



## **SPACE AVAILABLE:**

70,000 SF (200'x350')

## **PRICE:**

\$7.50 PSF NNN

## **HIGHLIGHTS:**

- 5 YEAR MINIMUM
- Heat - Natural Gas
- Drive-In Doors + Dock Height Doors
- 24' Clear Height
- 50' x 68'8" Bays
- 1800 amp 270/480 power
- ESFR wet sprinkler, NFPA 13
- Willing to Subdivide



## **Mike Ilse**

Broker Associate | Partner  
Commercial Realtor®

**701.223.2450**

[mike@aspengrouprealestate.com](mailto:mike@aspengrouprealestate.com)



## **Charles Reichert**

Commercial Realtor® | Partner

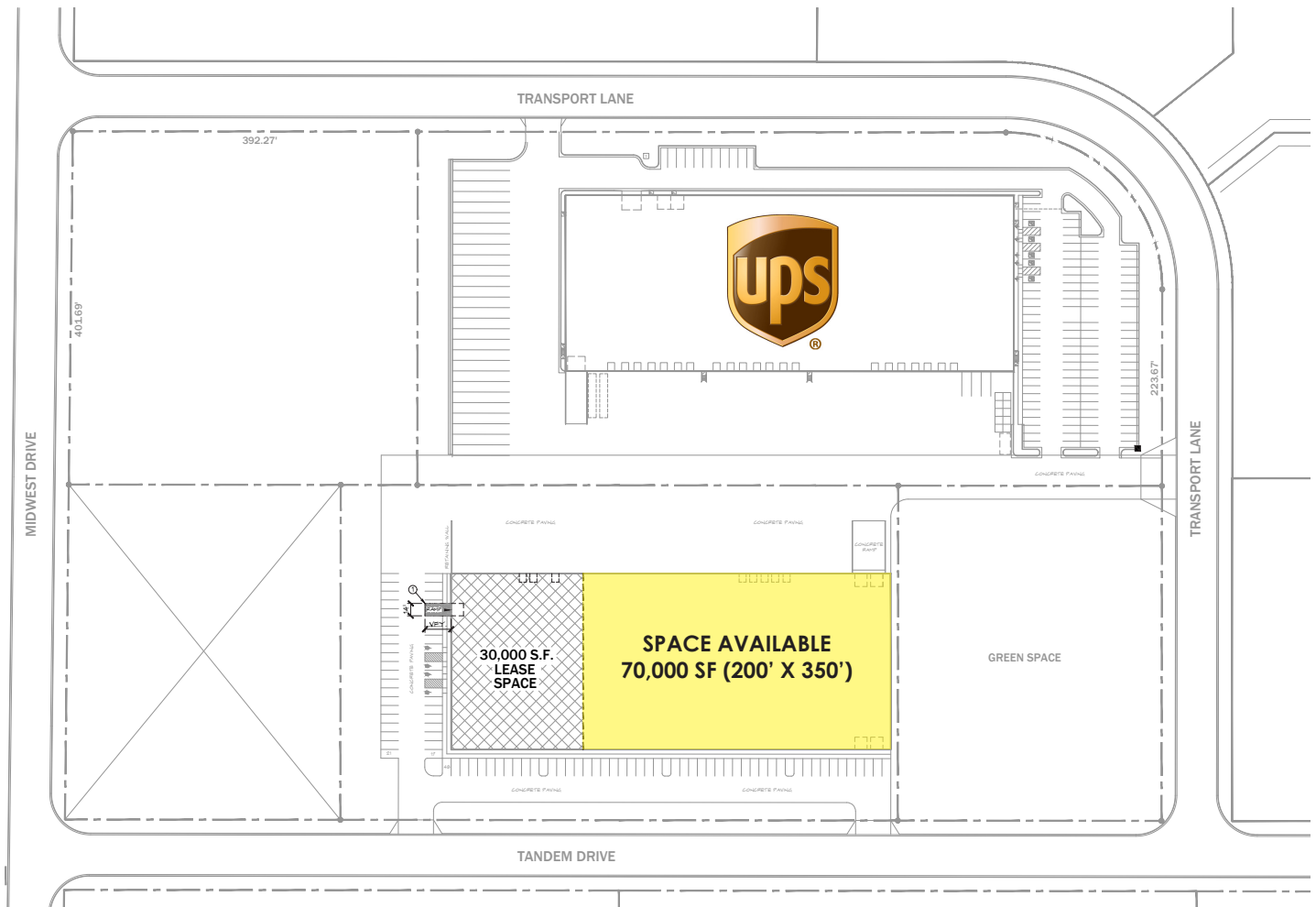
**701.223.2450**

[charles@aspengrouprealestate.com](mailto:charles@aspengrouprealestate.com)

