

Expressway Industrial Park

Bismarck ND



Solutions for industrial growth and commercial Real Estate development

Build to Suit

For Sale

40 Acre Master Planned Industrial Park

RETAIL • INVESTMENTS • OFFICE • INDUSTRIAL • SITE SELECTION • LEASING • BUILD TO SUIT • BROKERAGE

L8



- ⇒ Lots starting at \$4.50 psf
- ⇒ 'Build To Suit' Industrial / Commercial Building
- ⇒ Various lot and building sites
- ⇒ Lot sizes are subject to change
- ⇒ Easy truck access
- ⇒ Direct access to Expressway and I-94 Exit 161
- ⇒ Within city limits
- ⇒ Zoned industrial MA
- ⇒ City water
- ⇒ Utilities
 - Natural gas
 - T1 capable telephone
 - City sanitary sewer
 - City street lighting (pending)

910 Yegen Road—Bismarck ND

DESTINATION	MILES	DRIVE TIME
BEULAH ND	81.63 Miles	1 Hour 25 Minutes
DICKINSON ND	103.73 Miles	1 Hour 33 Minutes
MINOT ND	113.01 Miles	1 Hour 53 Minutes
NEW TOWN ND	151.25 Miles	2 Hours 43 Minutes
WILLISTON ND	233.09 Miles	3 Hours 42 Minutes

Four Blocks From Northern Plains Commerce Center

Transloading Rail Access Service



**Expressway Industrial Park
1st Replat**

LOT 2 Block 1 - \$5.50 psf

3807 Apple Creek Rd
Parcel #2031-001-025
41,281 sf
123.21'F X 160.78'R X 300' AD
Zoned MA
Taxes: \$553 (2016)
Specials: Install: \$4,573
Balance: \$39,177

