

# Warehouse Shop for Lease

2123 E Sweet Ave - Bismarck, ND

6,760 sf @ \$3,000 mo. NNN



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## Executive Summary for Lease

<b>Address:</b>	2123 E Sweet Ave - Bismarck, ND 58504
<b>Date Available:</b>	Immediately
<b>Lease Term:</b>	Minimum 3 Year
<b>Lease Rate:</b>	\$3,000 mo NNN (NNN to be determined)
<b>Approximate SF:</b>	6,760 sf
<b>Parking:</b>	Adjacent Lot / Street
<b>Tenant Responsibilities:</b>	Taxes, Insurance, Common Area Maintenance
<b>Landlord Responsibilities:</b>	Structural Walls, and Roof

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.



**Lease: \$3,000 mo.**

**\$5.33 psf + NNN**

- (1) 14'8"x13'6" OH Door & (1) 17'8"x13'6" OH Door
- Truck Wash Bay
- 3 Phase Power
- Natural Gas Unit Heater
- Interior Ceiling Height 13'6"
- Small Office
- 4,000 sf lot (West Side)

### Recent Building Improvements Include:

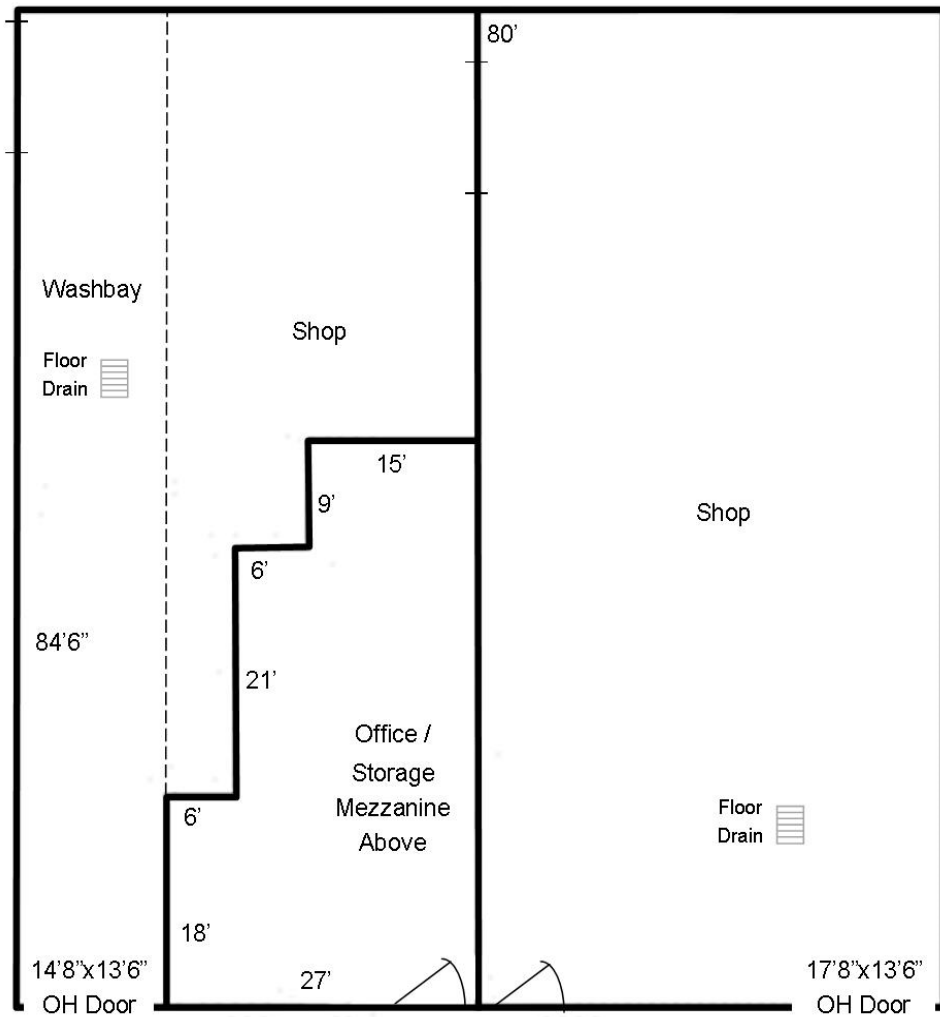
- New Roof (July 2008)
- Shop Heater (Nov. 2011)
- Gutters and Downspouts (Oct. 2012)
- 2nd Shop Heater (Dec. 2012)
- Paint North Wall (July 2016)
- Office / Washbay heater (Dec. 2016)



