

Industrial Warehouse Sublease

1600 Industrial Dr.

Bismarck, ND



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- **Sublease Rate: \$11 psf NNN (TBD)**
Sublease Subject to Approval
- Building Size: 23,356 sf (Can be divided)
- Lot Size: 4.4 acres
- One story w/ mezzanine
- 600 Amp 3 Phase 4 Wire 120/208 System
- North Side:
 - (1) 16 x 16 OH Door
 - (2) 18 x 16 OH Door
 - (3) 20 x 20 OH Door
- Southside:
 - (2) 18 x 16 OH Door
 - (3) 20 x 20 OH Door
 - (1) 9 x 10 Loading Dock
- 33' Ceiling Height
- (1) 5-Ton OH Crane
- Double Bay:
 - (2) 30,000 OH Crane
 - (1) 30,000 OH Crane
- 2 Internal 18 x 16 OH Door
- Air Compressor Lines
- Industrial Concrete Floors & Floor Drains
- Large Wash Bay
- Ample Storage
- Update Office / Retail Area

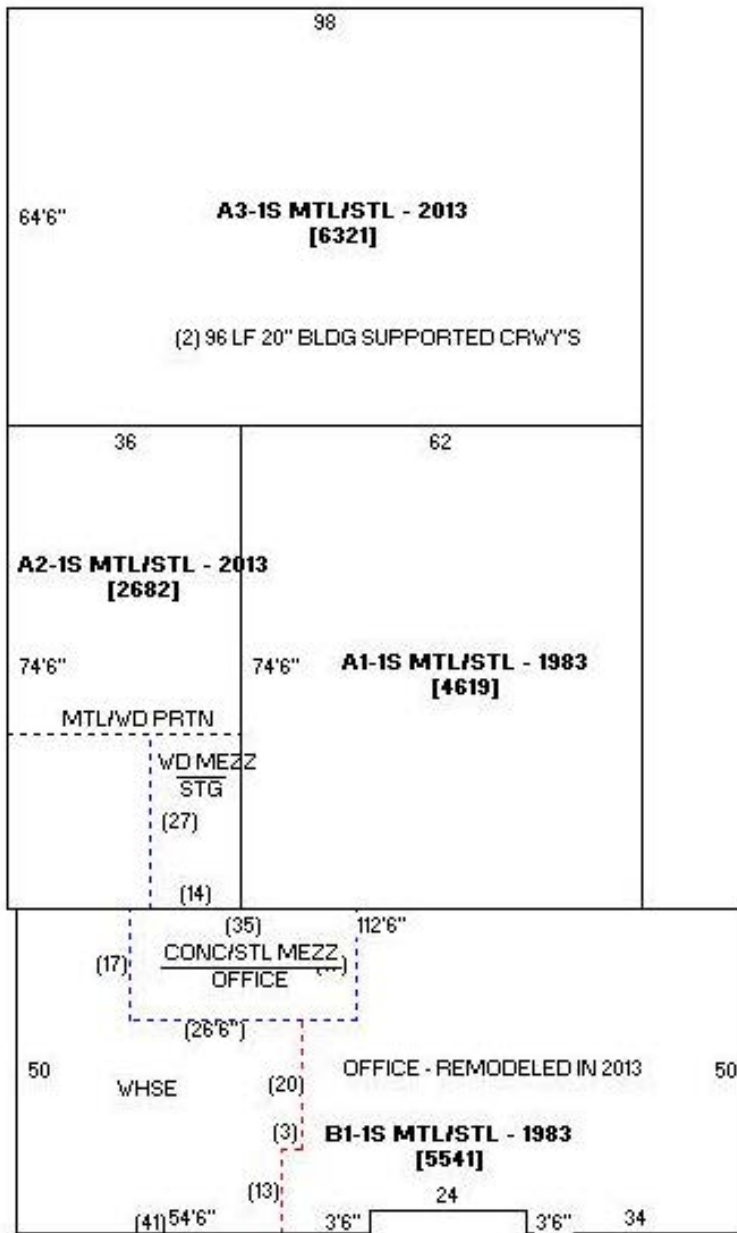


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Floor Plan



Area Businesses

- Interstate Detroit
- Ressler Trucking
- Titan Equipment
- Pahlke Steel
- Jobbers Moving & Storage
- McQuade Distributing
- Bismarck Storage
- Haider Glass Specialties
- Capital RV Center

