



- Sale Price: \$699,900

- CAP Rate: 7.1%

- Building Size: 12,000 sf
Office – 384 sf
Warehouse – 11,616 sf

- 18' Ceiling Height

- 14' x 14' Overhead Door

- 8' x 9' Dock Door

- Office w/ Restroom

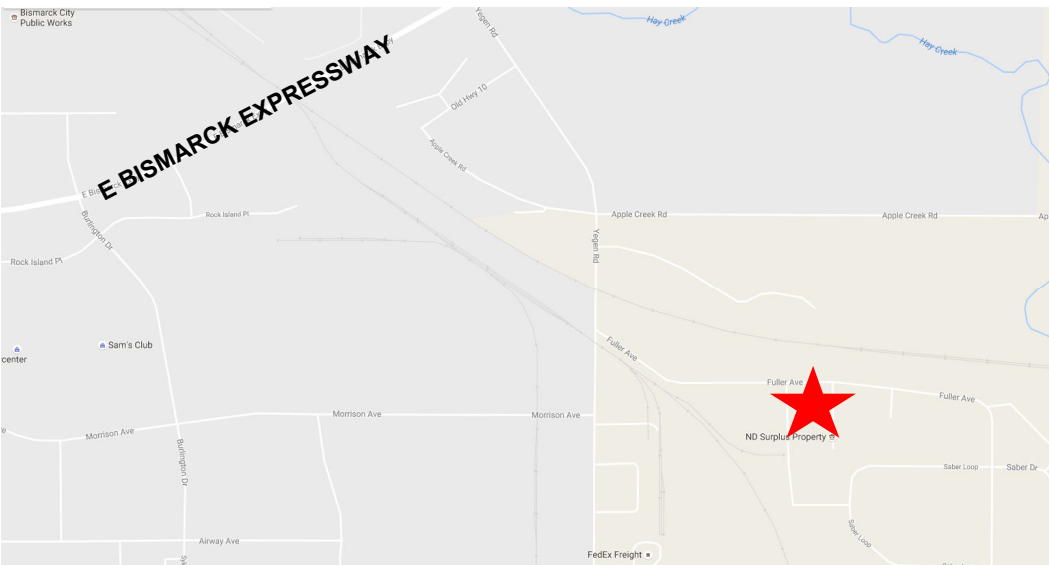
- Floor Drain

- Well, Septic Tank

- Built in 1979

- Zoned MA-Light Industrial

- Taxes: \$2,442
Specials: None at this time



INVESTMENT FULLY LEASE INDUSTRIAL WAREHOUSE/SHOP
1260 Hemlock St - Bismarck ND

Contact Information:

Kyle Holwagner, CCIM, SIOR
701.400.5373
Kyle@DanielCompanies.com

Daniel Companies
304 E Rosser Ave Suite 200
Bismarck ND 58501
701.223.8488 | 701.223.8860 fax

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.

DanielCompanies.com

Property Information

- Current Lease Term End Date: 5/31/20 -Lease details provided upon qualified buyer request
 - (1) 3 year renewal option at market rate
 - Current Tenant has had long term occupancy
- Tenant's responsible for:
 - Utilities
 - Snow Removal
 - Yard Maintenance
 - Interior Building Maintenance
- Landlord responsible for:
 - Real estate taxes & specials
 - Property Insurance
 - Structural Walls and Roof
- Self Standing Building
- 3 Phase Power
- Natural Gas Unit Heater
- Interior Ceiling Height 18'
- Common Wall

