

# Office / Industrial Warehouse

403 Airport Rd & 414 S 22nd St.

Bismarck, ND



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## 403 Airport Road

- Overhead Doors:
  - 10' x 12'
  - 12' x 12'
  - (2) 14' x 14'
  - (2) 16' x 14'
- Sidewalls:
  - Building Length: 90'-14' Sidewalls
  - Building Length: 252'-16' Sidewalls
  - Building Length: 50'-20' Sidewalls
- Floor Drains
- Building Fully Sprinkled
- 1600 Amp 3 Phase 120/208 System  
400 Amp 277/480 sub panel
- Office Area HVAC fan forced natural gas - Honeywell Center Control System
- Building IT Network fully wired to desktop
- Lot asphalt / concrete parking - remainder gravel yard
- Overhead Crane
  - 2 ton Self Standing (Yard Area)
  - (3) 2 ton Overhead Crane (Shop)
- All cubicles and office furniture onsite included in sale
- Built in 1966, (2) Additions in 2003
- Shop Area HVAC fan forced

## 414 S 22nd Street:

- 46,995 sf asphalt parking with employee electrical plug-ins

**\$3,200,000**

**Building: 48,836 sf**

- Site: 257,356 sf
- Zoned: MA - Light Industrial
- Property Fully Fenced
- Ample Parking
- Taxes: \$30,479.06 (2017)
- Specials:  
Balance: \$13,284.89  
Installments: \$5,391.73

## Potential Uses

- Distribution Center
- Manufacturing
- Warehousing
- Fabrication
- Office Services
- Storage

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.



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# Property Review



## 403 Airport Rd

- ID: 015-003-430
- Building: 48,836 sf
- Site: 210,361 sf
- Construction: Red Iron
- Year Built: 1966
- Power: TBD
- Zoned: MA - Light Industrial
- Taxes: \$30,479.06

## 414 S 22nd Street

- ID: 0273-001-125
- Building: N/A
- Site: 46,995 sf
- Zoned: MA - Light Industrial
- Taxes: \$741.16

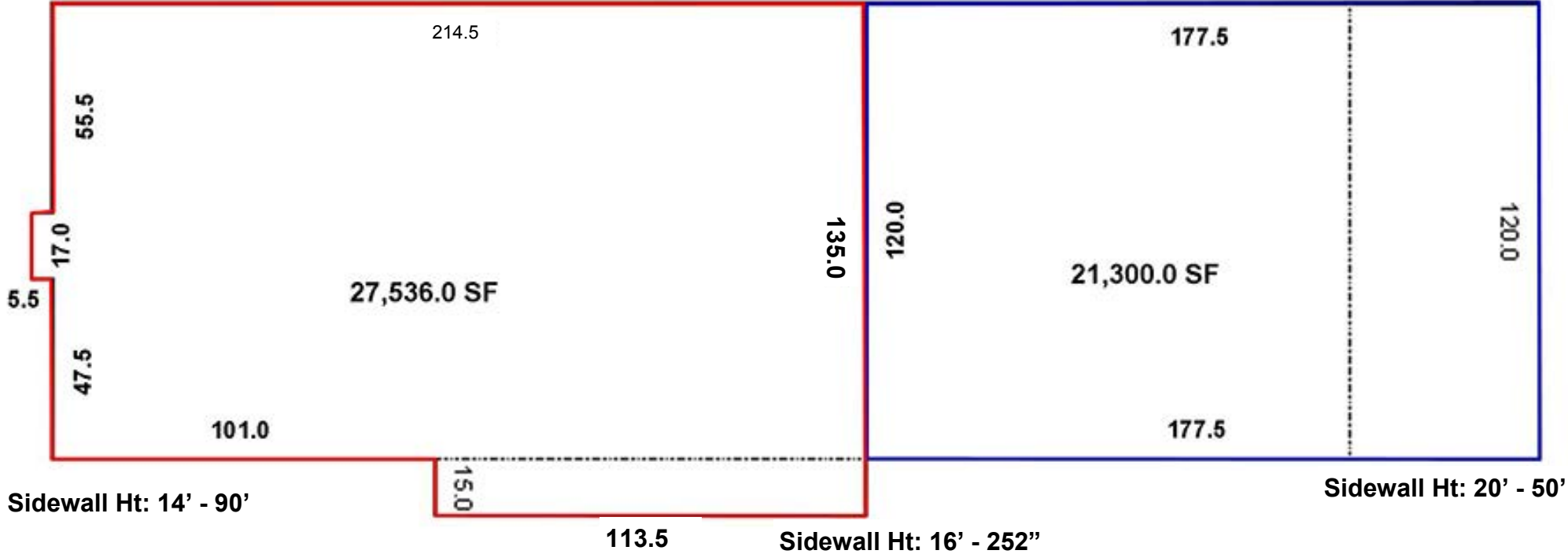
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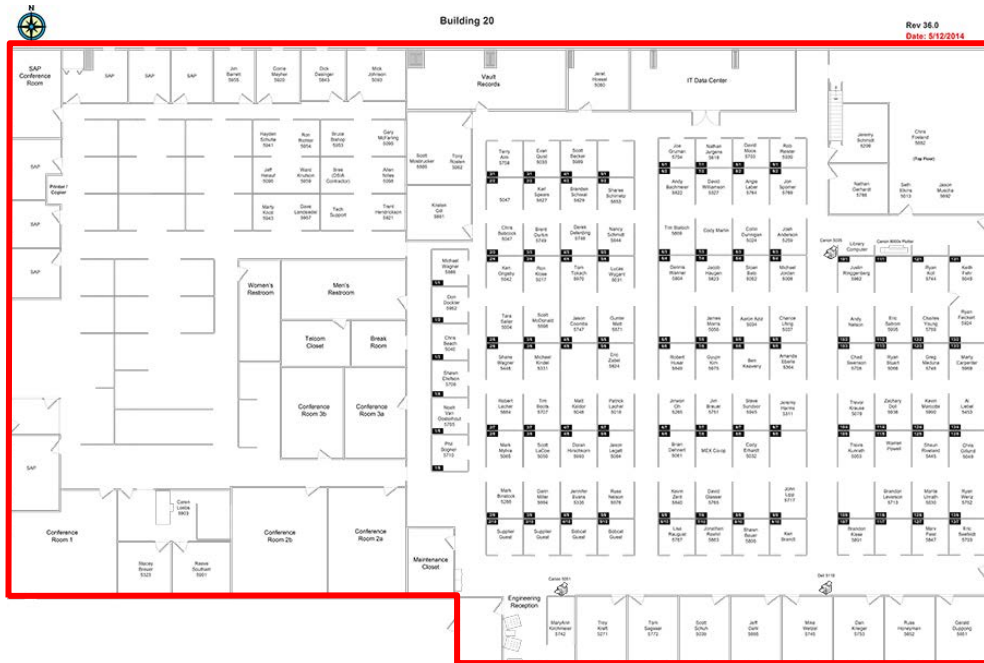
# Floor Plan



