

Expressway Industrial Park

3909 Apple Creek Road - Bismarck, ND

6,000 sf - \$8.50 psf NNN



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Executive Summary for Lease

Address:	3909 Apple Creek Rd. Bismarck, ND
Property Name:	Expressway Industrial Park
Lease Term:	3 Year or TBD
Lease Rate:	\$8.50 psf NNN / \$4,250 mo.
Approximate SF:	6,000 sf
Parking:	On-site
Tenant Responsibilities:	Utilities, NNN estimated at \$1.80 psf
Landlord Responsibilities:	Roof & Structure

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.

Neighboring & Area Businesses

- Graybar
- Intertek
- K & M Distribution, Inc.
- Spee-Dee Delivery Service
- Southern Wine Distribution
- FedEx
- General Equipment Co.
- ESCO
- Tamarack
- ASC

**FOUR BLOCKS FROM NORTHERN PLAINS COMMERCE CENTER -
TRANSLOADING RAIL ACCESS SERVICE**

Property Highlights

20' Sidewalls
Interior can be custom built / Loading dock can be added
Utilities: Natural Gas, City Sanitary Sewer, City Water, City Street Lighting
(1) 12' x 14' Overhead Door
Direct access to Bismarck Expressway and I-94 Exit 161
Fully Sprinkled
Highly Visible
Easy Truck Access
Within City Limits
Zoned MA Light Industrial
City Water

Destination	Miles	Drive Time
Beulah, ND	81.63 Miles	1 Hr. 25 Min
Dickinson, ND	103.73 Miles	1 Hr. 33 Min
Minot, ND	113.01 Miles	1 Hr. 53 Min
New Town, ND	151.25 Miles	2 Hrs. 43 Min
Williston, ND	233.09 Miles	3 Hrs. 42 Min



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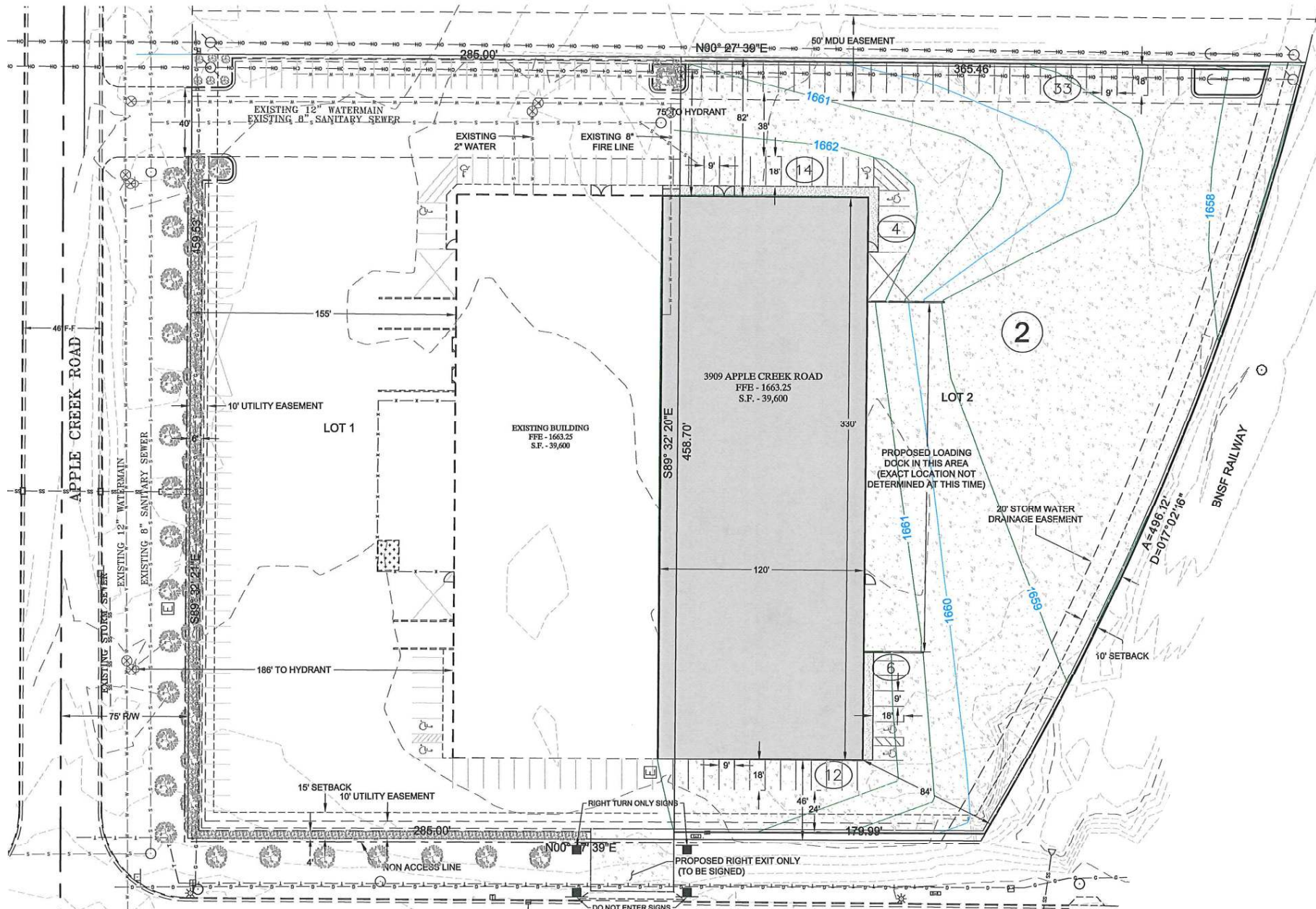