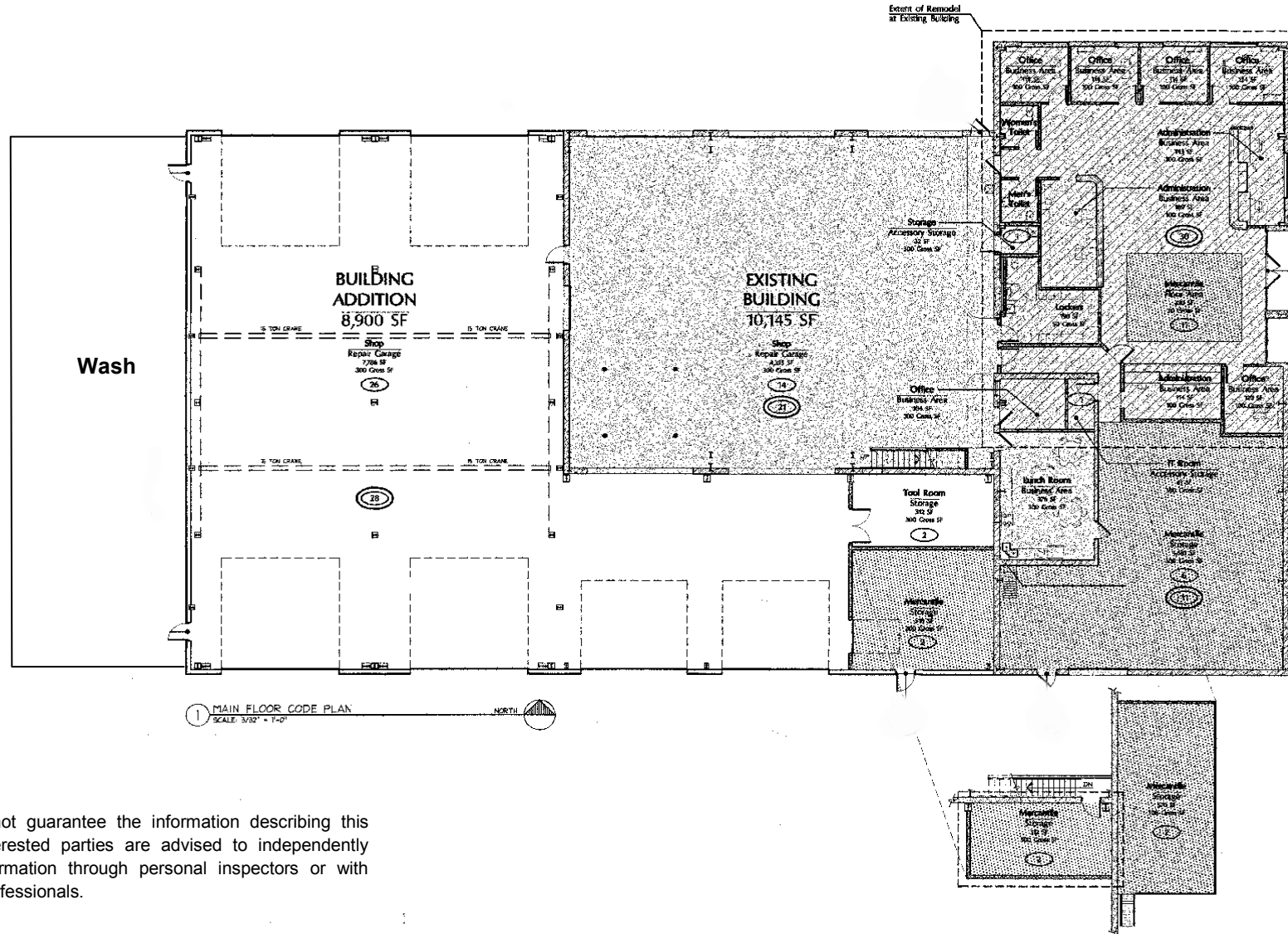
Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the information through personal inspectors or with appropriate professionals.



