

INDUSTRIAL PROPERTY FOR LEASE



WAHPETON WAREHOUSE

1601 19th St N, Wahpeton, ND 58075



BRENT KUEHNE

701.219.1059

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KARSTEN BROADLEY

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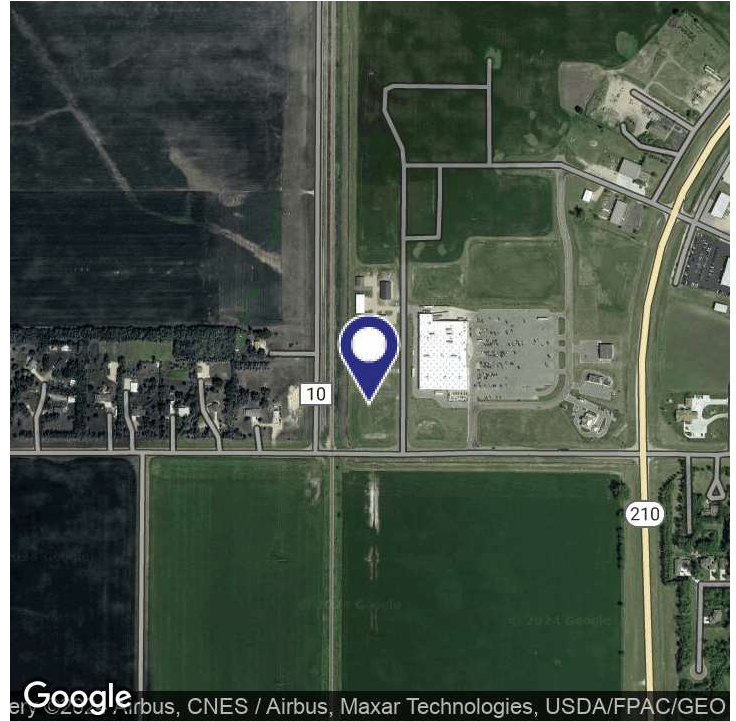
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real estate

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OFFERING SUMMARY

Lease Rate:	\$5.00 SF/yr (NNN)
Building Size:	Approx 3,500 SF
Available SF:	Approx 3,500 SF
Parcel #	50-4350-15890.050

PROPERTY OVERVIEW

Check out this stand-alone warehouse for lease in Wahpeton, ND, previously used by Frito-Lay. Conveniently located right behind Walmart off highway 210, this warehouse is ready for its next tenant.

PROPERTY HIGHLIGHTS

- 2 loading docks
- Easy truck access
- Located right behind Walmart
- Right off of Highway 210
- Large yard space
- Great visibility



