

Commercial - Industrial - Office Facility

1025 Airport Rd - Bismarck, ND

8,072 sf building / 42,000 sf Lot - \$989,000



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Executive Summary for Sale

Price:	\$989,000
Address:	1025 Airport Rd and 1910 Lovett Ave - Bismarck, ND
Legal Description:	Gussner Indust Tract 1st BLK:1 Lot 22 & 23
Parcel ID:	0610-001-110 & 0610-001-105
Lot Size:	21,000 sf X 2 = 42,000 sf
Building Size:	7,050 sf Main Floor (2,679 sf Office, 4,371 sf Warehouse) + 1,022 sf Finished Mezzanine Office + 1,657 sf Unfinished Mezzanine Storage = Total 9,729 sf
Year Built:	1976
Zoning:	MA Light Industrial
Taxes 2019:	\$6,034.22 + \$525.23 = \$6,559.45
Specials:	None!

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.



Potential Uses

- ◆ **Construction Company**
- ◆ **Building Supply Center**
- ◆ **Distribution Center**
- ◆ **Automotive Sales & Service**
- ◆ **Recreational**
- ◆ **Fitness Center**
- ◆ **Sports Facility**
- ◆ **Manufacturing**
- ◆ **Warehouse / Storage**
- ◆ **Engineering Firm**
- ◆ **Oil / Energy Companies**
- ◆ **Wholesale**
- ◆ **Fabrication**





