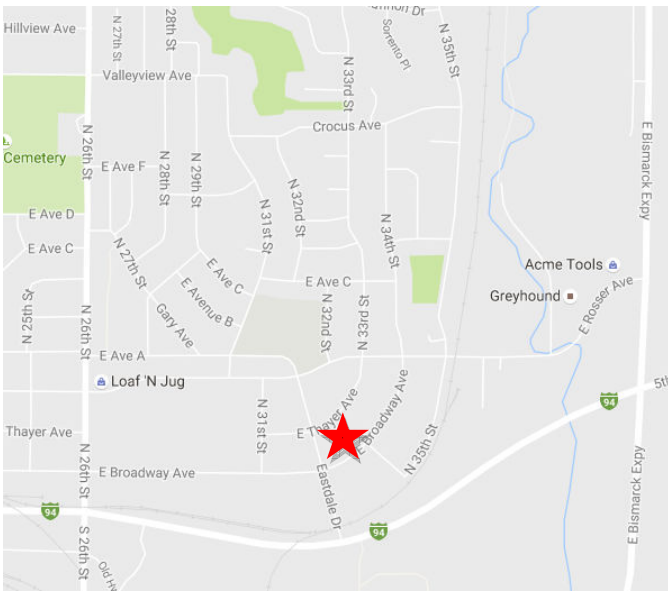




**REDUCED \$410,000 !!**



**DISTRIBUTION / WAREHOUSE /  
RETAIL FACILITY**  
3205 E. Thayer Ave - Bismarck, ND

**Contact Information:**

**Bill Daniel, CCIM**  
701.220.2455  
[Bill@DanielCompanies.com](mailto:Bill@DanielCompanies.com)

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

**Taylor Daniel, REALTOR®**  
701.391.4262  
[Taylor@DanielCompanies.com](mailto:Taylor@DanielCompanies.com)

**Regina Crothers, REALTOR®**  
701.471.3140  
[Regina@DanielCompanies.com](mailto:Regina@DanielCompanies.com)

**FOR SALE OR LEASE**

- Sale Price: \$2,490,000
- Lease Rate: \$6 psf NNN
- Lot Size: Approximately 90,872 sf
- Building Size: 48,867 sf
  - 12,700 sf Office
  - 36,000 sf Warehouse
  - Mezzanine
- 2 Docks w/ 8' x 8' Doors
- 14'x 14' Overhead Door  
12' W x 14' H Door
- Radiant Heat & Forced Air Heat
- Fully Sprinkled Wet Fire Suppression System

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

**DanielCompanies.com**

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.