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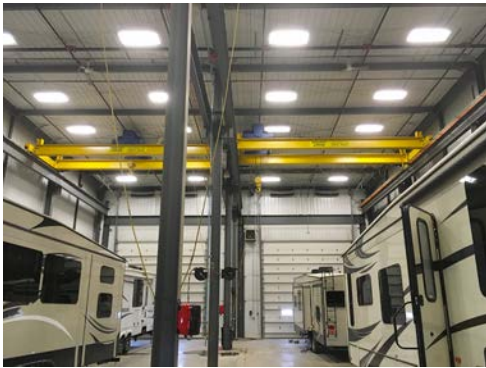


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Property Aerial View

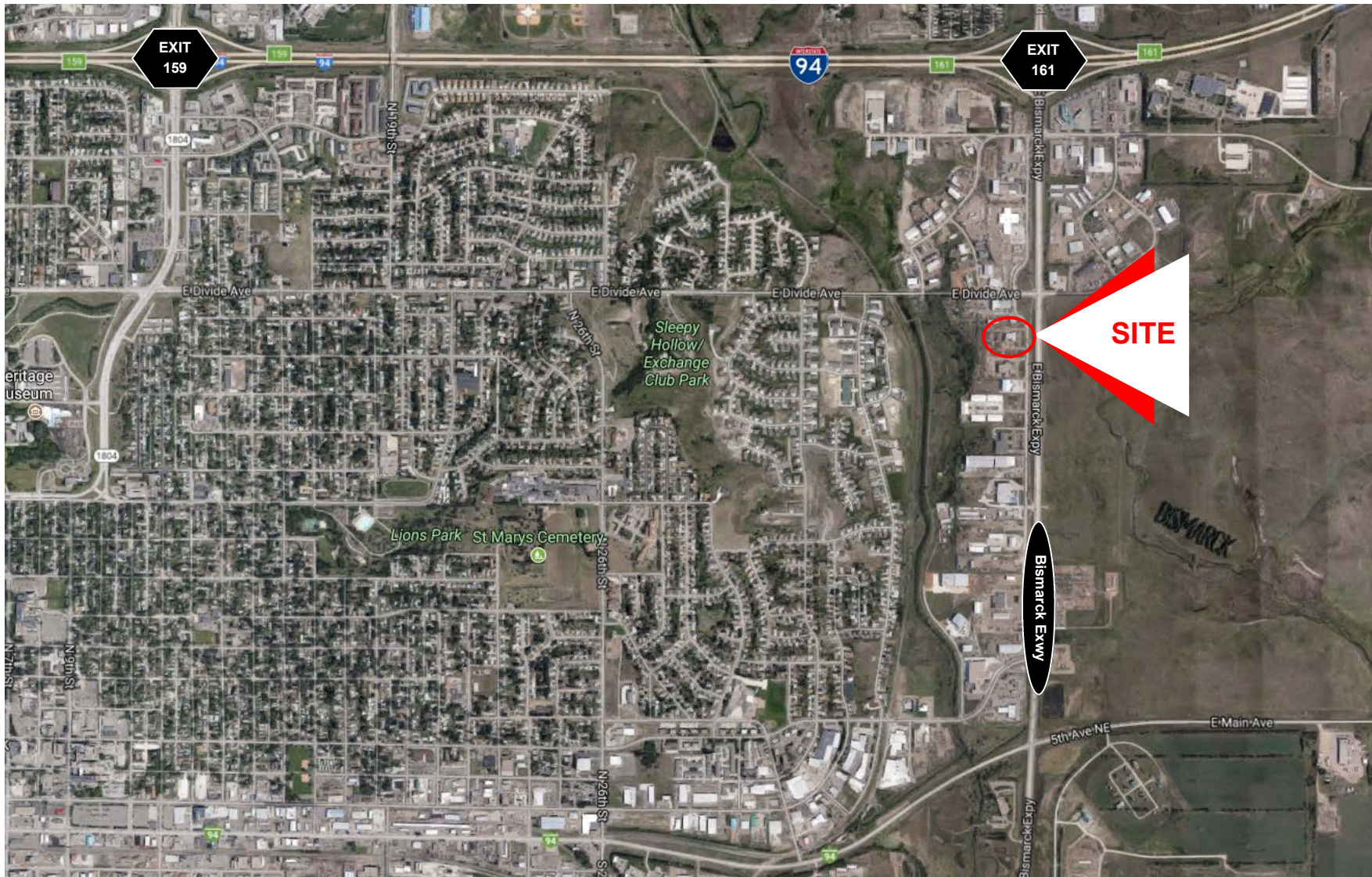


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Area Map



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