

# Distribution Warehouse For Lease

1812 Lee Ave - Bismarck, ND

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



**Taylor Daniel | Vice President**  
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Co-Listed  
With:

**Pat Koski | Trademark Realty**  
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**DanielCompanies.com**



# Executive Summary for Lease

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



**Click for**  
**Property Tour!**



## 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



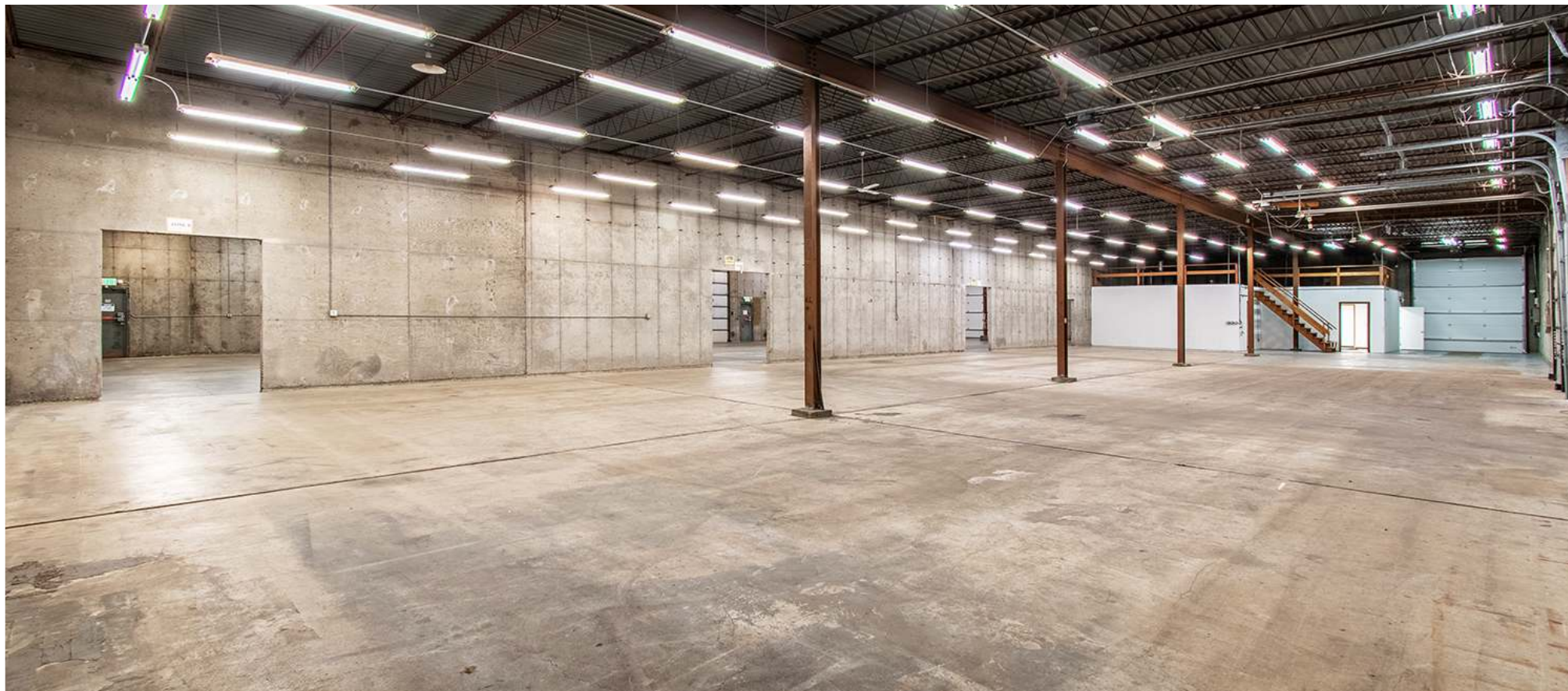
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## Property Highlights

- |                          |                             |                           |
|--------------------------|-----------------------------|---------------------------|
| - 3 Phase Power          | - Zoned MA Light Industrial | - 3 Offices               |
| - (6) 12' x 14' OH doors | - Forced Heat               | - Break area with wet bar |
| - (1) 8' x 10' Dock Door | - 984 sf Mezzanine          | - 4 Restrooms             |
| - Easy truck access      | - 16' Sidewalls             |                           |