LOT 4 Block 1 - SOLD

3633 Apple Creek Rd
Parcel #2031-001-075
95,056 sf
412.26'F X 442.82'R X 230'AD
Zoned MA
SOLD

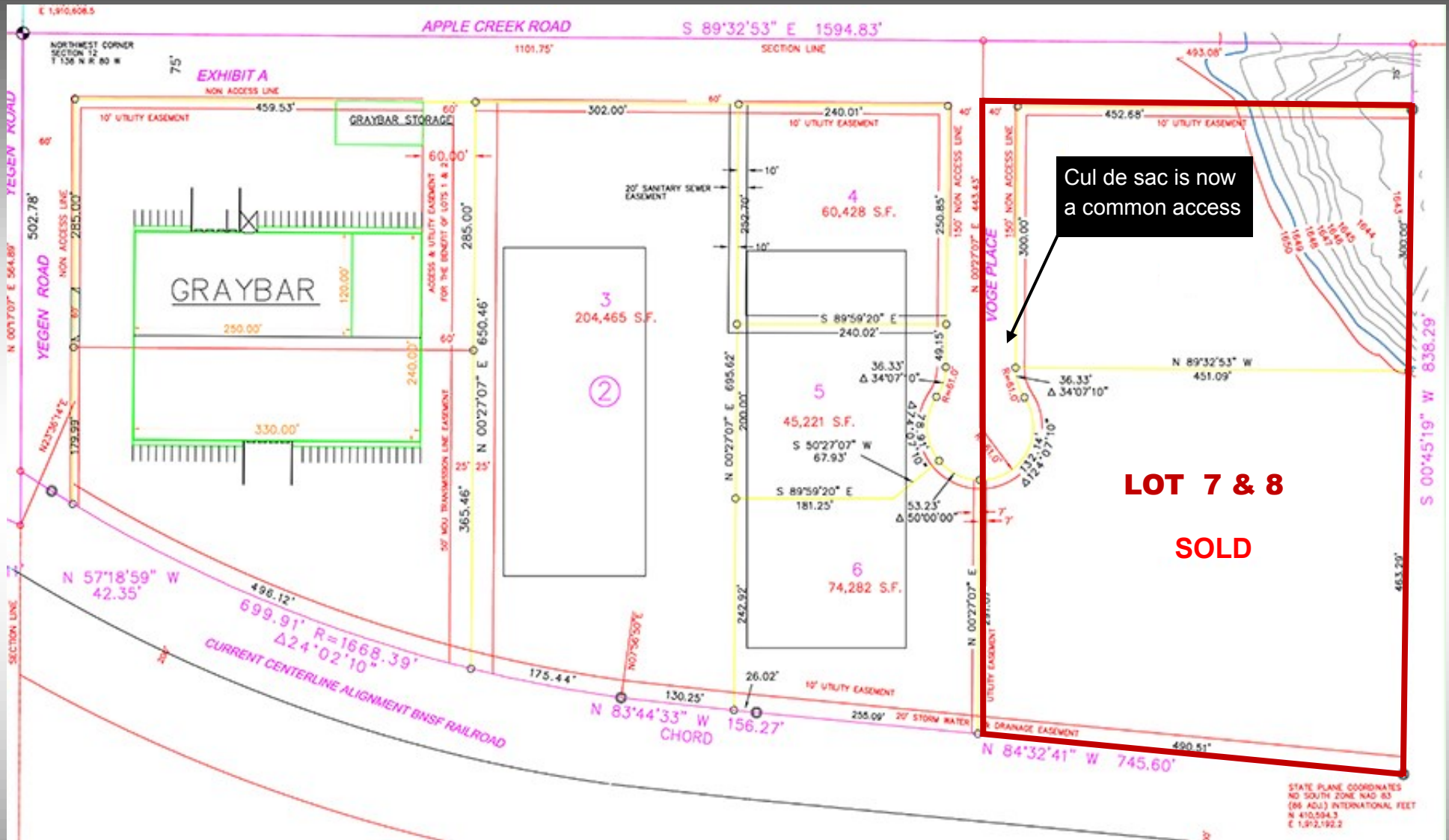
LOT 6 Block 1 - \$4.50 psf

3501 Apple Creek Rd
Parcel #2031-001-125
