

Industrial Building with Large Yard

4131 Hagen Ave - Bismarck, ND

6,000 sf - \$5,500 mo NNN



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Executive Summary for Lease

Address:	4131 Hagen Ave - Bismarck, ND
Property Name:	Hagen Industrial Park
Date Available:	Immediately
Lease Term:	3 Year Minimum
Lease Rate:	\$5,500 mo. NNN
Approximate SF:	6,000 sf / 2 acre site
Parking:	Ample Hard Surface
Tenant Responsibilities:	NNN (Insurance, Real Estate Taxes, CAM)
Landlord Responsibilities:	Structural

Property Highlights

(2) 14' x 14' OH Door
(1) 16' x 14' OH Door
Floor drain / Shop water
Fan force unit heater
Office heat / AC
Fully insulated shop area
Fully finished office
Fully fenced yard Class 5 gravel

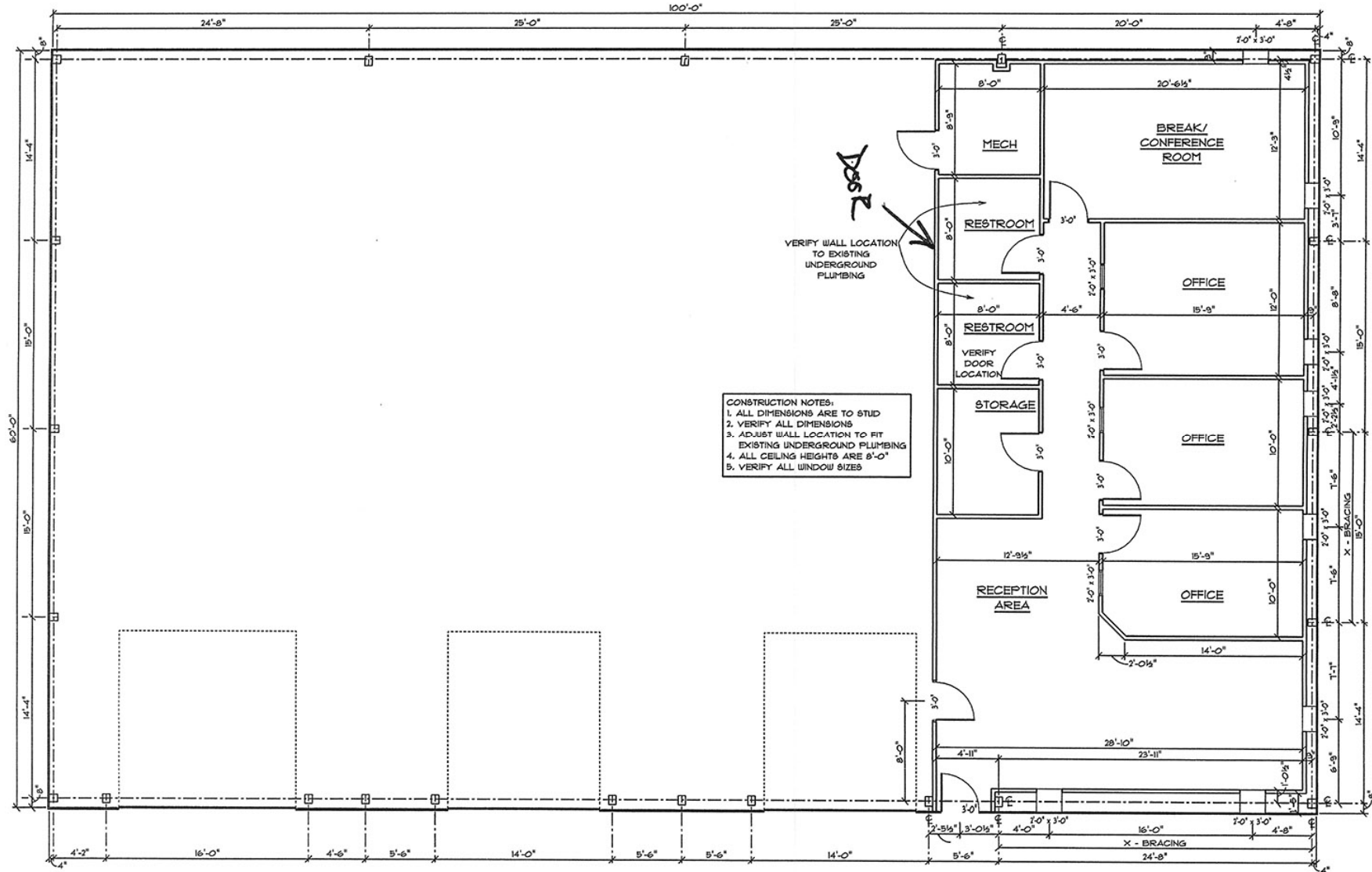
Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the information through personal inspectors or with appropriate professionals.



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Floor Plan



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Hamburg Industrial Park - Aerial Overview



Surrounding Businesses Include:

- Myhre Concrete
- Shop Condos
- LME Express
- WACO Scaffold & Equipment
- Mariner Construction
- Northern Coatings
- Magnum Trucking
- Federal Express
- Heartland Grain Elevator
- Northern Plains Commerce Center



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