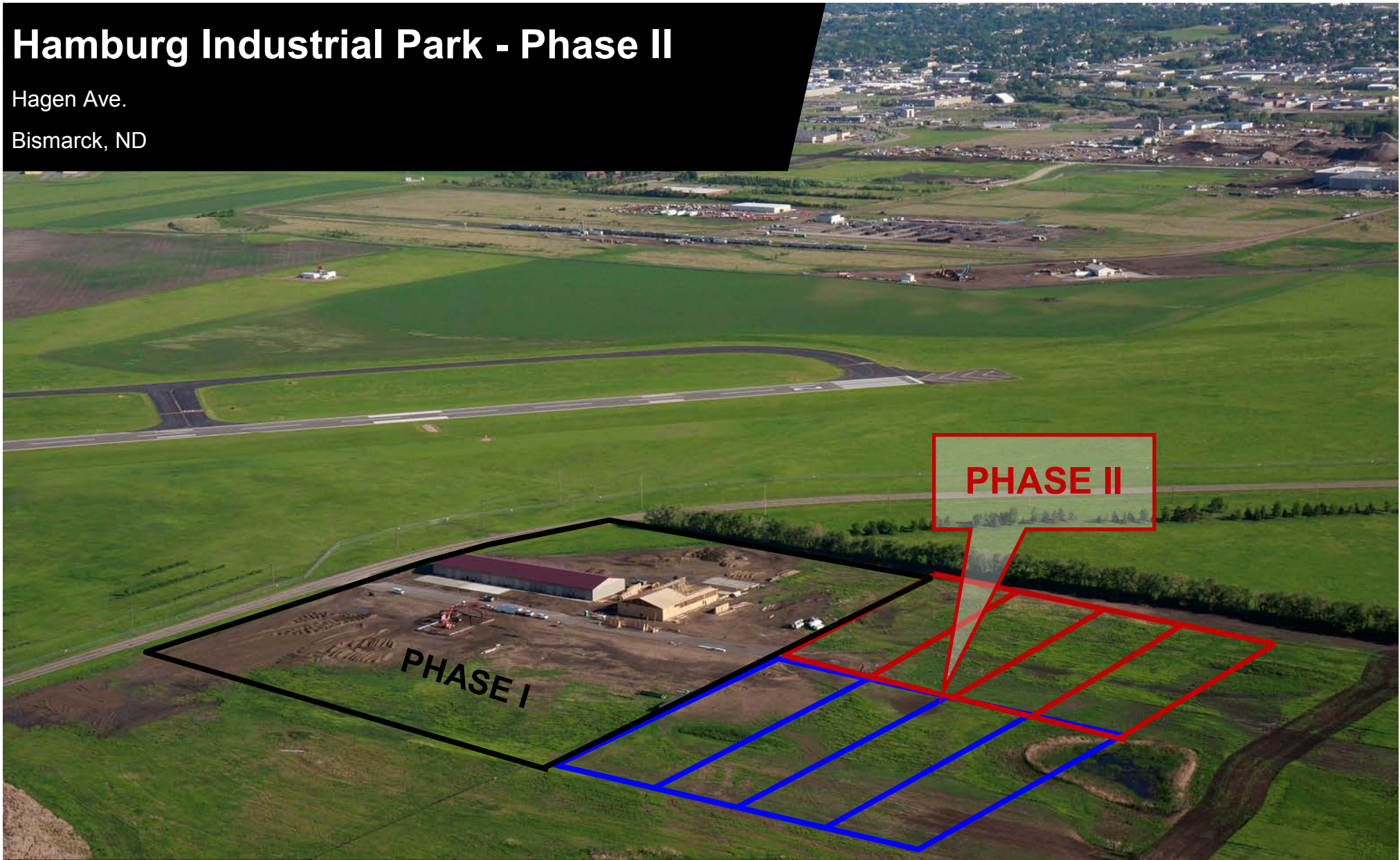


Hamburg Industrial Park - Phase II

Hagen Ave.
Bismarck, ND

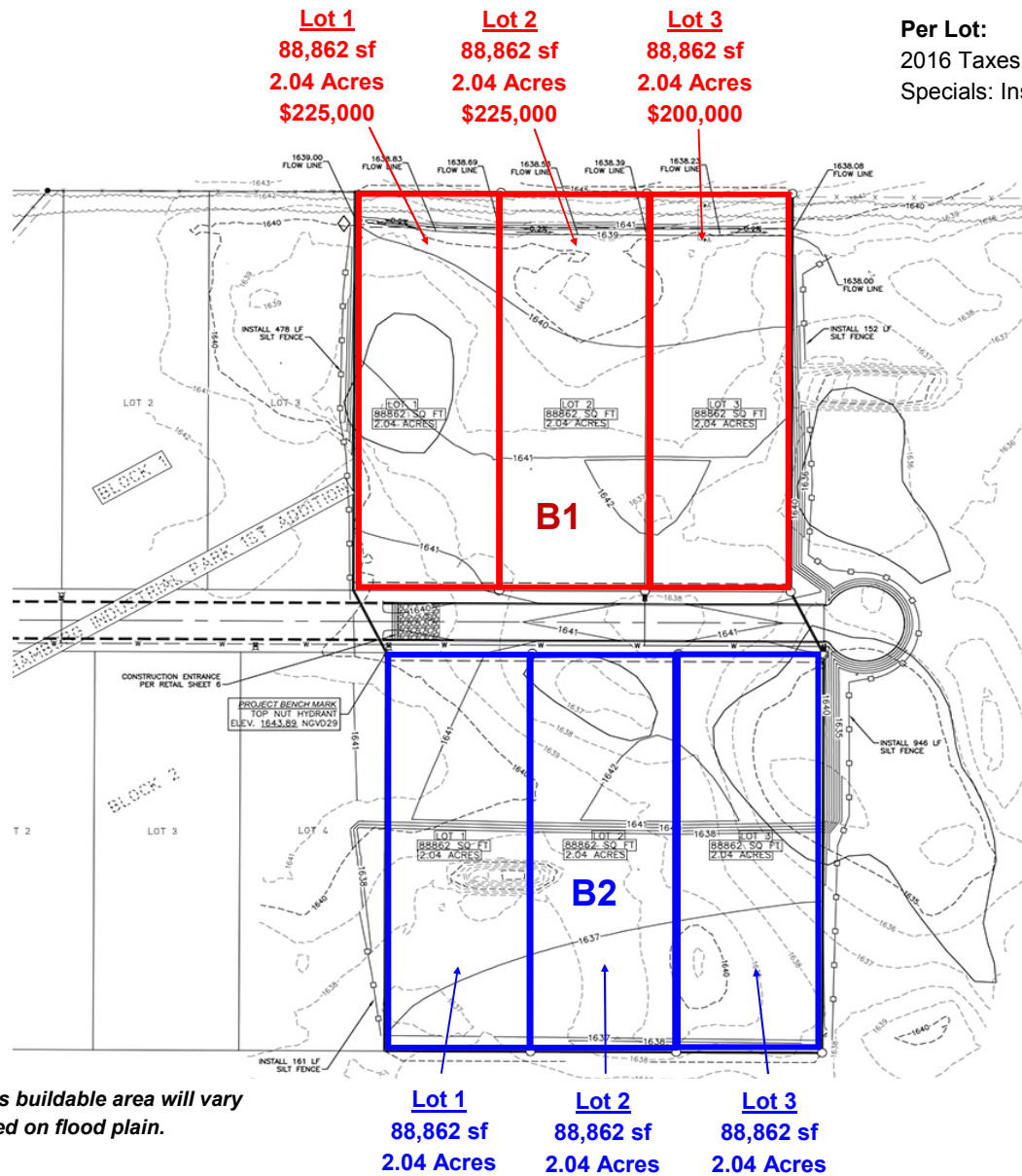


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Hamburg Industrial Park - Phase II Overview



*Lots buildable area will vary based on flood plain.

Executive Summary

- **L1, B1: \$225,000** 4304 Hagen Ave
Parcel#: 2095-001-001
- **L2, B1: \$225,000** 4312 Hagen Ave
Parcel#: 2095-001-050
- **L3, B1: \$200,000** 4320 Hagen Ave
Parcel#: 2095-001-100
- **L1, B2: \$250,000** 4305 Hagen Ave
Parcel#: 2095-002-001
- **L2, B2: \$250,000** 4313 Hagen Ave
Parcel#: 2095-002-050
- **L3, B2: \$150,000** 4321 Hagen Ave
Parcel#: 2095-002-100

- **88,862 sf** (174.24' x 510')

- Zoned MA

- Easy access to Expressway and I-94

- Buyer's Responsibility:
Septic System
Future Street Light Specials

- Seller's Responsibility:
City water to easement area
Asphalt
Curb



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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

Phase II Asphalt Completed.



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