

# Industrial Lot

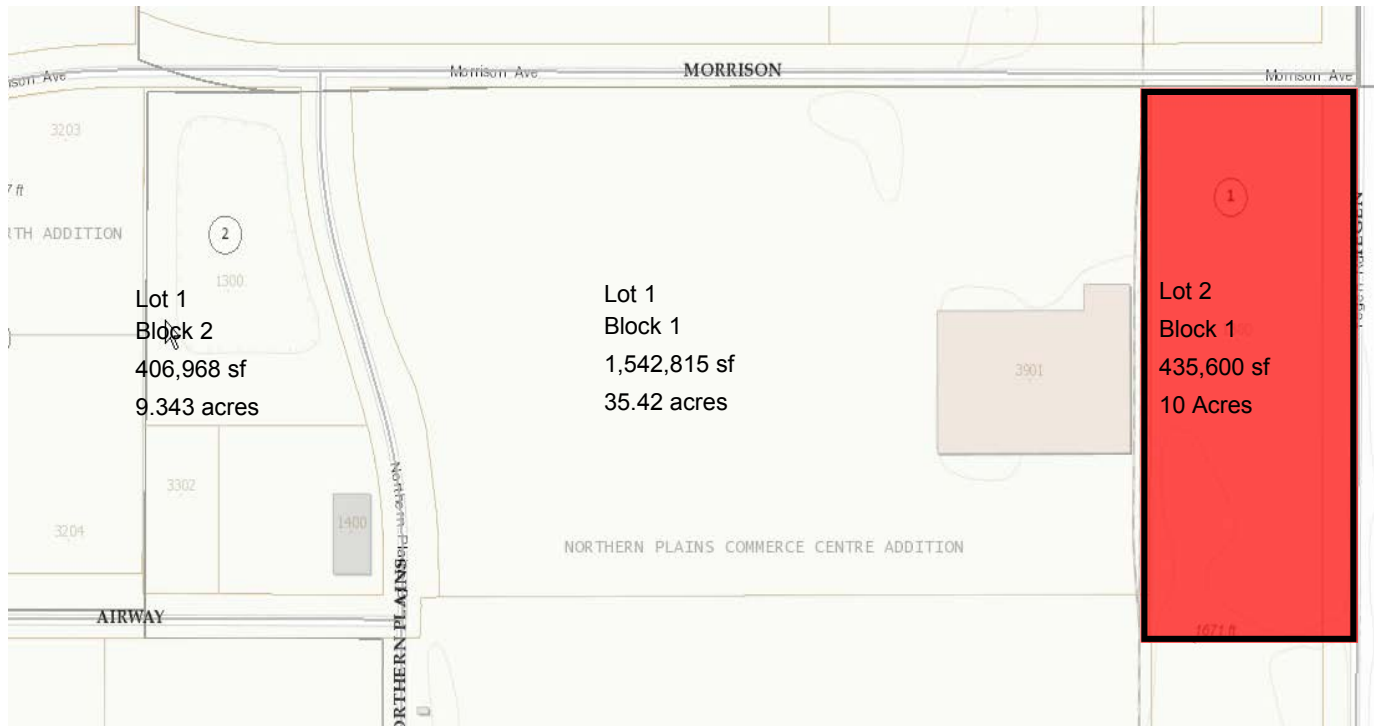
1300 Yegen Road  
Bismarck, ND



Kyle Holwagner, CCIM, SIOR  
701.400.5373  
[Kyle@DanielCompanies.com](mailto:Kyle@DanielCompanies.com)

Kristyn Steckler, Market Coordinator  
701.527.0138  
[Kristyn@DanielCompanies.com](mailto:Kristyn@DanielCompanies.com)

[DanielCompanies.com](http://DanielCompanies.com)



- Lot Size: 435,600 sf  
10 acres
- Sale Price \$5.95 psf  
\$2,591,820
- Zoned MA
- City Service Available
- Taxes \$8,946.50 (2017)
- Special Assessment  
Installment \$426.18  
Balance: \$1,666.70