138,760 sf
767.77'F X 731.66'R X 233' AD
Zoned MA
Taxes: \$2,231 (2016)
Specials: Install: \$9,527
Balance: \$81,690

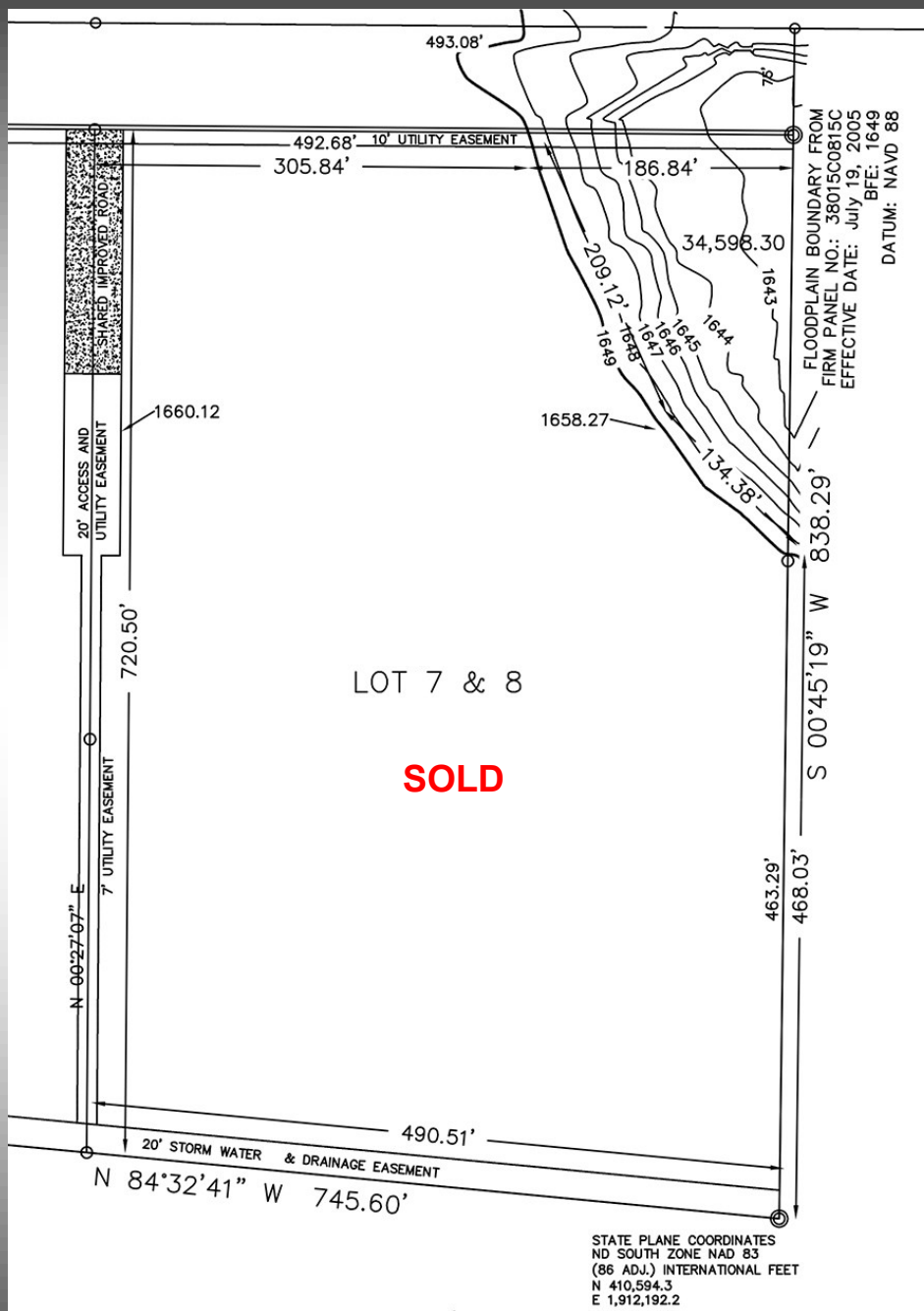
LOTS 7 & 8 & - SOLD
E 1/2 VACATED ARLON PL ADJACENT

