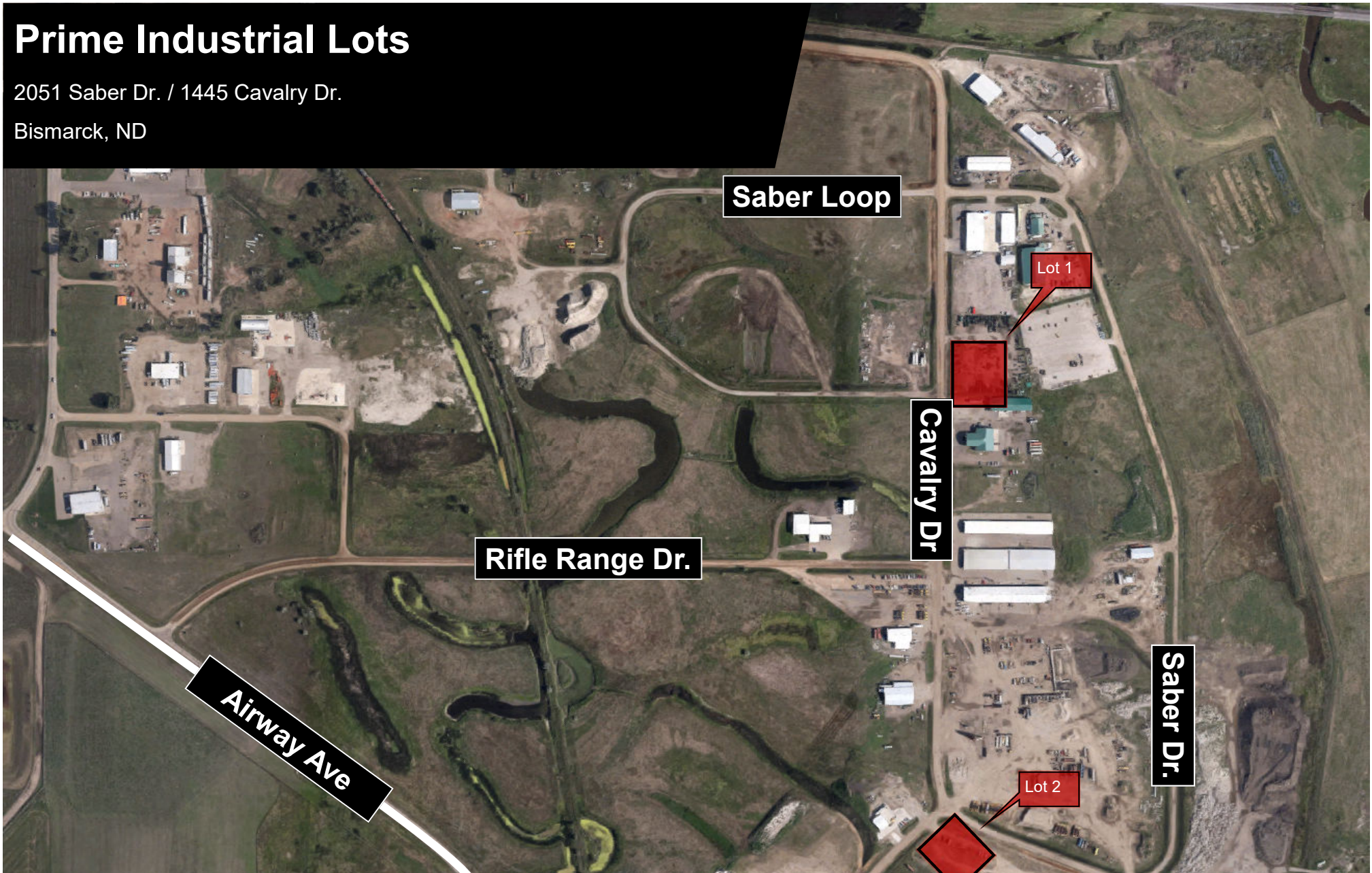


Prime Industrial Lots

2051 Saber Dr. / 1445 Cavalry Dr.

Bismarck, ND



Saber Loop

Lot 1

Cavalry Dr

Rifle Range Dr.

Airway Ave

Saber Dr.

