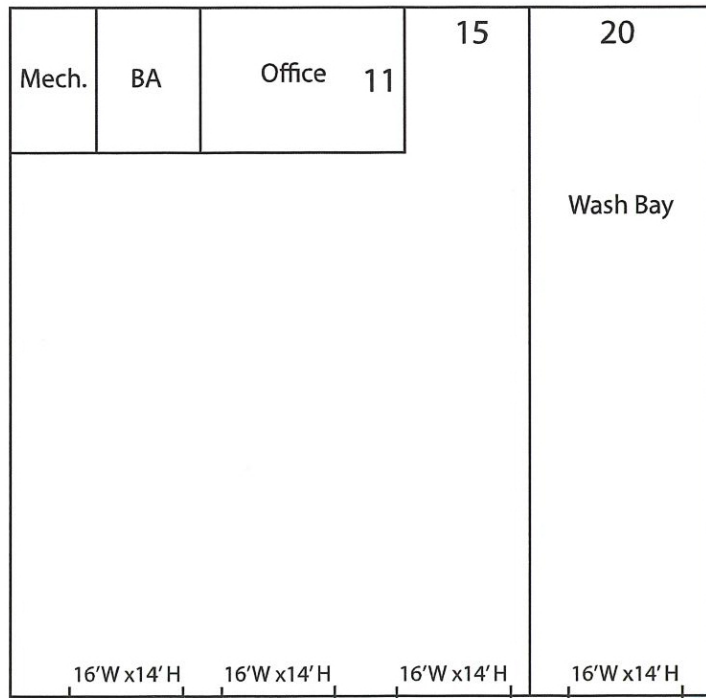
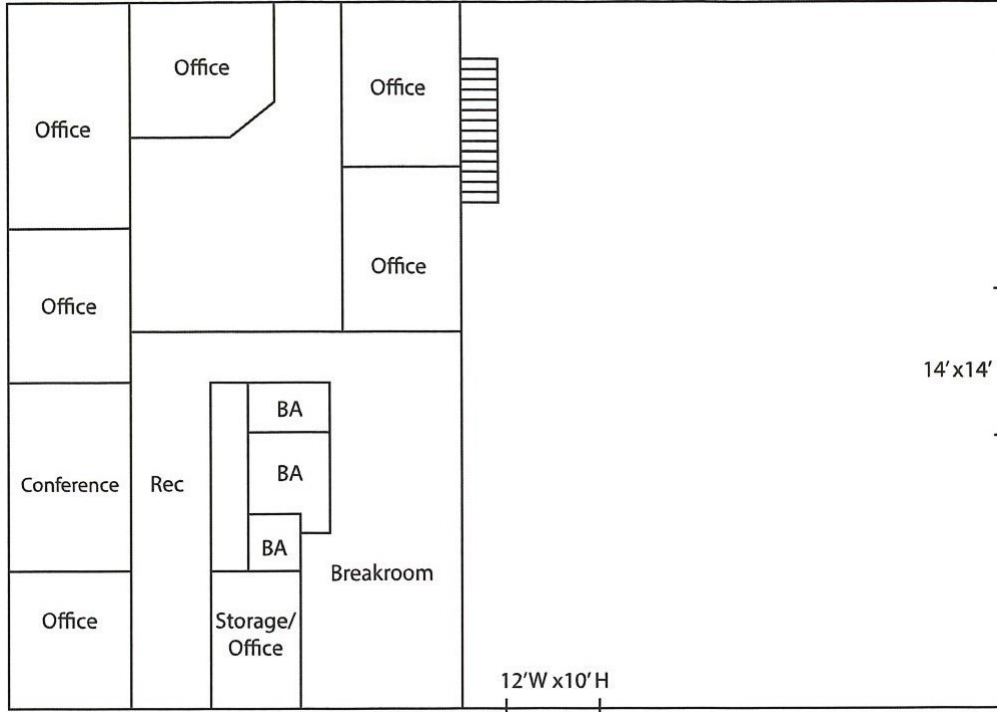
701.371.1621
lori.ibach@jbccommercial.com

INDUSTRIAL PROPERTY FOR SALE OR LEASE



OFFICE/SHOP/WAREHOUSE

1301 41st St N, Fargo, ND 58102



LORI IBACH

701.371.1621

lori.ibach@jbccommercial.com

INDUSTRIAL PROPERTY FOR SALE OR LEASE

JBC Commercial
real estate

OFFICE/SHOP/WAREHOUSE

1301 41st St N, Fargo, ND 58102



LORI IBACH

701.371.1621

lori.ibach@jbccommercial.com