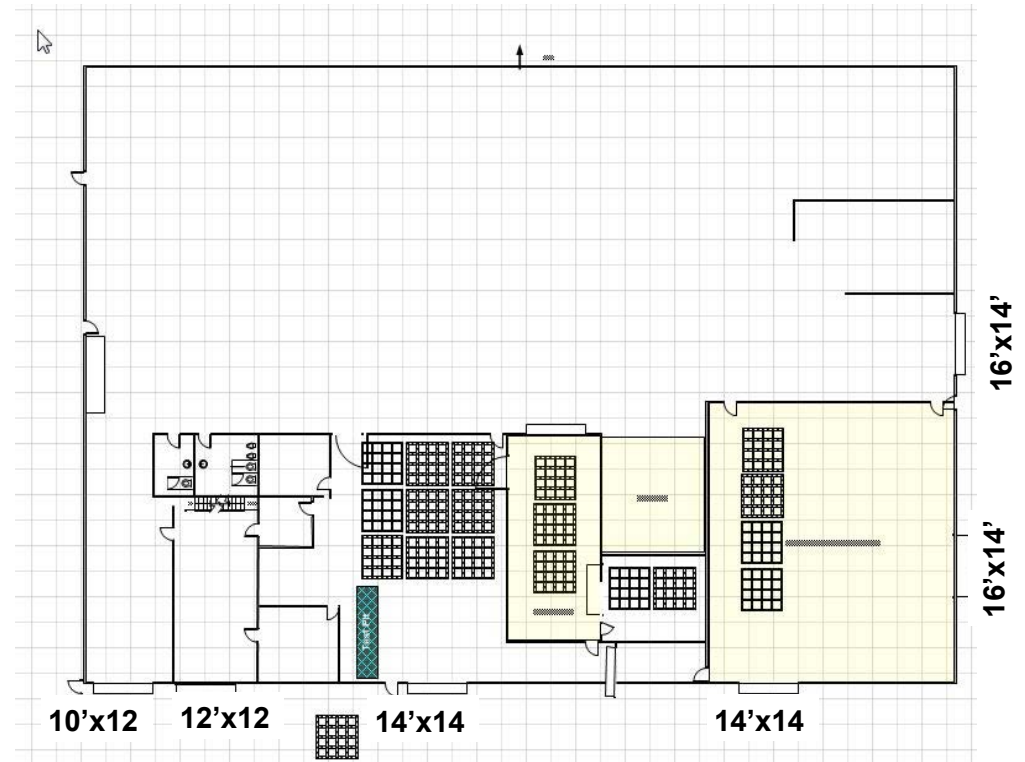
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## Office Area