4205 Apple Creek Rd
Parcel #2030-002-150
364,083 sf
492.88'F X 490.51'R X 780'AD
Zoned MA
SOLD

Expressway Industrial Park 'East'



Expressway Industrial Park 'East'



STATE PLANE COORDINATES
 ND SOUTH ZONE NAD 83
 (86 ADJ.) INTERNATIONAL FEET
 N 410,594.3
 E 1,912,192.2

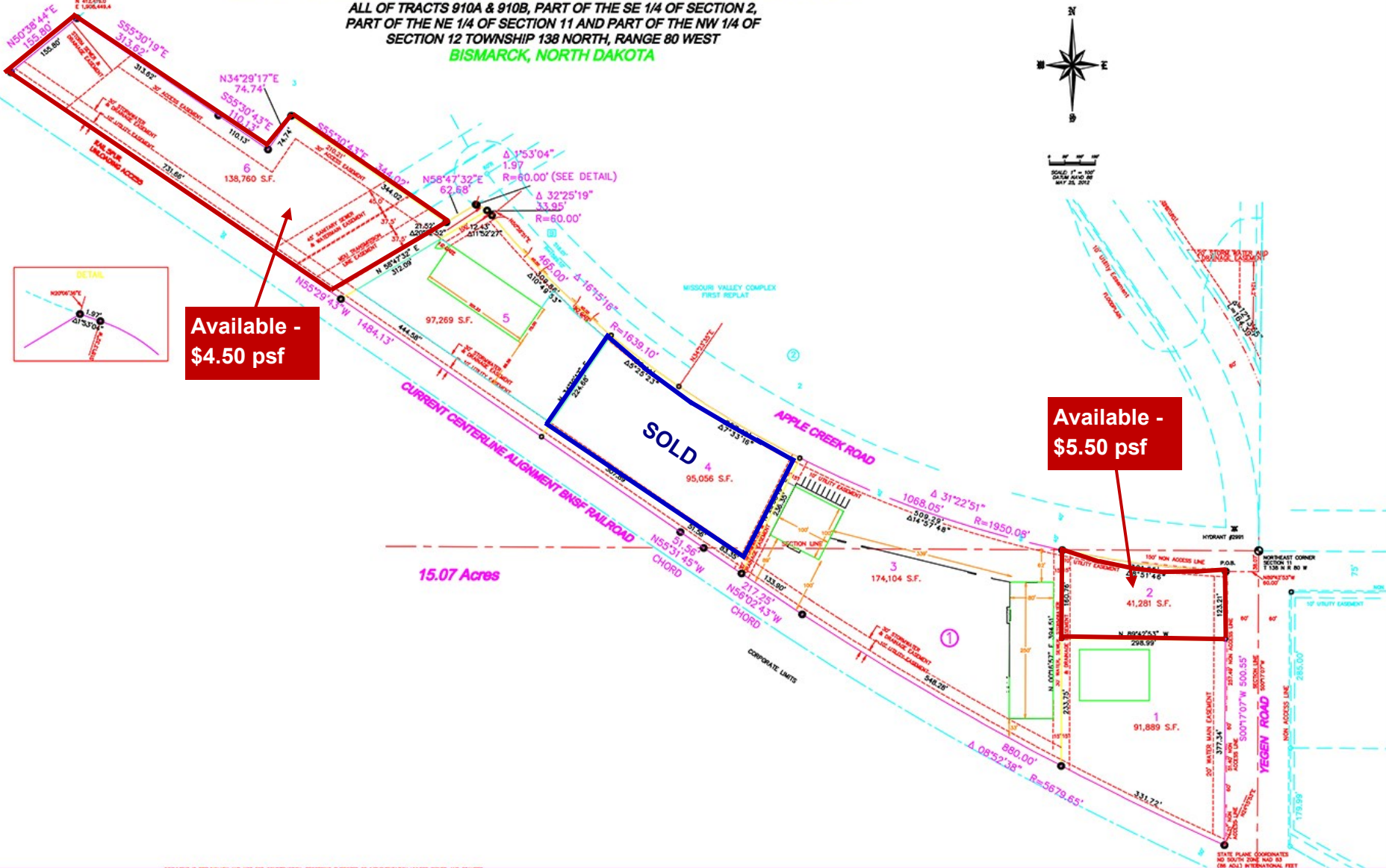
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Expressway Industrial Park 'West'

EXPRESSWAY INDUSTRIAL PARK

ALL OF TRACTS 910A & 910B, PART OF THE SE 1/4 OF SECTION 2,
PART OF THE NE 1/4 OF SECTION 11 AND PART OF THE NW 1/4 OF
SECTION 12 TOWNSHIP 138 NORTH, RANGE 80 WEST
BISMARCK, NORTH DAKOTA