Property Highlights

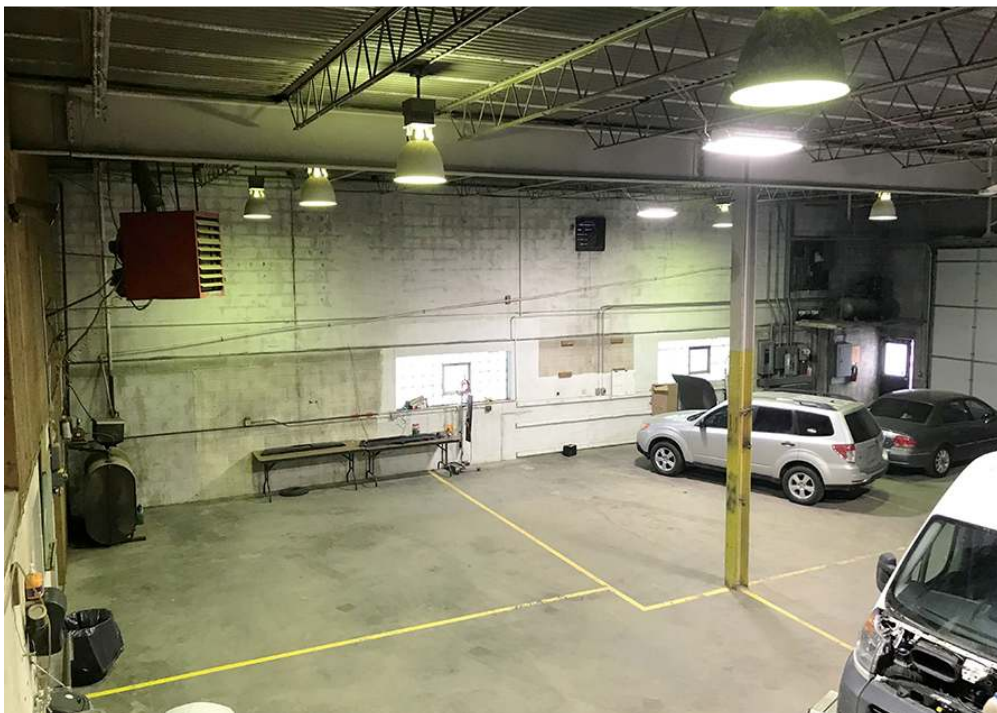
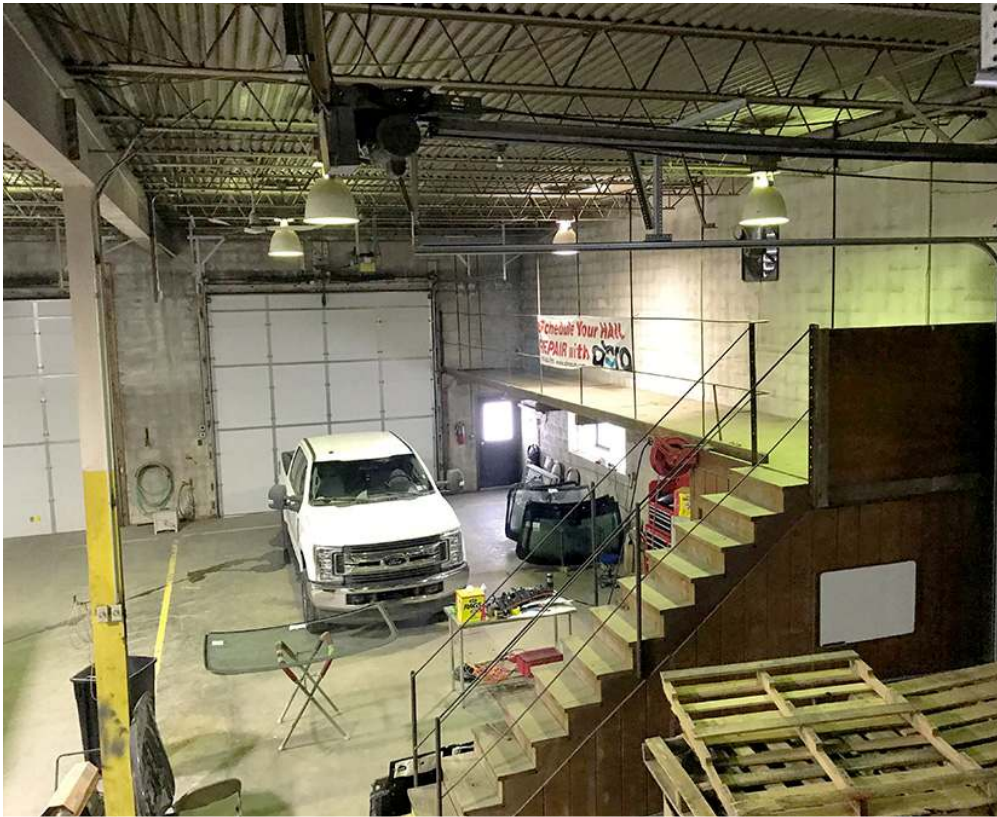
- High traffic and great visibility on Airport Rd.
- Large office area plus mezzanine office
- Shop area with 18' sidewalls & restroom
- Large corner lot with ample room for parking or product storage
- Easy truck access to I-94
- (4) 14' x 14' Overhead doors
- Concrete block building
- Reznor space heater in shop / warehouse area and natural gas f/a heat, AC in office.

