

Distribution Warehouse For Lease

1812 Lee Ave - Bismarck, ND

14,925 sf building / 56,700 sf land (1.30 Acres)



Taylor Daniel | Vice President
Commercial Realtor®
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Co-Listed
With:

Pat Koski | Trademark Realty
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Pat.Koski@investcore.com

DanielCompanies.com






Executive Summary for Lease

Address:	1812 Lee Ave - Bismarck, ND
Date Available:	Available Now
Lease Term:	5 Year Minimum
Lease Rate:	\$7.95 psf NNN
Approximate SF:	14,925 sf / 1.30 acres
Tenant Responsibilities:	Utilities, NNN estimated at \$2 psf
Landlord Responsibilities:	Building Structure and Roof

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 Demographics

	1 MILES	3 MILES	5 MILES
2019 POPULATION			
	2,466	48,121	86,011
DAYTIME POPULATION			
	11,247	63,582	96,384
BUSINESSES			
	813	3,238	4,724
EMPLOYEES			
	11,549	47,933	67,498
HOUSEHOLD INCOME			
	\$51,391	\$55,659	\$62,089

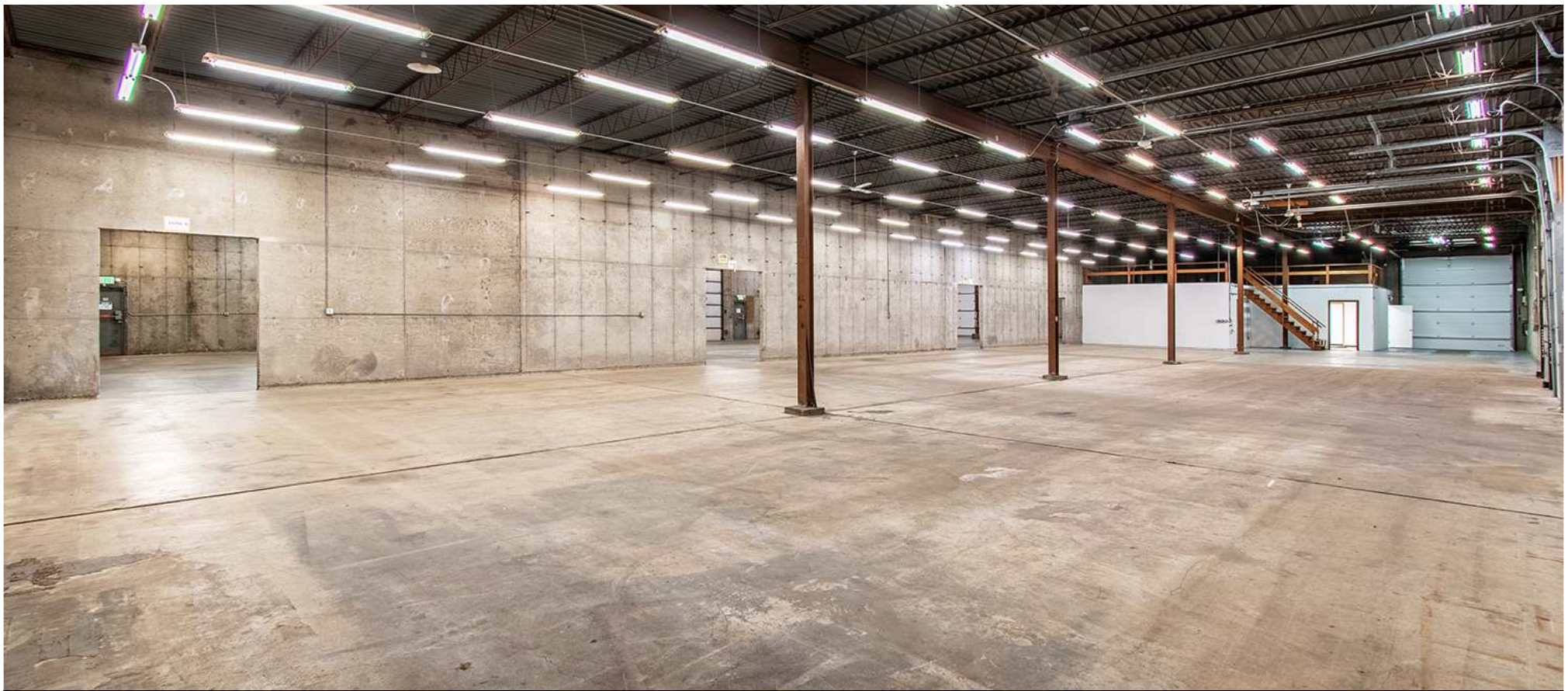


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Property Highlights

- 3 Phase Power
- (6) 12' x 14' OH doors
- (1) 8' x 10' Dock Door
- Easy truck access