Available -
\$4.50 psf

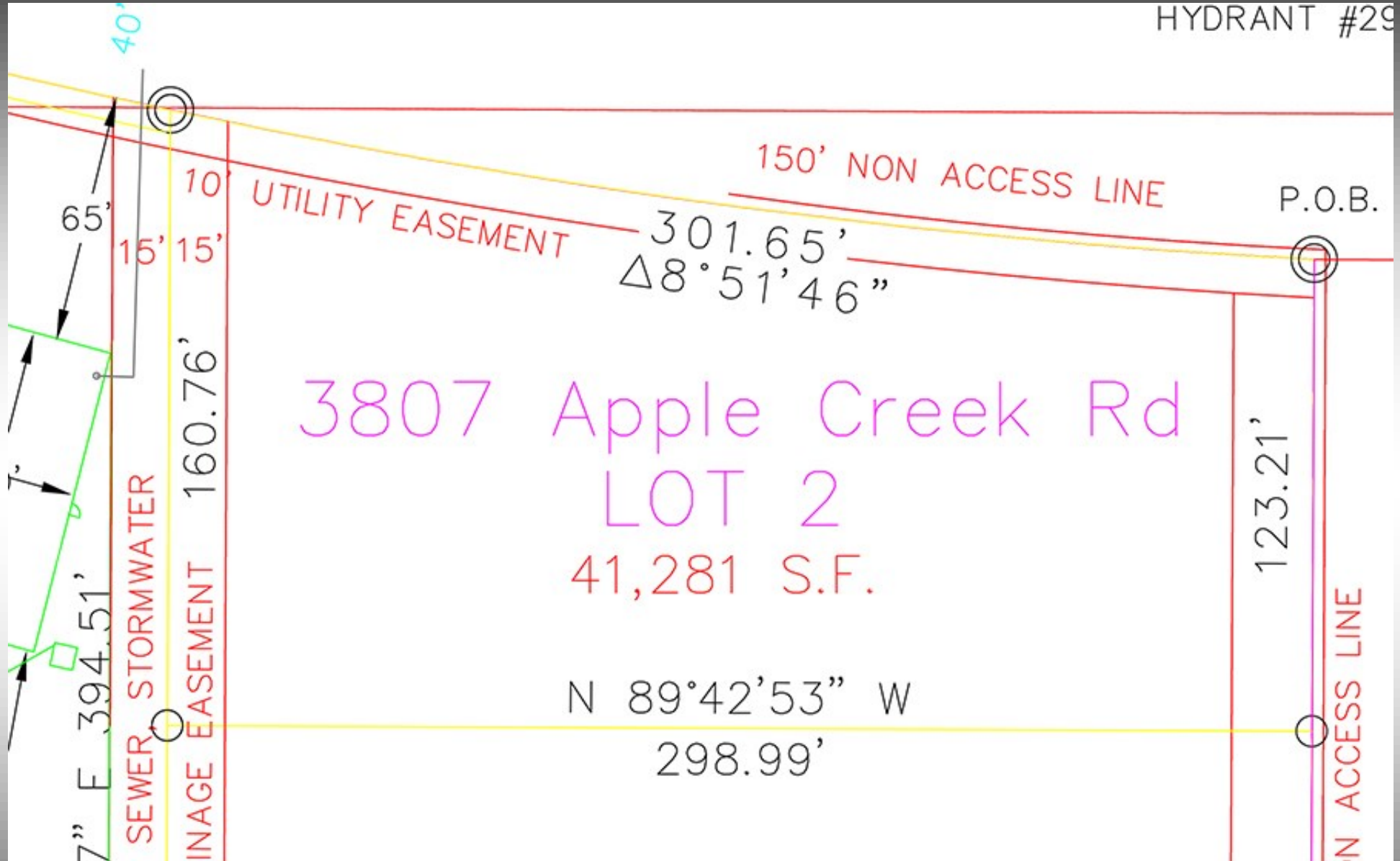
Available -
\$5.50 psf

15.07 Acres

SOLD

Expressway Industrial Park 'West'

HYDRANT #29



AREA BUSINESSES



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Expressway Industrial Park 'West'



