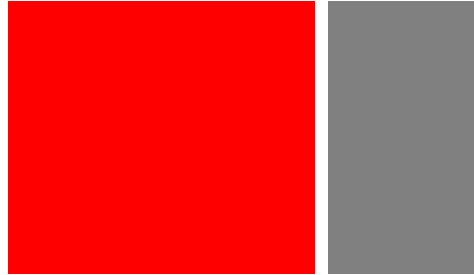


**Industrial Parcel  
1300 Yegen Road – Bismarck ND**

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.



- Lot Size  
435,600 sf  
10 acres
- Sale Price:  
\$5.95 psf  
\$2,591,820
- Zoned MA
- City Service Available
- Taxes \$9,104 (2016)
- Special Assessment  
Installment \$463  
Balance \$2,333

**Contact Information:**

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**Daniel Companies**  
304 E Rosser Ave Suite 200  
Bismarck ND 58501  
701.223.8488 | 701.223.8860 fax

**DanielCompanies.com**



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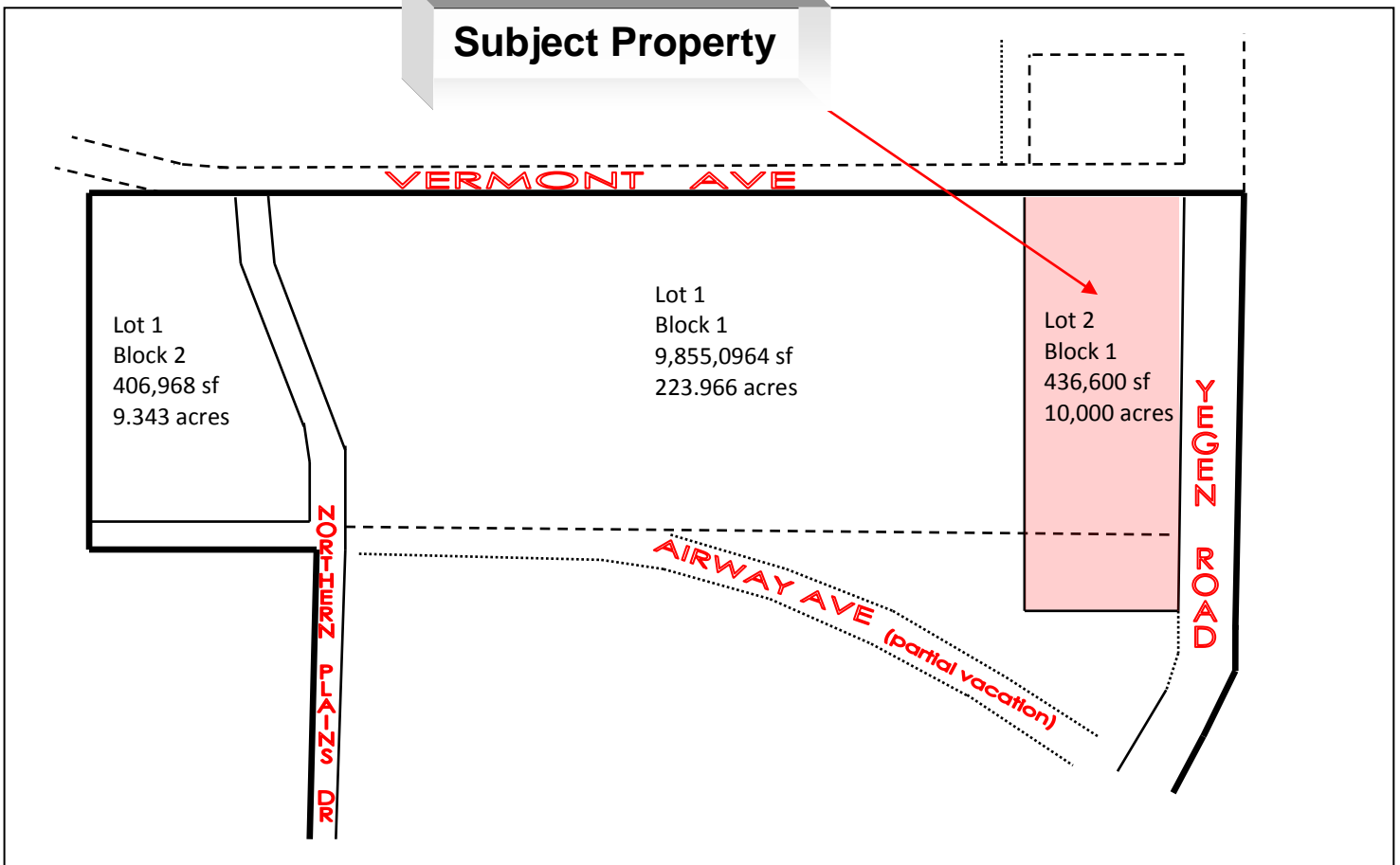
## South Bismarck Location

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

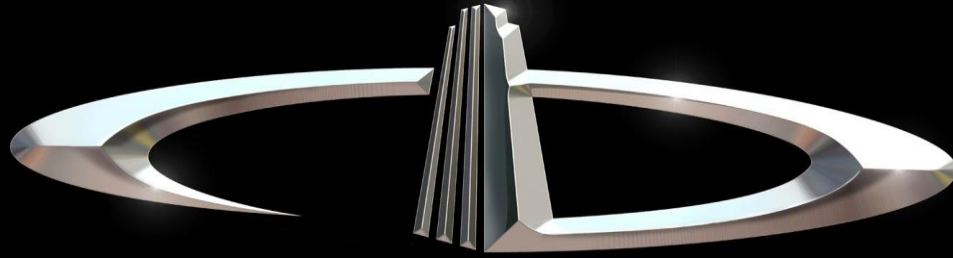
## Potential Uses

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

## Subject Property







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