

OFFICE SPACE FOR LEASE



FORMER PRAIRIE SUPPLY OFFICE

460 7th Ave NE, West Fargo, ND 58078



BRENT KUEHNE

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DYLAN URBACH

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OFFERING SUMMARY

Lease Rate:	\$8.00 PSF (MG)
Available SF:	approx. 4,000 SF
Tenant Expenses:	Utilities
Landlord Expenses:	CAM Expenses

PROPERTY OVERVIEW

Approximately 4,000 SF of office space available for lease in the industrial part of West Fargo, North Dakota. Easy access to Main Ave and I-94. 6+ offices, showroom, bathroom, break room, and storage rooms.

NEIGHBORING BUSINESSES:

- Prairie Supply Inc.
- Weisgram Metal Fab Inc.
- Key Contracting
- Sheyenne River CrossFit
- Accelerated Green Works Inc.
- Up North Recreation
- Fargo Detailing



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