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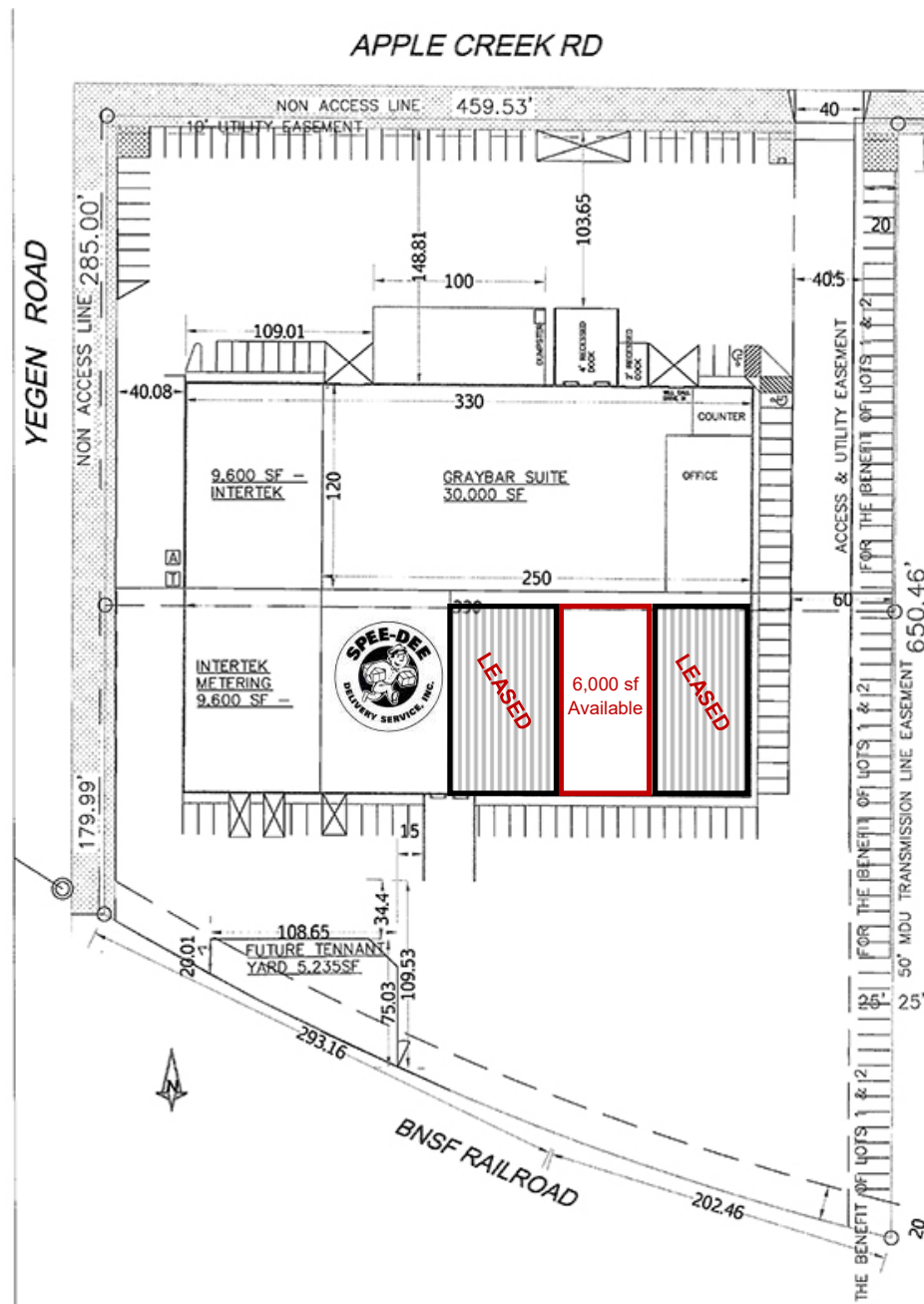
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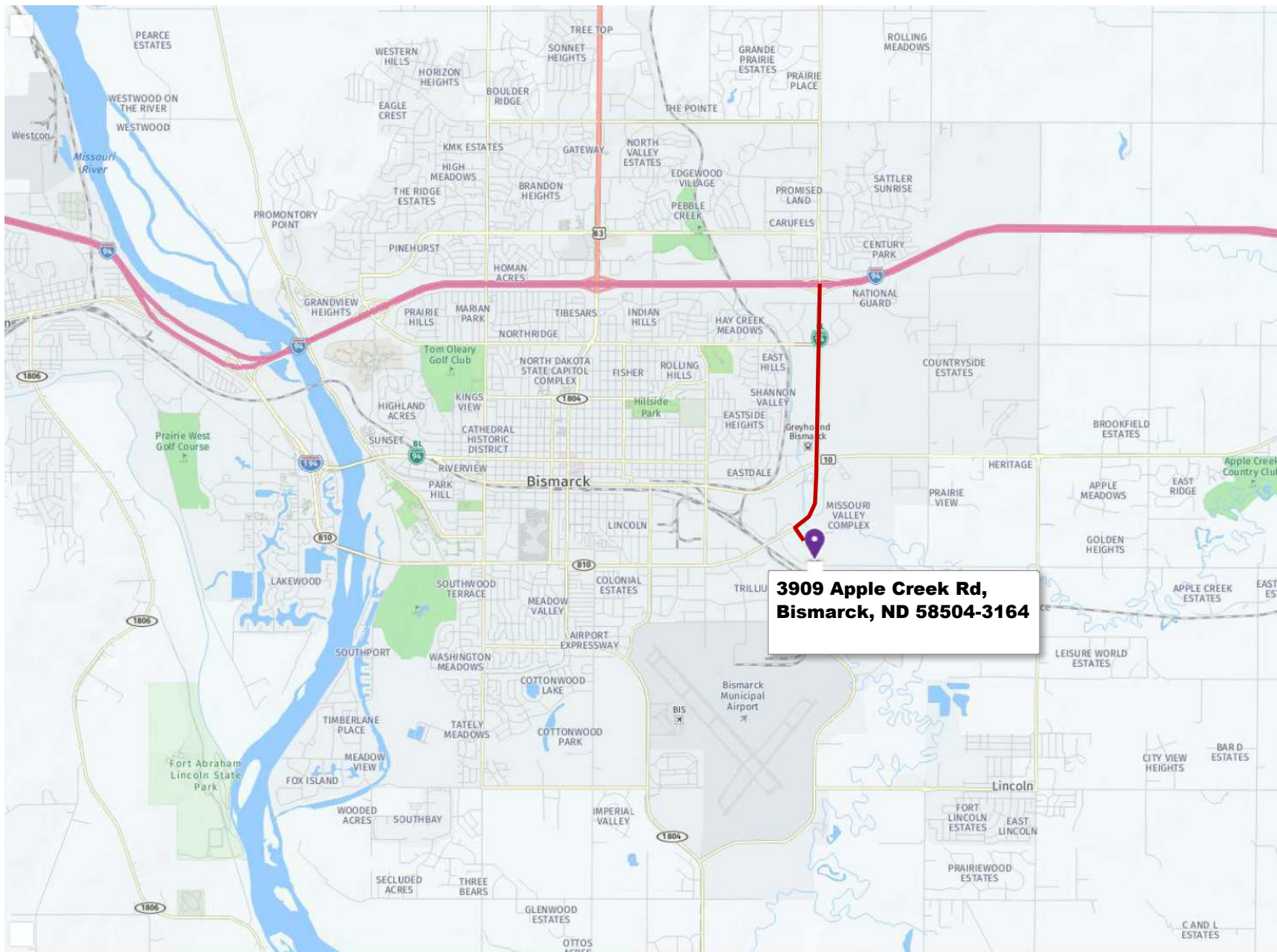
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Site Plan



Site Overview





**3909 Apple Creek Rd,
Bismarck, ND 58504-3164**



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Serving commercial real estate clients with unmatched market knowledge, experience and a well-deserved reputation for integrity.
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