- Zoned MA Light Industrial
- Forced Heat
- 984 sf Mezzanine
- 16' Sidewalls

- 3 Offices
- Break area with wet bar
- 4 Restrooms



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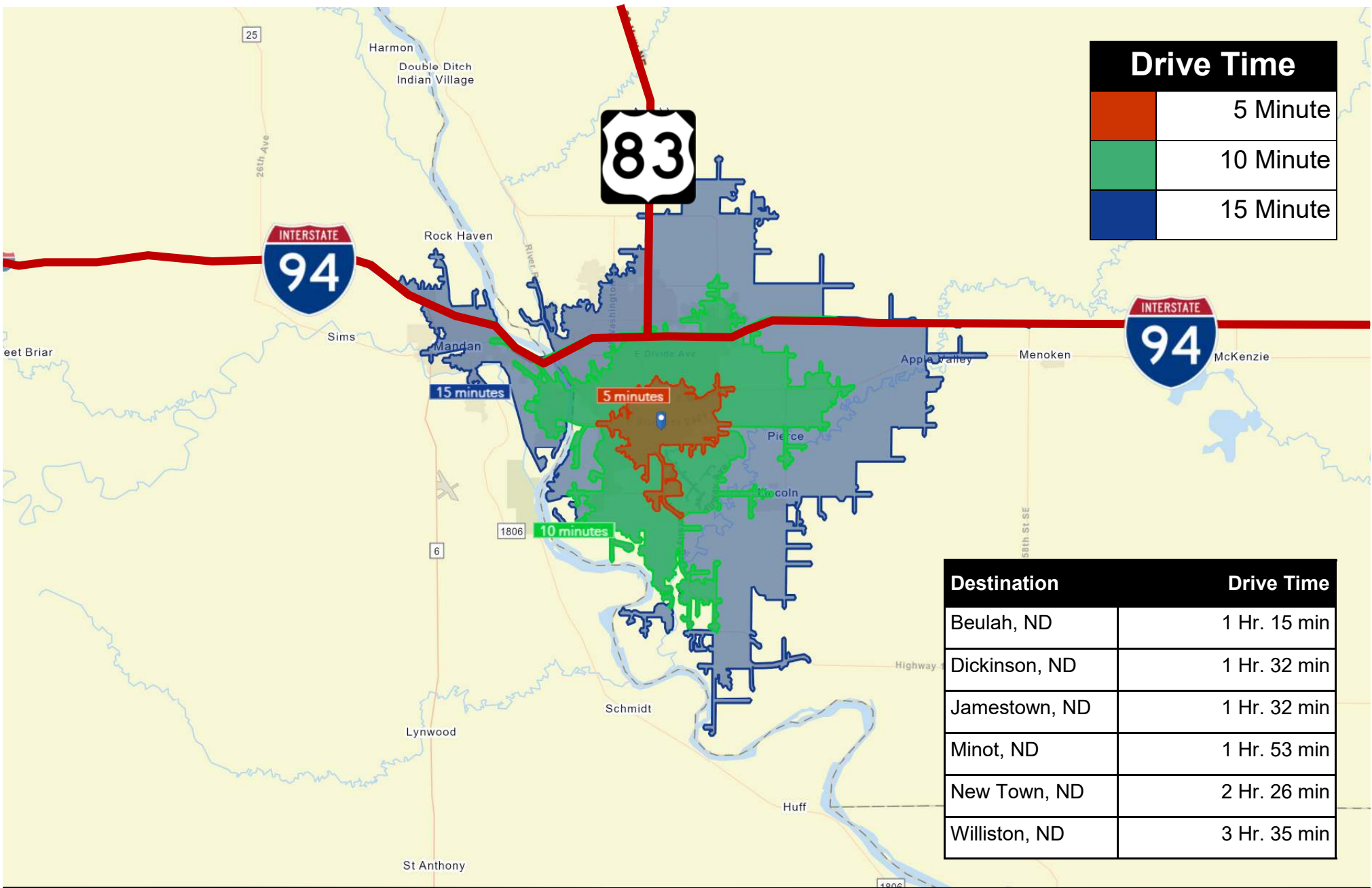


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Drive Time	
	5 Minute
	10 Minute
	15 Minute

Destination	Drive Time
Beulah, ND	1 Hr. 15 min
Dickinson, ND	1 Hr. 32 min
Jamestown, ND	1 Hr. 32 min
Minot, ND	1 Hr. 53 min
New Town, ND	2 Hr. 26 min
Williston, ND	3 Hr. 35 min



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Bismarck Expy 21,885 VPD



Lee Ave

Airport Rd

FedEx
 Dvorak MOTORS INC.
 Sara Lee
 Superior Silk Screen
 DUANE'S Body & Frame Shop Inc.
 Fireside Office Solutions

PLASTICS plus
 Associated Pool Builders, Inc.
 SPARKLING
 Torgerson
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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.