Potential Uses

- Warehouse Distribution
- Storage
- Manufacturing
- Assembly
- Service

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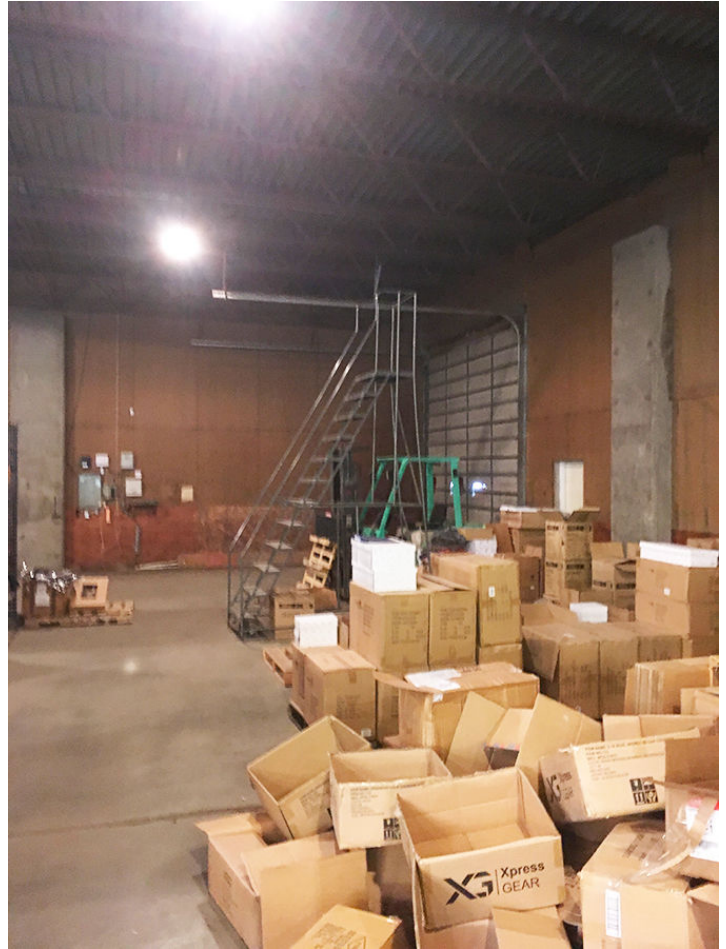




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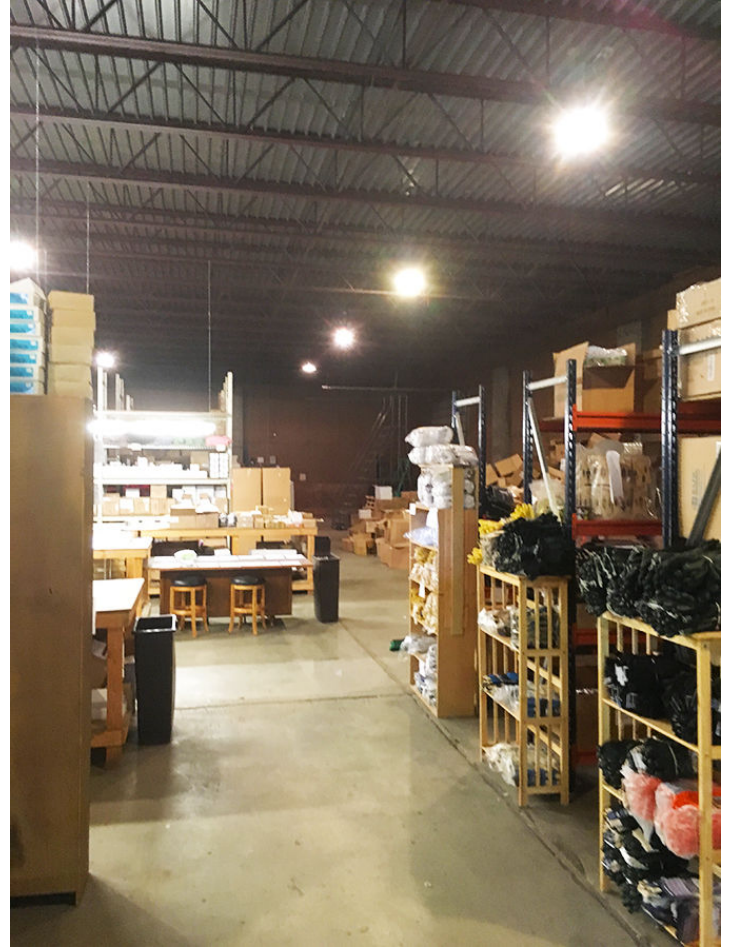