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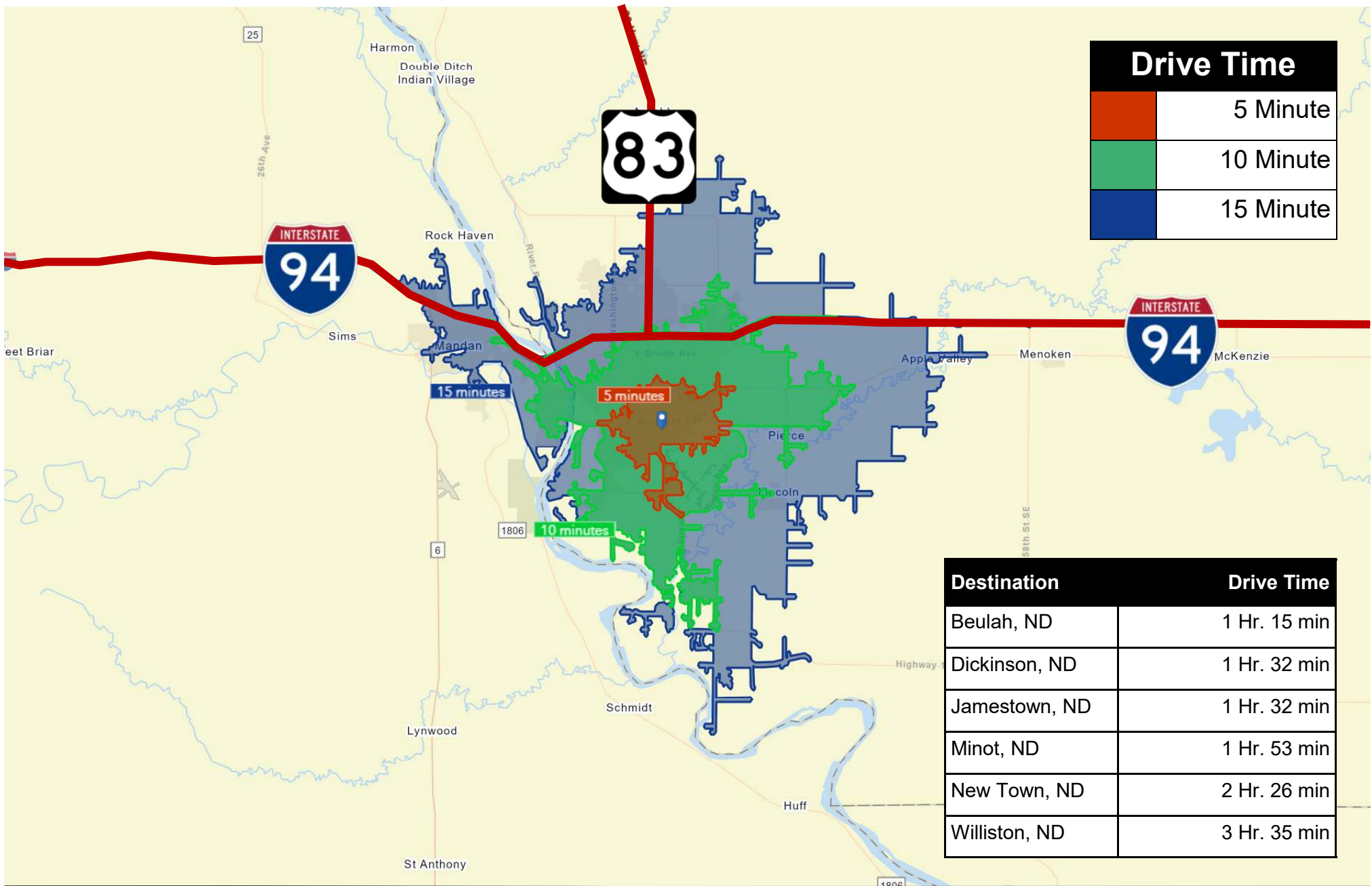





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Drive Time	
	5 Minute
	10 Minute
	15 Minute

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





**Bismarck Expy**

**21,885 VPD**



**Lee Ave**

**Airport Rd**



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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.**