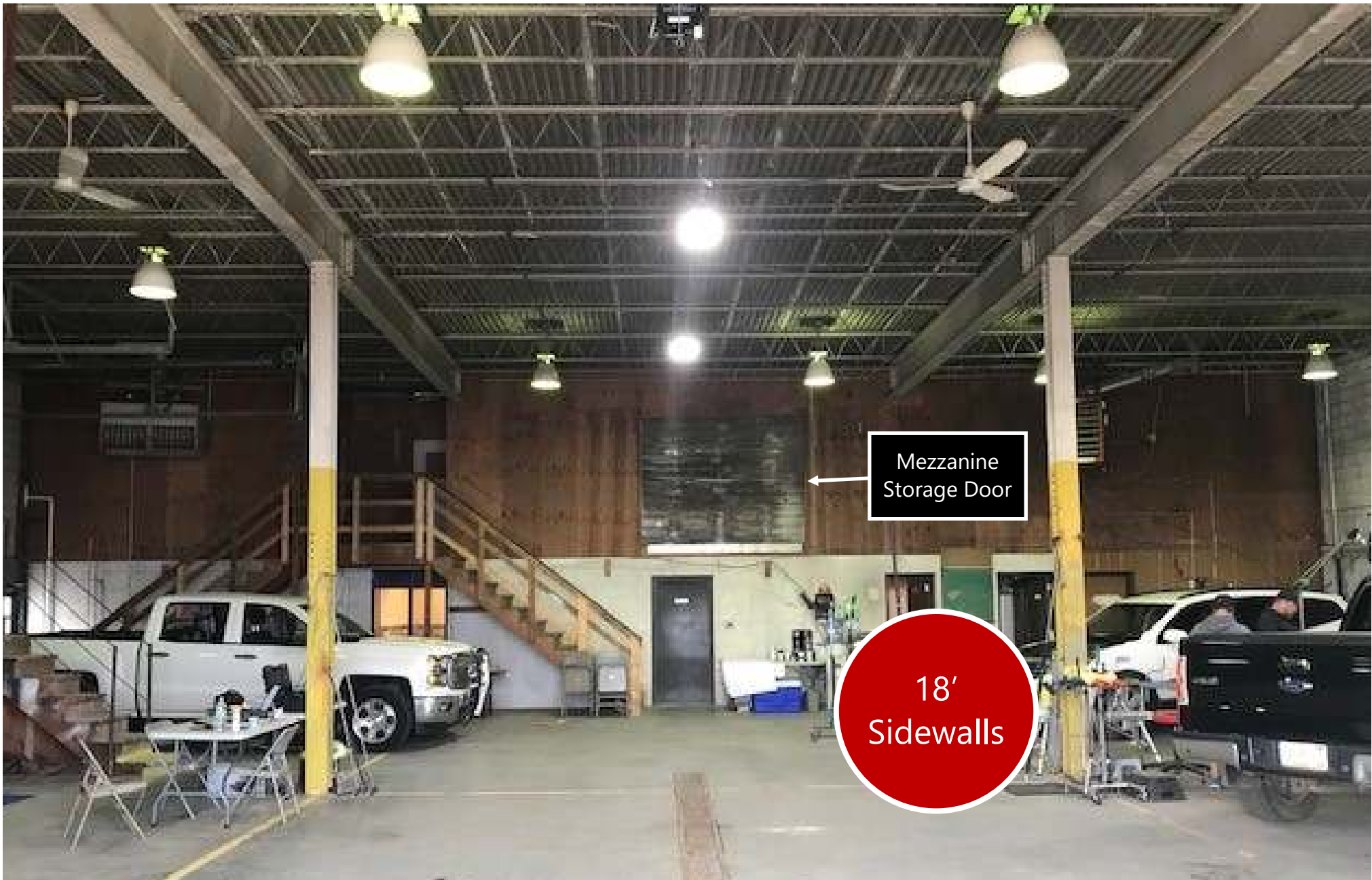




Mezzanine Office Area







Mezzanine
Storage Door

18'
Sidewalls



Lovett Ave

300'

ABRA
AUTO BODY & GLASS

100'

76' 6"

Front Door Parking

Frontage Rd

105'