Subject Site

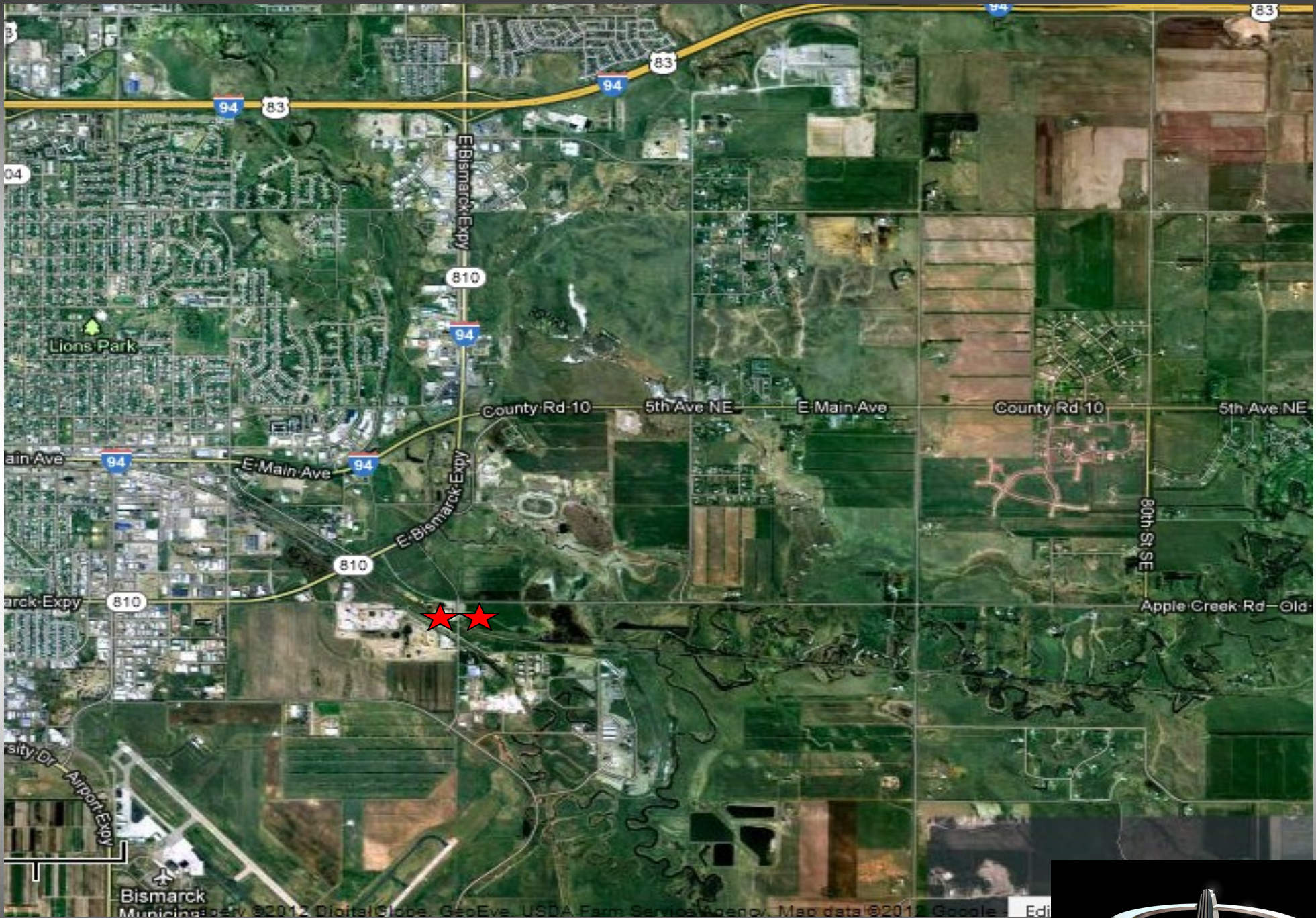
Subject Site

Expressway Industrial Park 'West'



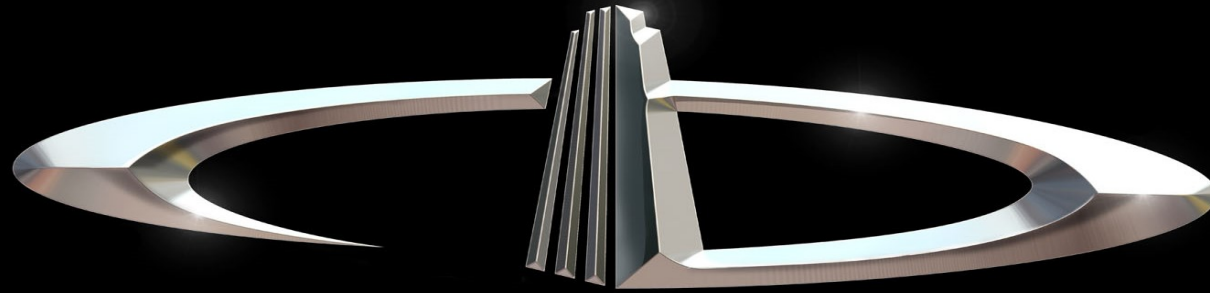
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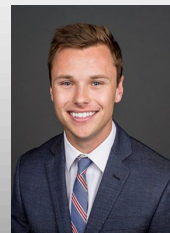
Bill Daniel
CCIM

701.220.2455



Kyle Holwagner
CCIM, SIOR

701.400.5373



Taylor Daniel
REALTOR®

701.391.4262



Regina Crothers
REALTOR®

701.471.3140

304 E. Rosser Ave., Suite 200 • Bismarck, ND 58501 • 701.223.8488

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