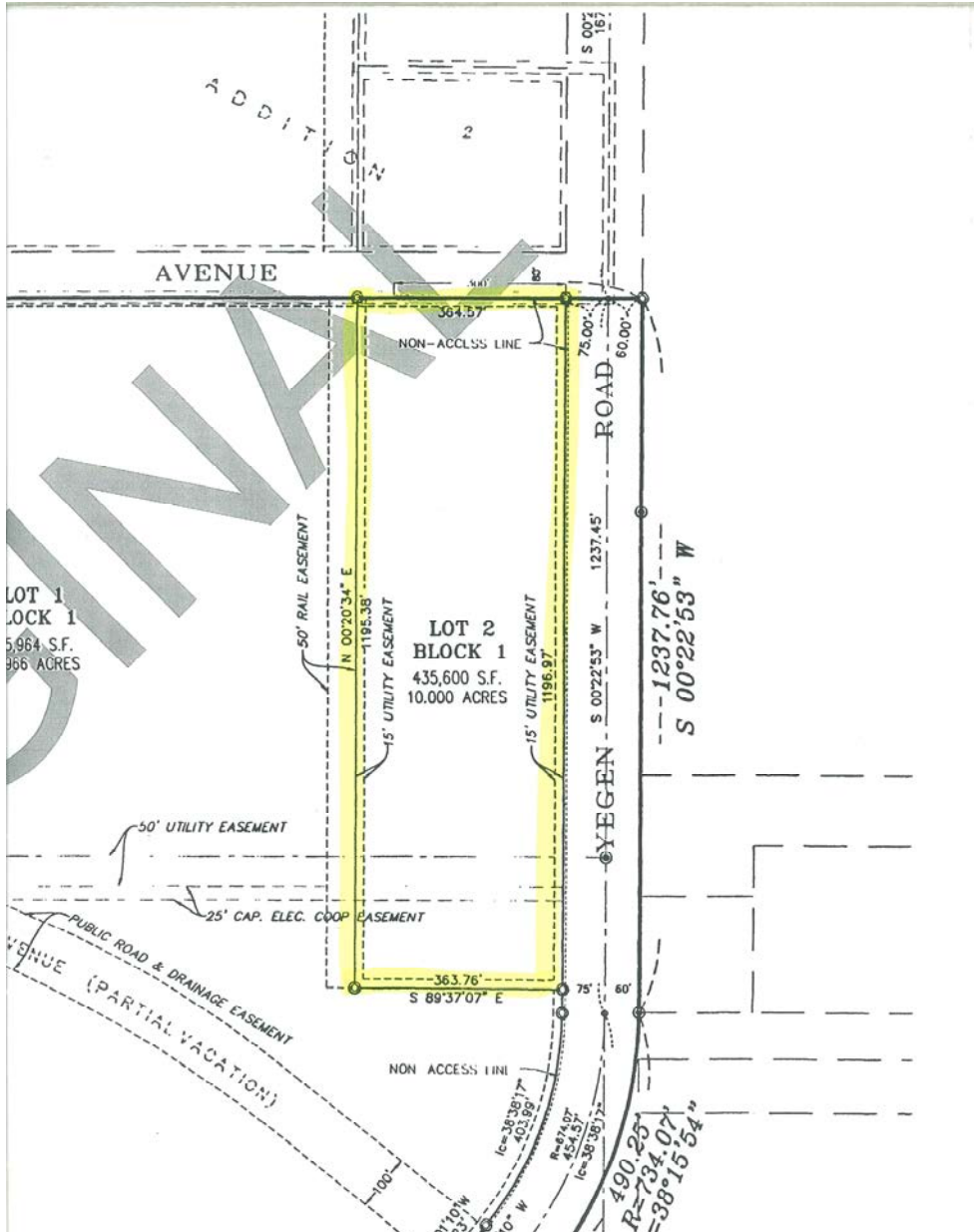
Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the information through personal inspectors or with appropriate professionals.



**Kyle Holwagner, CCIM, SIOR**  
701.400.5373  
[Kyle@DanielCompanies.com](mailto:Kyle@DanielCompanies.com)

**Kristyn Steckler, Market Coordinator**  
701.527.0138  
[Kristyn@DanielCompanies.com](mailto:Kristyn@DanielCompanies.com)

[DanielCompanies.com](http://DanielCompanies.com)

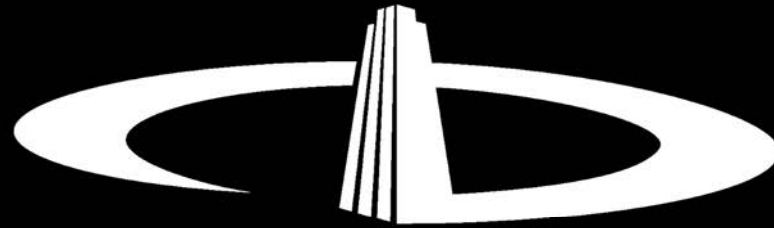


## South Bismarck Location

- Doosan Material Handling Facility
- Hubbard Feeds
- Fed Ex Ground
- Fed Ex Freight
- Winnelson Plumbing
- ESCO
- K&M Tire
- Mariner Construction

## Potential Uses

- Distribution
- Manufacturing
- Warehousing
- Storage
- Shop
- Assembly
- Wholesale Trades



# DANIEL COMPANIES

The Leader in Commercial Real Estate

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. This powerful team delivers powerful results.



**Bill Daniel, CCIM, Broker**  
701.220.2455  
Bill@DanielCompanies.com



**Kyle Holwagner, CCIM, SIOR**  
701.400.5373  
Kyle@DanielCompanies.com



**Taylor Daniel, Commercial REALTOR®**  
701.391.4262  
Taylor@DanielCompanies.com

701.223.8488  
304 E ROSSER AVE #200  
BISMARCK, ND 58501



ICSC CCIM SIOR  
INDIVIDUAL MEMBERS

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