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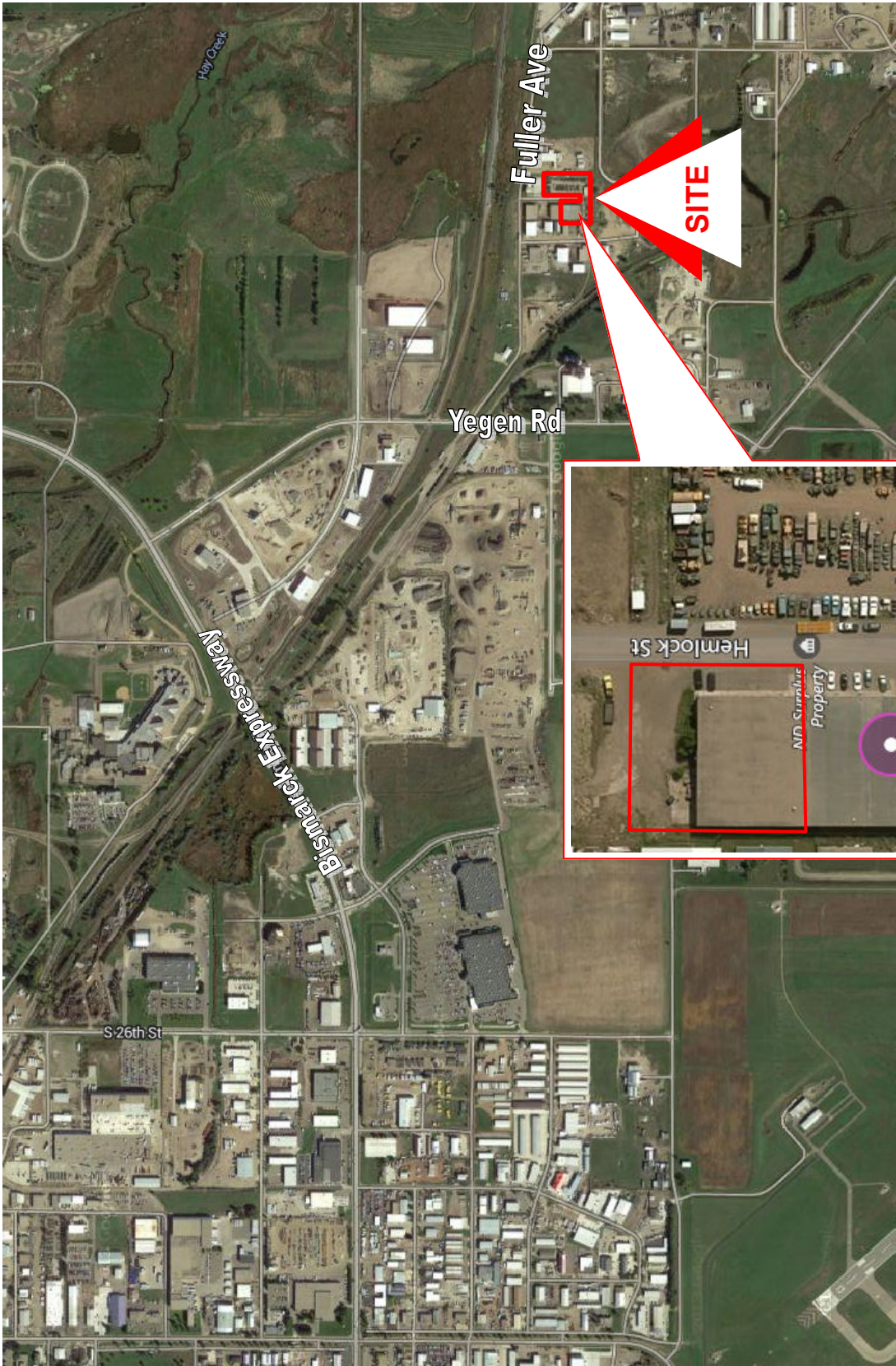


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Location Map



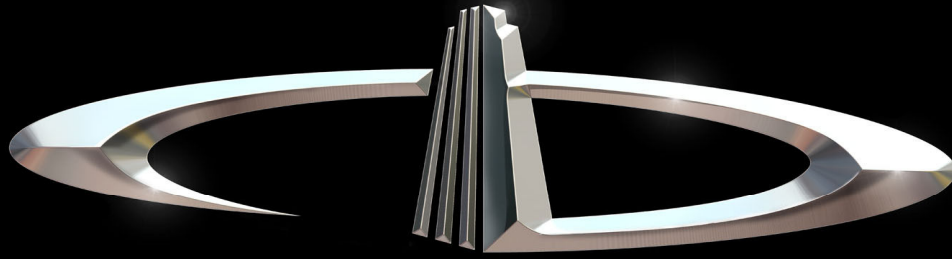
FOR SALE



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Serving commercial real estate customers with unmatched market knowledge, experience, and well-deserved reputation for integrity.

They know the Bismarck-Mandan commercial real estate market better than anyone. This powerful team delivers powerful results.



Bill Daniel, CCIM
220-2455



Kyle Holwagner, CCIM, SIOR
400-5373



Taylor Daniel, REALTOR®
391-4262



Regina Crothers, REALTOR®
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