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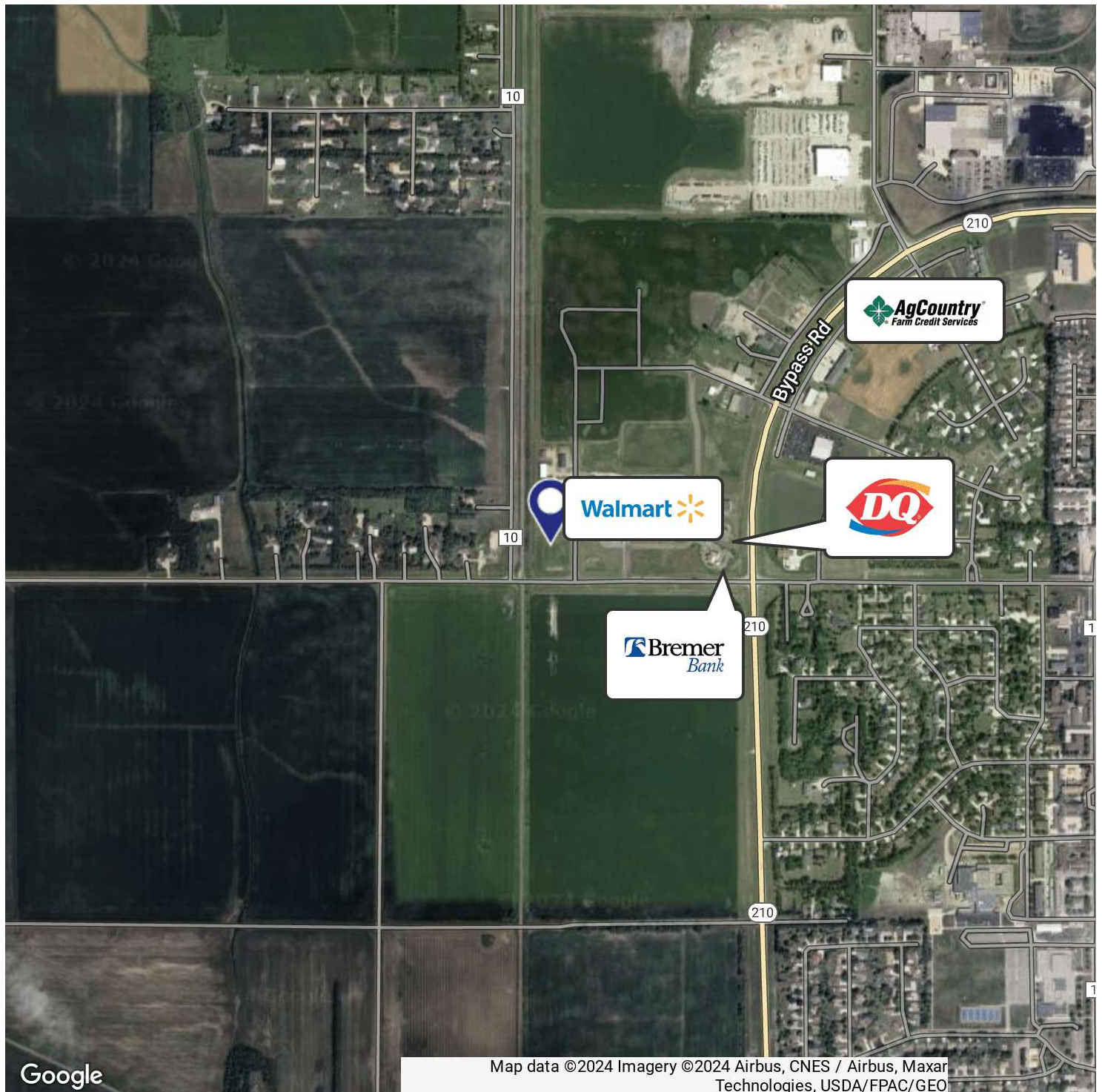
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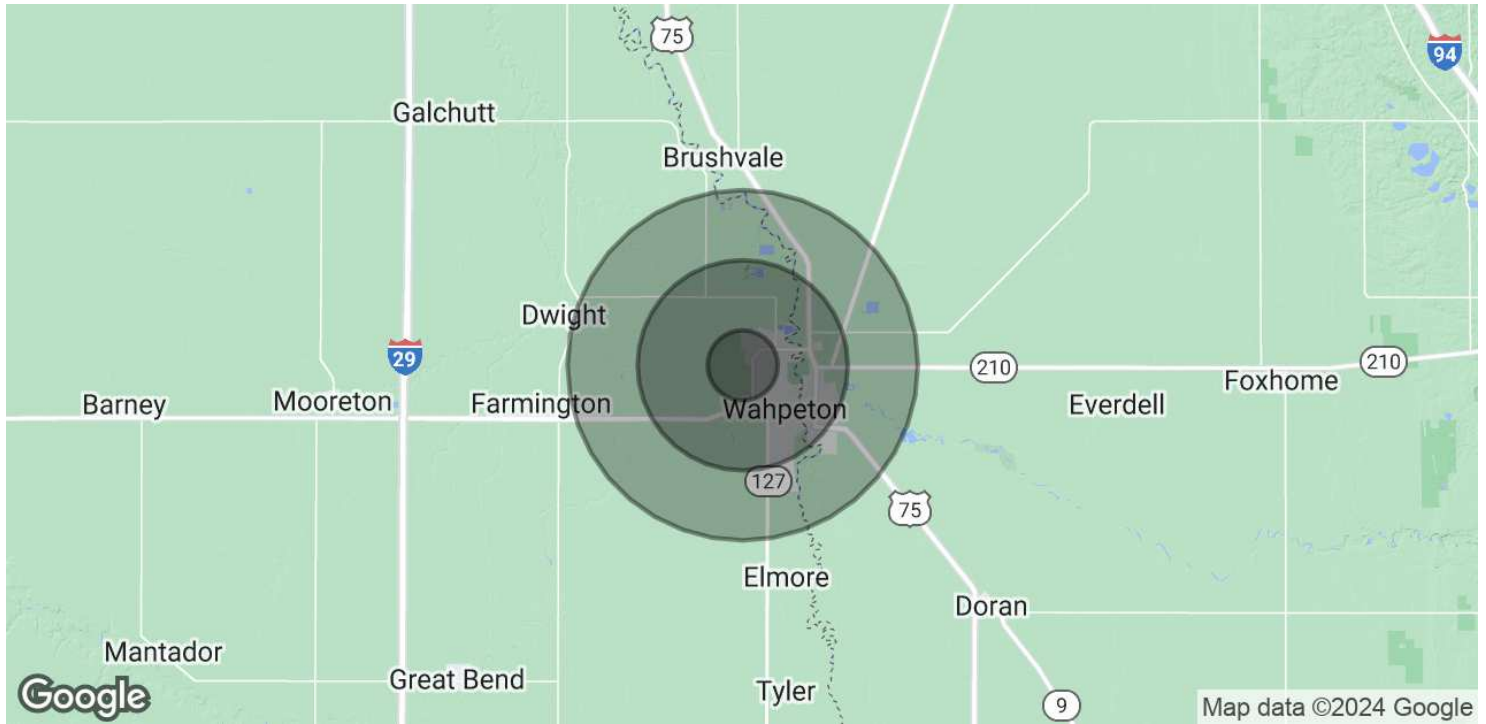
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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	2,249	9,418	11,399
Average Age	24.9	36.0	36.3
Average Age (Male)	22.7	33.4	33.9
Average Age (Female)	31.1	39.8	39.7

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	831	4,704	5,660
# of Persons per HH	2.7	2.0	2.0
Average HH Income	\$54,641	\$52,720	\$55,480
Average House Value	\$166,309	\$129,100	\$127,866

* Demographic data derived from 2020 ACS - US Census



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