Bismarck Expy

21,885 VPD



Lovett Ave



Lee Ave

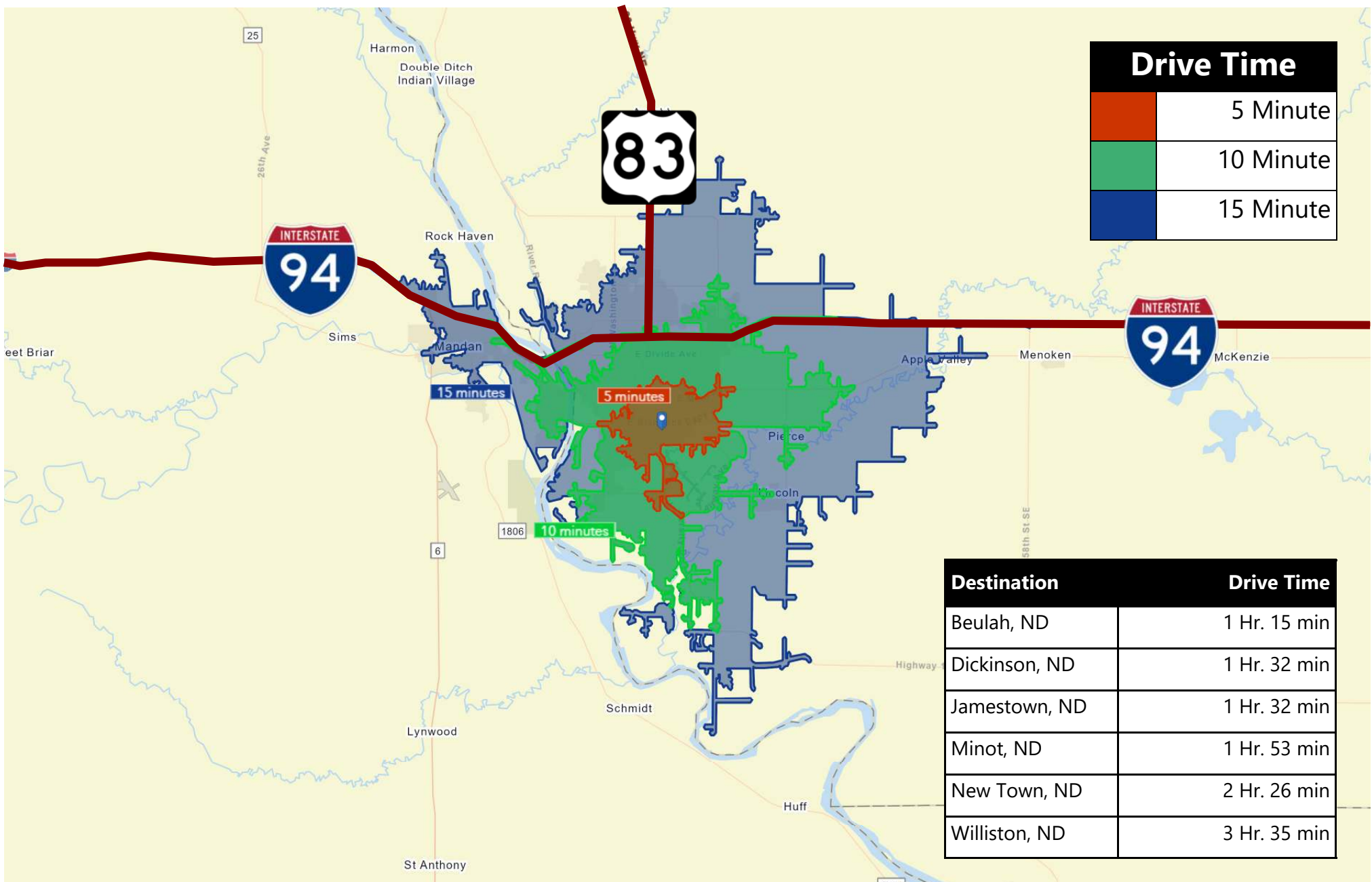
Airport Rd



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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—Mandan, ND

Bismarck-Mandan, the capital city of North Dakota with a MSA that surpasses 125,000 is a vibrant metro area with jobs, retail, and residential growth to prove it. In Livability.com's Best Places to Live 2016, Bismarck not only ranked in the top 100 - it was rated #7 out of 2,100 cities. We have made Forbes list of "Best Small Places for Business and Careers", Milken Institute's "Best Small Cities, as well as CNN Money's list of top 100 places to live.

Bismarck-Mandan is economically diverse, fast growing and dynamic. Centrally located in North America and just south of North Dakota's "Energy Corridor," this area is in the midst of robust economic growth, giving residents amazing opportunity's, with new business prospects emerging daily.

