

# Industrial Warehouse Building for Sale

1315 S 20th Street - Bismarck, ND

Building: 10,080 SF / \$1,100,000



**Kyle Holwagner, CCIM, SIOR**

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## Executive Summary for Sale

<b>Parcel ID:</b>	0768-003-080
<b>Address:</b>	1315 S 20th Street—Bismarck, ND
<b>Legal Description:</b>	AIRPORT INDUS PARK 3rd Block 3: Lot 15 and North 1/2 of Lot 15
<b>Asking Price:</b>	\$1,100,000
<b>Approx. Lot Size:</b>	48,678 sf (108' x 273' Average Depth)
<b>Approx. Building Area:</b>	10,080 sf
<b>Year Built:</b>	2007
<b>Zoning:</b>	MA Light Industrial
<b>Taxes 2018:</b>	\$8,481.08
<b>Specials:</b>	
<b>Balance -</b>	\$6,286.05
<b>Installment -</b>	\$1,894.65

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.

## Property Highlights

2 x 6 Construction
14' Sidewalls
(2) 14' x 12' OH Doors
Dry Sprinkler System
Office (1,150 sf)
Break room
Restroom / Shop Restroom
Heated shop / Warehouse (8,930 sf)
Ample Parking & Yard Space
Easy access to Airport Rd and Bismarck Expressway



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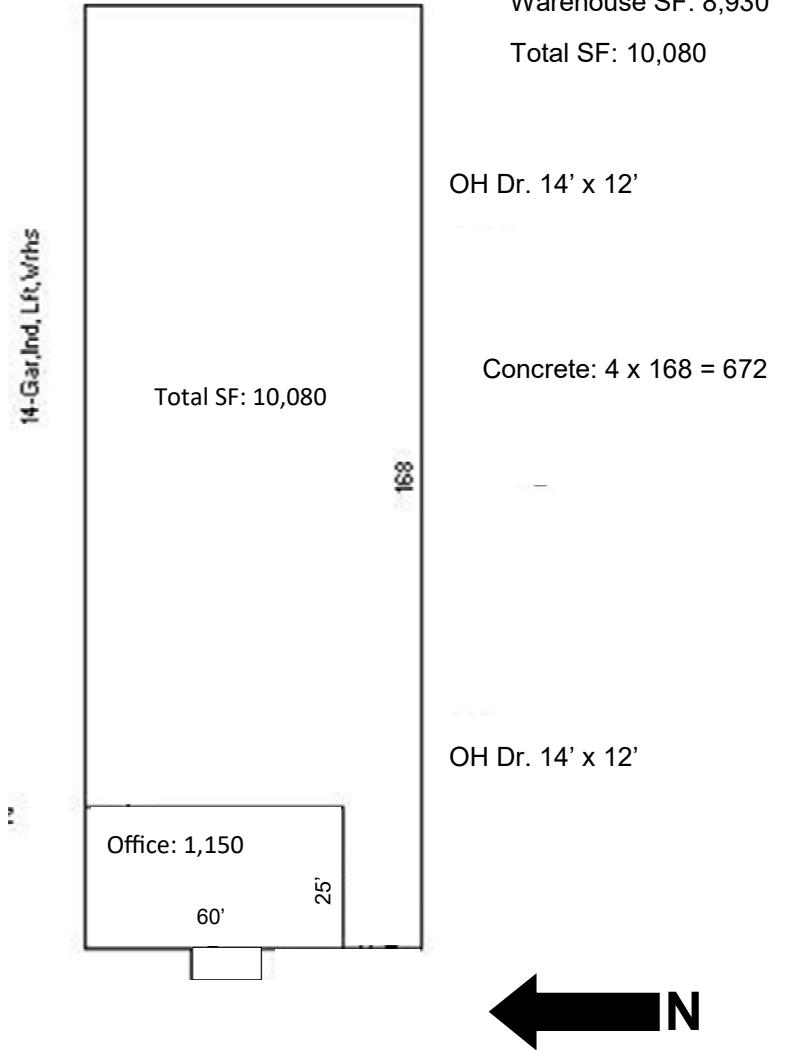
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Morrison Ave

20th Street

Built: 2007  
 Class D  
 Office SF: 1,150  
 Warehouse SF: 8,930  
 Total SF: 10,080



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Airport Rd

Morrison Ave

**SITE**

**Capital**  
AUTO REPAIR

**EIDE**  
FORD | LINCOLN

**ADVANCED**  
Cleaning & Restoration

**WERNER**  
ELECTRIC SUPPLY

**Fargo Glass and Paint Co**  
A FRIENDLY HOUSE

**G**  
SERVICES  
BISMARCK

**BIS-MAN**  
MOTORSPORTS

**TRUSS**  
SYSTEMS

**FRONTIER**  
PRECISION

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LANCASHIRE  
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# DANIEL COMPANIES

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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.

Powerful Team. Powerful Process. Powerful Results.