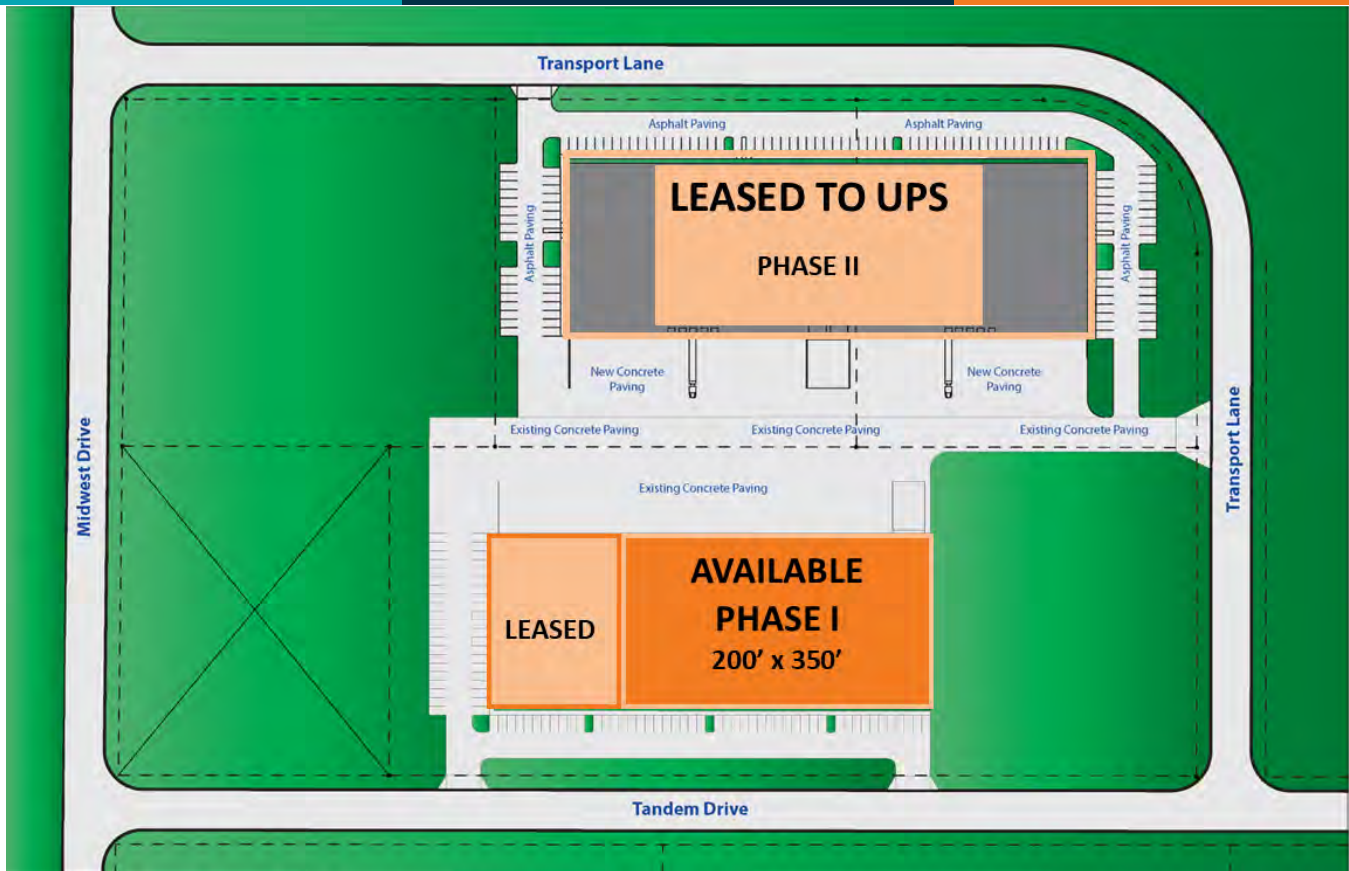




INDUSTRIAL FOR LEASE

5104 TANDEM DR. | BISMARCK, ND





PROPERTY OVERVIEW

New construction, Class A Industrial Distribution building available for occupancy. Bismarck's largest warehouse/distribution building designed for truck traffic with easy access.