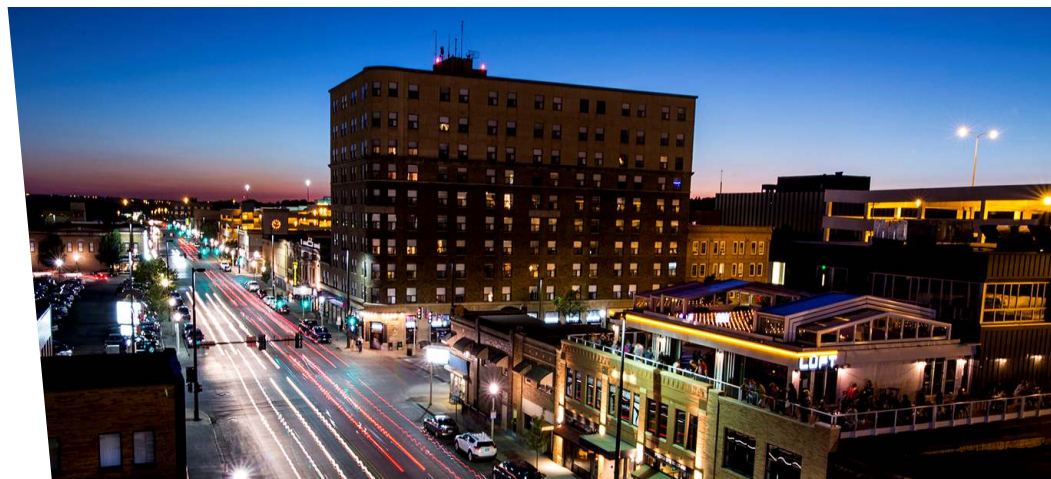
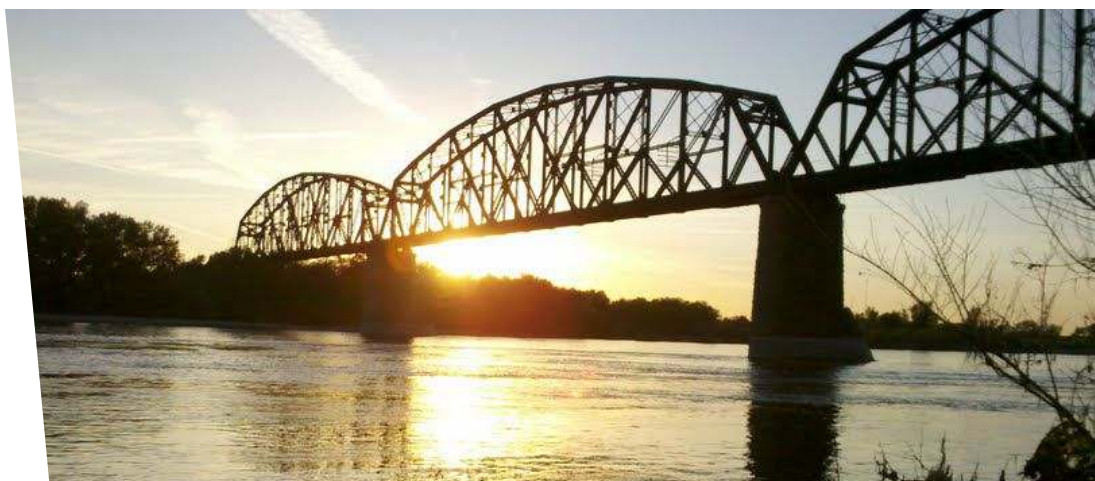
With innovation and inspiration embedded into the soil, the residents of Bismarck-Mandan work with those same ideals. We support a vibrant energy industry, two major medical facilities, a host of technical service companies and many other innovative businesses both large and small.

Bismarck-Mandan offers unlimited opportunities to participate in outdoor activities, a variety of professional sporting events and cultural events. Whether you prefer music, dancing, hunting, hiking, theater, art, or bull riding, Bismarck-Mandan has it all.

Business climate is thriving in Bismarck—Mandan. Wallet hub ranks North Dakota in the Top 10 states to start a business. The state consistently ranks at the top for economic growth:

- #1 Highest in Growth in Small Businesses
- #1 in Industry Variety
- #1 Most Accessible Financing
- #1 Startups per Capita

The community was named in the Top 30 safest cities in America by WallettHub in 2017. Year after year Bismarck has been named a Playful City USA by the KaBBOM! Playful City USA program. With modest home prices, affordable property taxes, high-performing schools, manicured parks and active recreation, Bismarck-Mandan is a great place to put down your roots.





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.