**424 S 3rd Street, Suite 2 | Bismarck, ND | [WWW.ASPENGROUPPREALESTATE.COM](http://WWW.ASPENGROUPPREALESTATE.COM)**

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# PROPERTY DETAILS



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## ADDITIONAL PICTURES



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## DOCK PICTURES



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# DEMOGRAPHICS



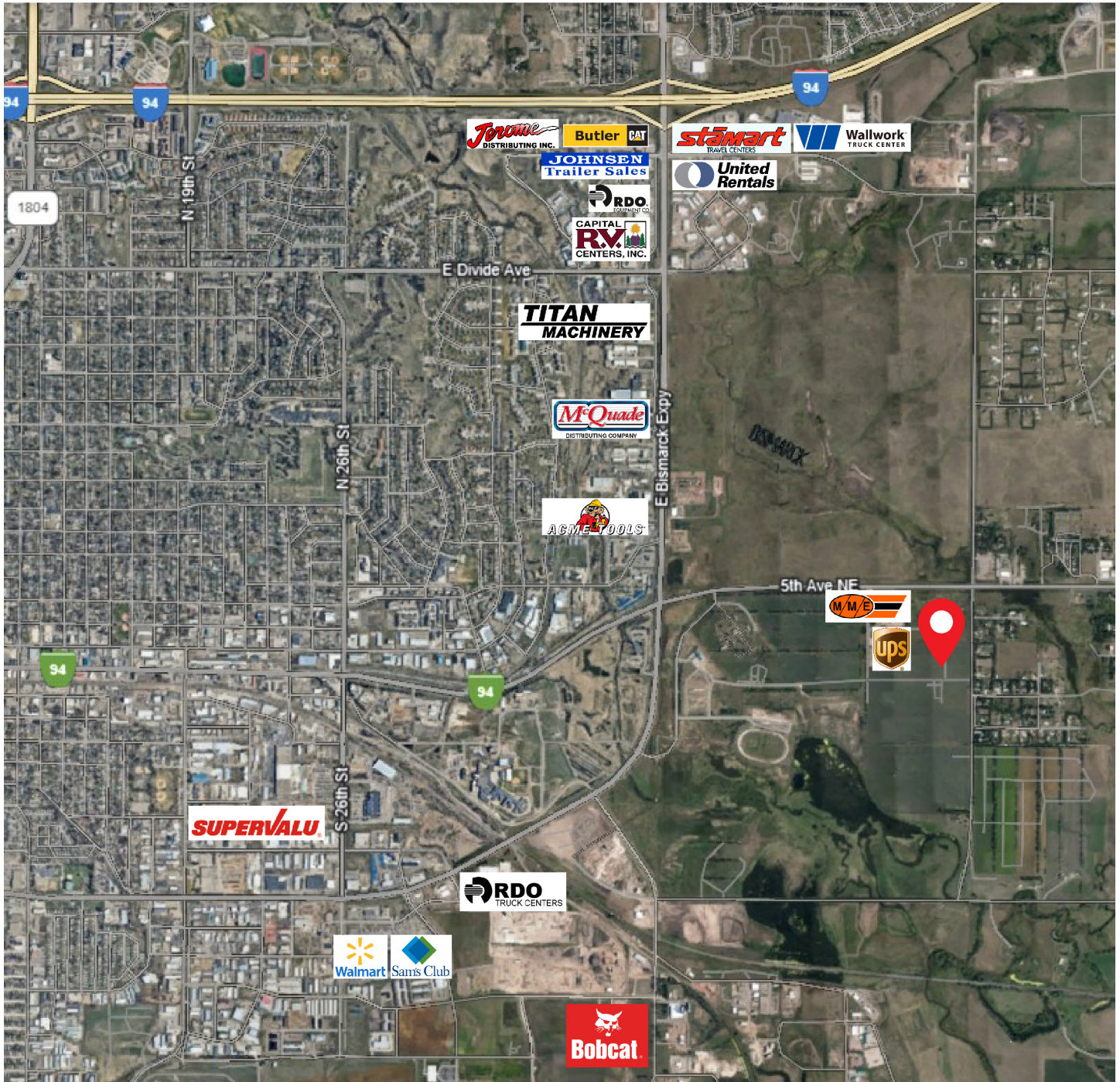
Population	1 Mile	3 Miles	5 Miles
2023 Total Population	475	25,711	75,145
2023 Total Households	121	10,428	32,403
Median Age	36.6	37.4	38.0
2023 Median Home Value	\$439,216	\$305,742	\$325,232
2023 Median Household Income	\$115,402	\$74,374	\$75,630

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# LOCATION MAP



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