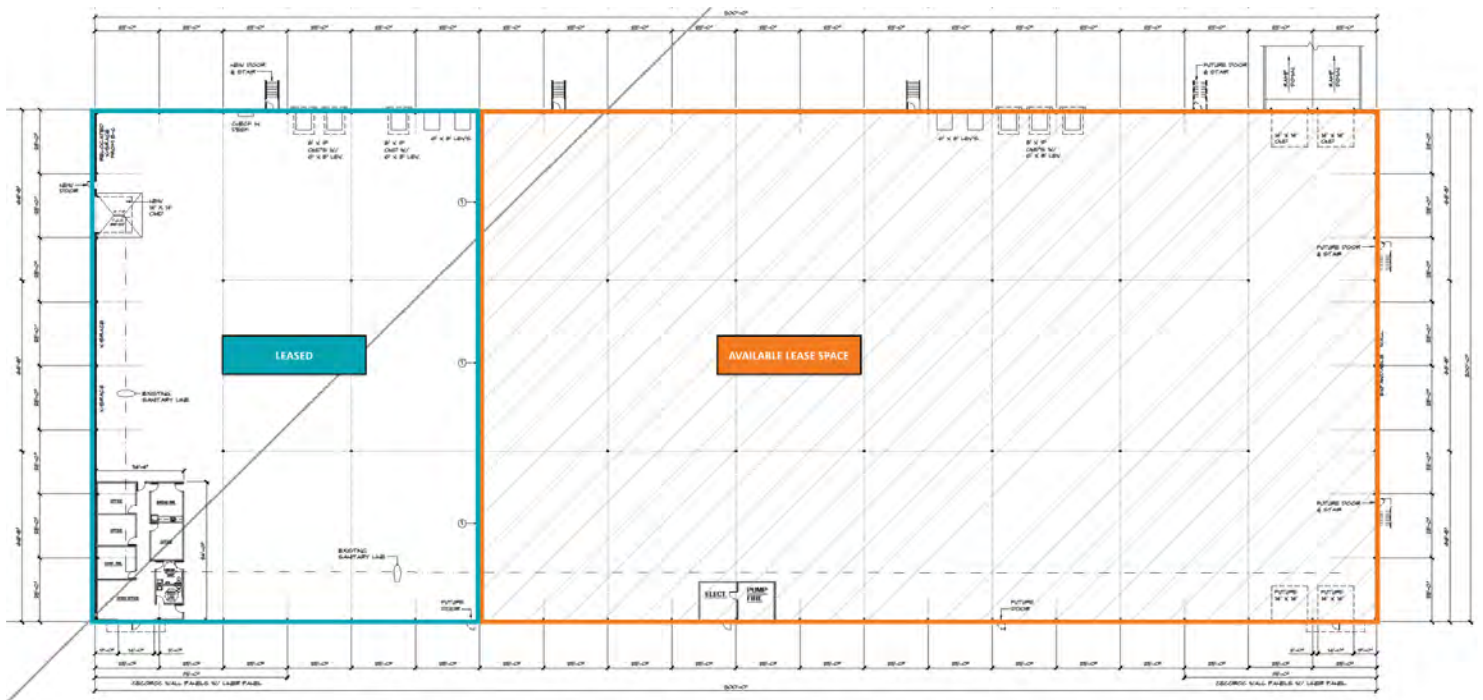
*Lease application may be required.

PROPERTY HIGHLIGHTS

- Can be sub-divided
- 1800 amp 270/480 power
- 200' deep x 350' wide
- 24' Clear height
- 50' wide X 66'8" bays
- ESFR wet sprinkler, NFPA 13
- Natural gas heat
- Dock high and drive-in doors
- Taxes (2023): \$104,382.34
- Specials: Installments: \$44,052.10 / Balance: \$229,927.31