Lot 2



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Area Businesses

- Mariner Construction
- Northern Coatings
- Magnum Trucking
- Federal Express
- Heartland Grain Elevator
- DSG Water Works
- Winnelson Plumbing Wholesale
- ND Surplus Property
- American Machine & Engineering
- All Seasons Roofing
- Benco Equipment
- Anderson Western
- Hubbard Feeds

Potential Uses

- Manufacturing Facility
- Wholesale
- Distribution
- Transportation Cross Docks
- Storage Units
- Agriculture & Energy Related Businesses
- Industrial & Commercial Uses

Price: \$2.75 - \$3.00 psf

- 2051 Saber Dr
 - 2.05 Acres - \$2.75 psf
 - Lot 17 Block 4
 - ID: 38-138-80-11-04-170
 - Taxes: \$427 (2016)
- 1445 Cavalry Dr.
 - 2.02 Acres - \$3.00 psf
 - Lot 17 Block 3
 - ID: 38-138-80-11-03-170
 - Taxes: \$577 (2016)
- No Special Assessments (2016)
- Easy Access to I-94
- Zoned MA (Industrial)

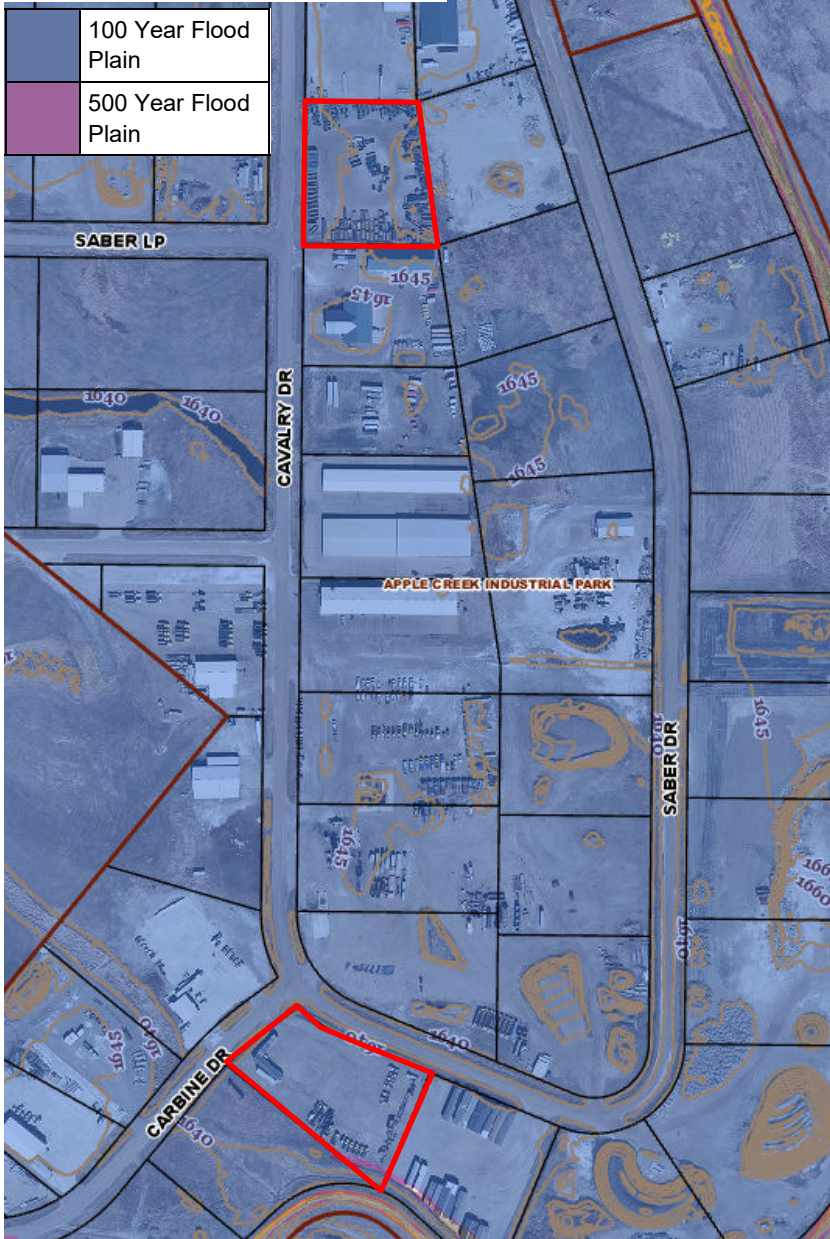
Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the information through personal inspectors or with appropriate professionals.



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Topography Map



APPLE CREEK INDUSTRIAL PARK

BISMARCK, NORTH DAKOTA



SWENSON, HAGEN & CO. P.C.
 PLANNING CIVIL ENGINEERING SURVEYING
 SITE DESIGN CONSTRUCTION MANAGEMENT
 800 MAIN AVE. P.O. BOX 1181 (505) 333-2000
 BISMARCK, N.D. 58103 FAX (701) 333-8888
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*Obtained from the Burleigh County GIS Flood Map—Property is located in flood plain



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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.