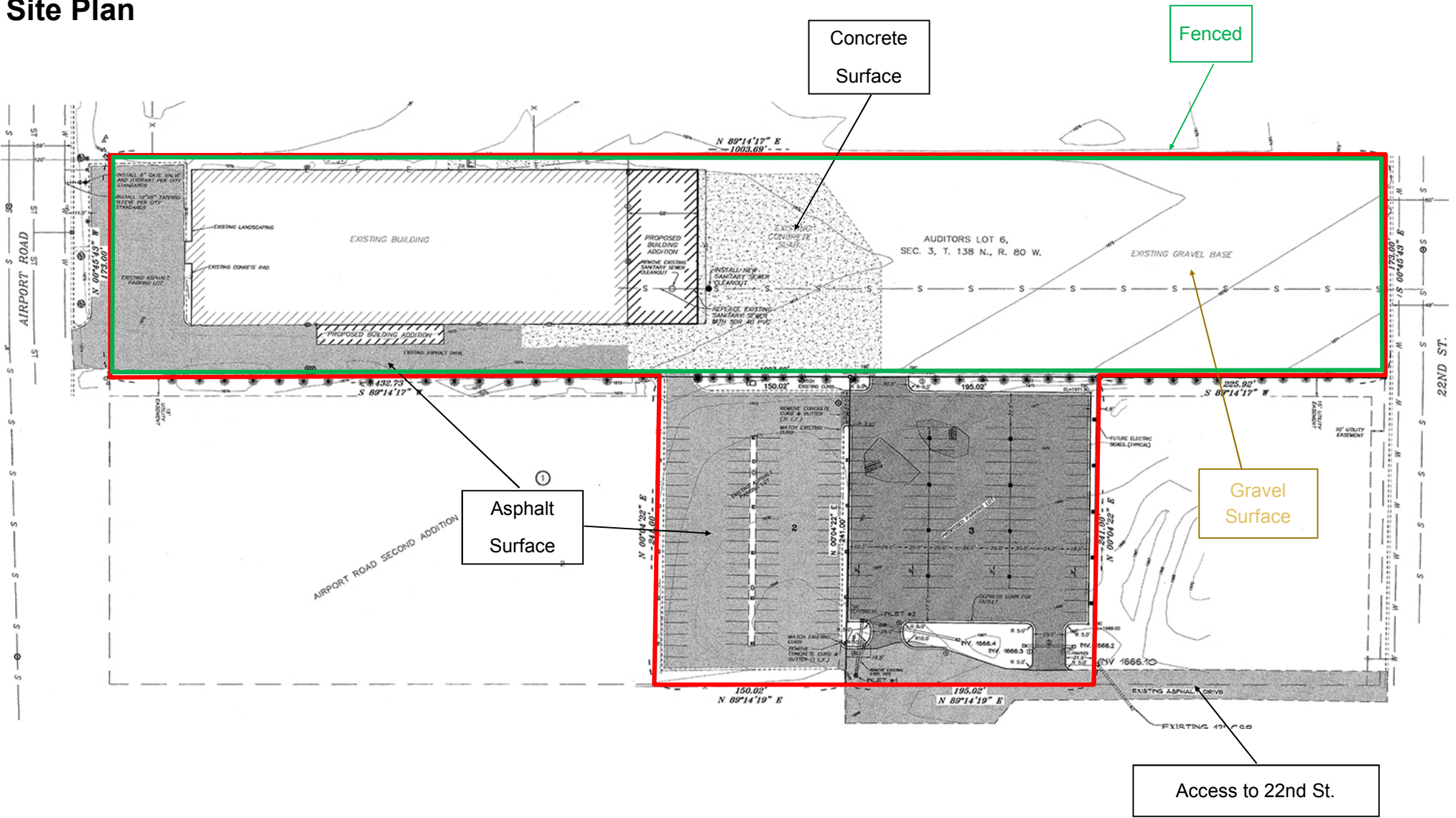


## Shop



Drawings not to scale

# Site Plan



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