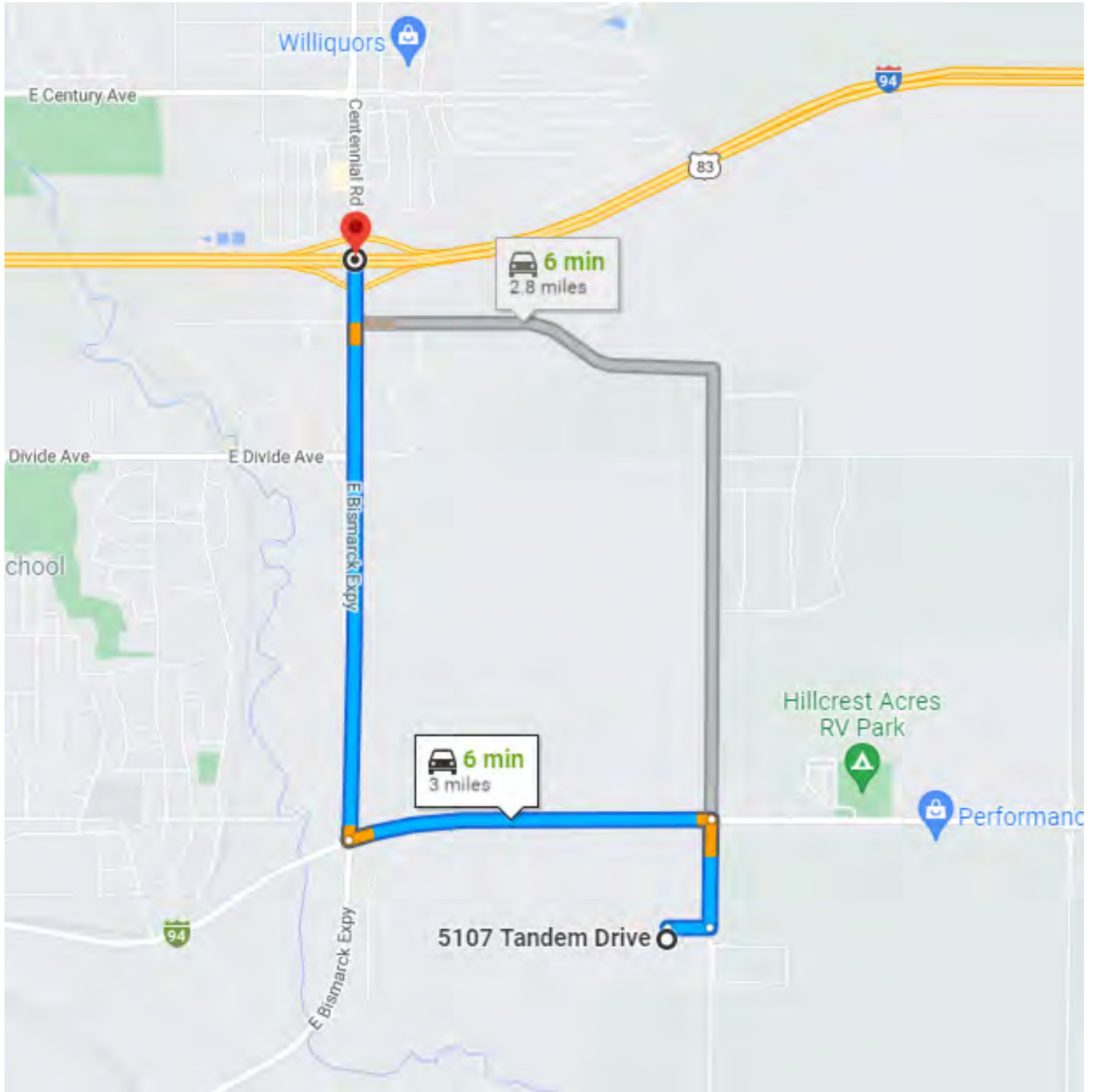
OFFERING SUMMARY

Lease Rate SF/Yr:	\$7.50 (NNN)
Lease Rate Monthly:	\$12,500 - \$43,750 (NNN)
Building Size:	100,000 SF
Available SF:	20,000 - 70,000 SF
Zoning:	MA - Light Industrial
Tenant Responsibility:	Real Estate Taxes, Building Insurance, Common Area Expenses, All Utilities, and Renter's Insurance
Landlord Responsibility:	Structural integrity of the exterior walls, roof, & foundation

