

OFFICE WAREHOUSE

896 22ND AVENUE NORTH, WAHPETON, ND 58075



Patrick Vesey

701.239.5840

Patrick.Vesey@goldmark.com

FOR SALE OR LEASE

www.dakotaindustrial.com



Jaden Wieland

701.893.2835

Jaden.Wieland@goldmark.com

OFFICE WAREHOUSE

896 22ND AVENUE NORTH, WAHPETON, ND 58075

Property Overview:

Turn-key warehouse for sale in Wahpeton, ND. Clean, well maintained building with office furniture included and six-inch reinforced concrete floors throughout. Food grade facility with floor drains and propane curtailment system. Water pump booster provides additional water pressure to the building. Also available for lease.

Sale Price:

Warehouse - \$1,350,000.00

*Additional land (lots 7/8) may be available at \$1.25 PSF

Lot Size: 3.22 acres

Rent: \$5.25 PSF
NNN

Building Size:
Approx. 39,570 SF
(Office Space: 2,000 SF)

Year Built:

Phase 1 - 1988
Phase 2 - 1994
Phase 3 - 2002
Phase 4 - 2011

Parcel Numbers:

50-4201-15744.600
50-4201-15744.750
50-4201-15744.700

Legal Description:

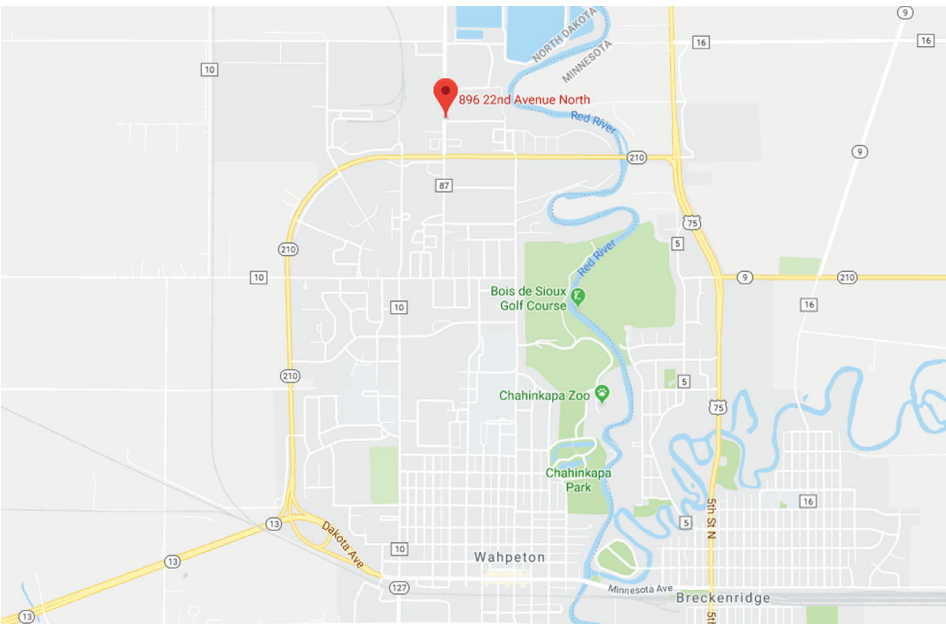
WAHP SCHUETT
Lots 5,6,7,8 Blk 2

Taxes/Specials:

(2017) \$13,698

Neighboring Businesses:

Tesoro
Firestone
Goodyear
Primewood, Inc.
Bobcat Company



Property Features:

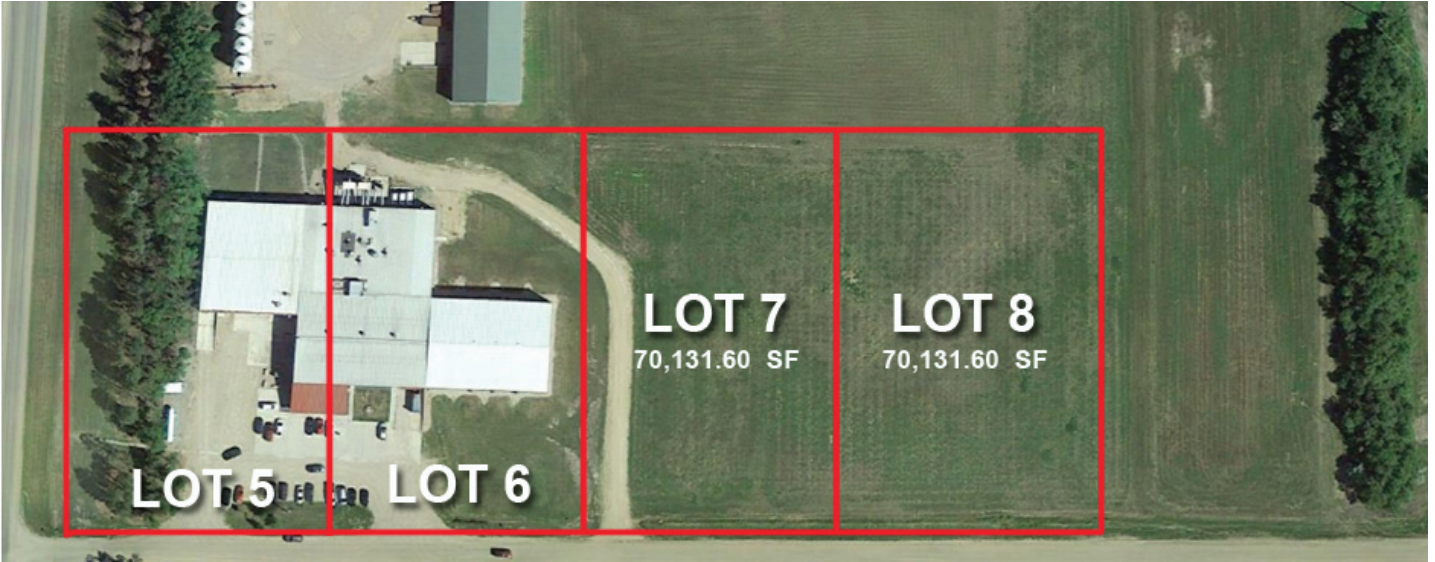
- Three (3) dock high doors
- One (1) drive-in door
- 19 foot sidewall height
- Clean well maintained building
- Food Grade Facility
- Floor Drains
- 6" reinforced concrete floors throughout
- Water pump booster providing additional water pressure to the building
- Propane Curtailment System
- Office furniture included consisting of cubicles, office desks and conference room tables (Turn Key)

Property Website:

www.dakotaindustrial.com

OFFICE WAREHOUSE

896 22ND AVENUE NORTH, WAHPETON, ND 58075



Adjacent Land:

Lots 7/8 are available either as a package with the warehouse or can be sold separately (3.22 acres). Can be used for future expansion.



OFFICE WAREHOUSE

896 22ND AVENUE NORTH, WAHPETON, ND 58075