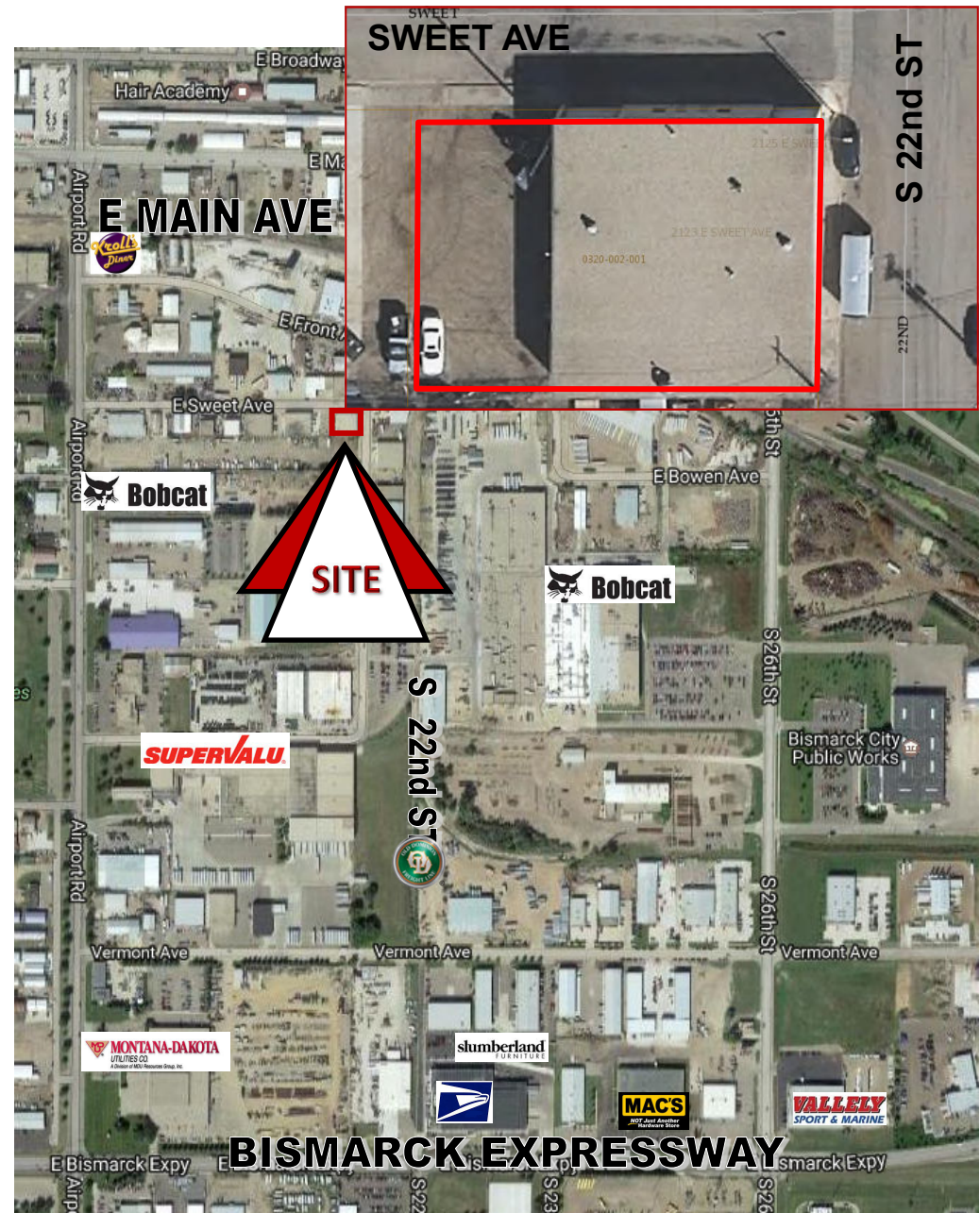
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For visual purposes only, not to scale





# DANIEL COMPANIES

The Leader in Commercial Real Estate



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Serving commercial real estate clients with unmatched market knowledge, experience and a well-deserved reputation for integrity. They know the Bismarck-Mandan commercial real estate market better than anyone.

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