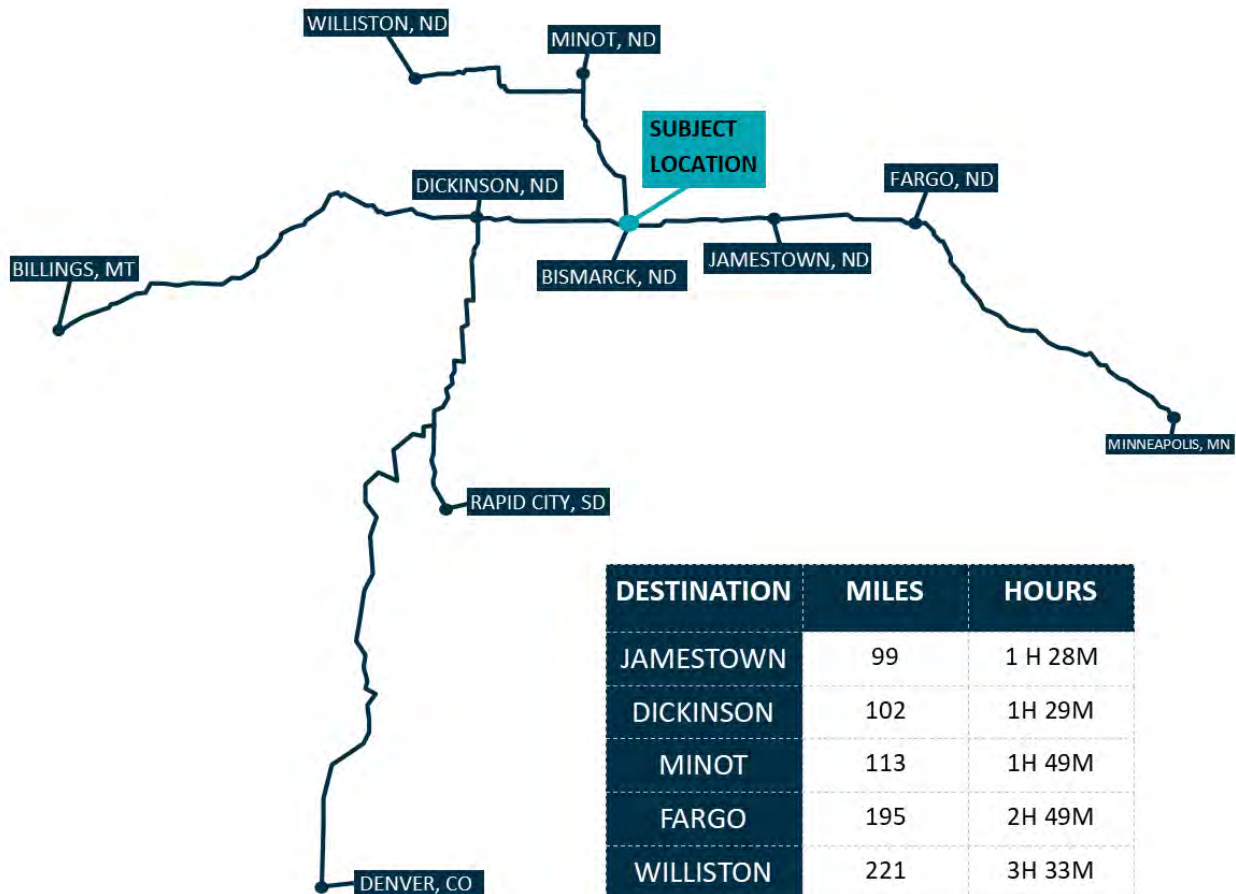




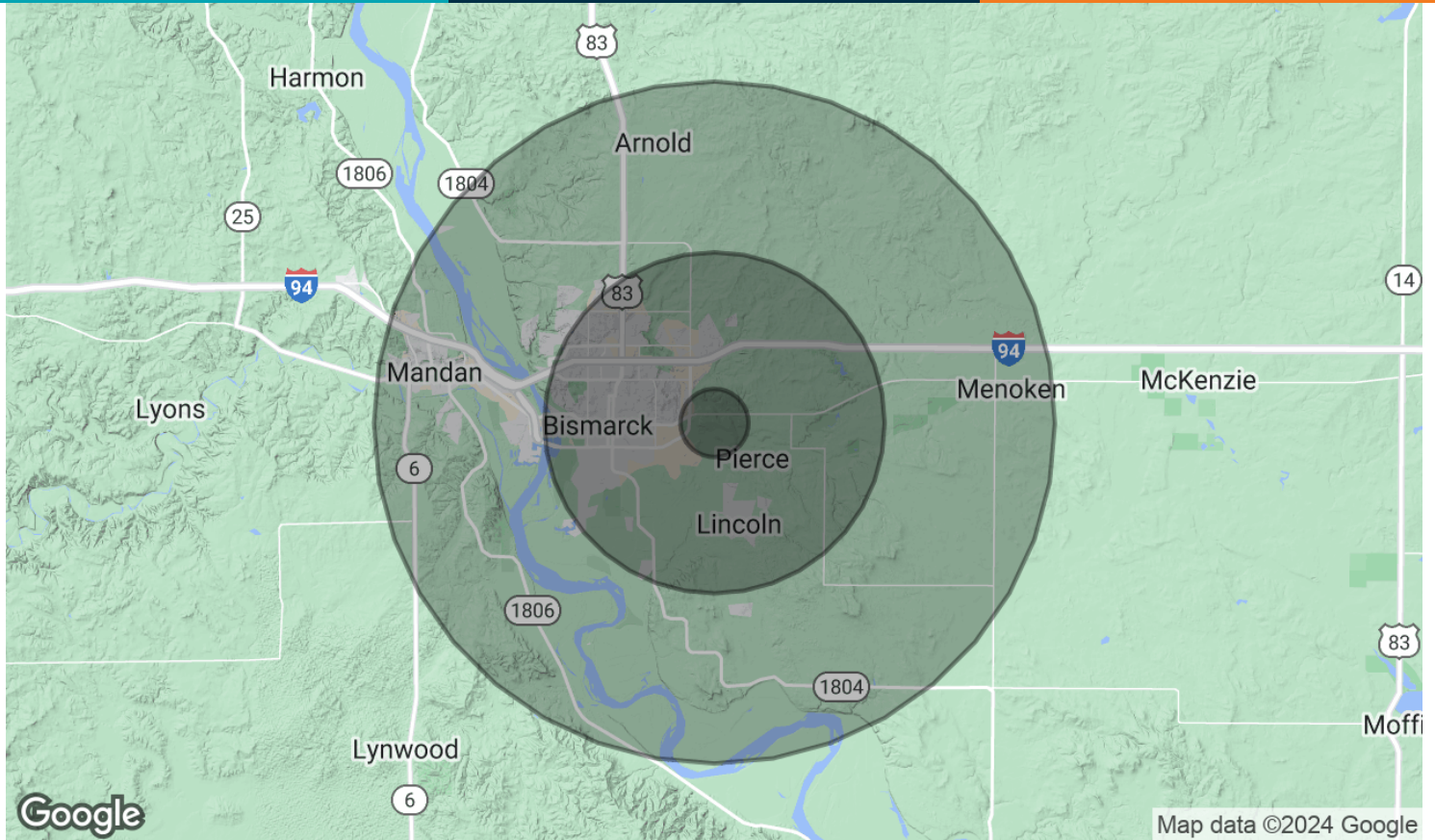








DESTINATION	MILES	HOURS
JAMESTOWN	99	1 H 28M
DICKINSON	102	1H 29M
MINOT	113	1H 49M
FARGO	195	2H 49M
WILLISTON	221	3H 33M
RAPID CITY	306	4H 49M
BILLINGS	420	5H 36M
MINNEAPOLIS	426	6H 2M
DENVER	700	10H 26M



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	399	50,106	106,277
Average Age	30.5	36.0	37.1
Average Age (Male)	31.0	33.8	35.3
Average Age (Female)	29.5	40.3	39.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	129	21,572	44,783
# of Persons per HH	3.1	2.3	2.4
Average HH Income	\$80,646	\$54,590	\$66,200
Average House Value	\$168,745	\$133,705	\$154,871

* Demographic data derived from 2020 ACS - US Census



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