



## SPACE AVAILABLE:

90,000 SF\*

\*Can be demised to be 2 separate spaces  
(50,000 SF & 40,000 SF)

## PRICE:

\$12.00 PSF NNN

## HIGHLIGHTS:

- **Located on the corner of the busiest intersection in Bismarck!**
- Large Open Areas separated by a wall
- Both spaces have exterior entrances
- 50,000SF space has mall entrance
- Roof Deck - 17ft to beam
- 5 loading docks (3.5 ft dock height)
- Sprinkler System
- Plumbing
- New Roof put on building
- Pylon Signage Available
- Building Signage Available
- Abundant Parking



**Mike Ilse**

Broker Associate | Partner  
Commercial Realtor®

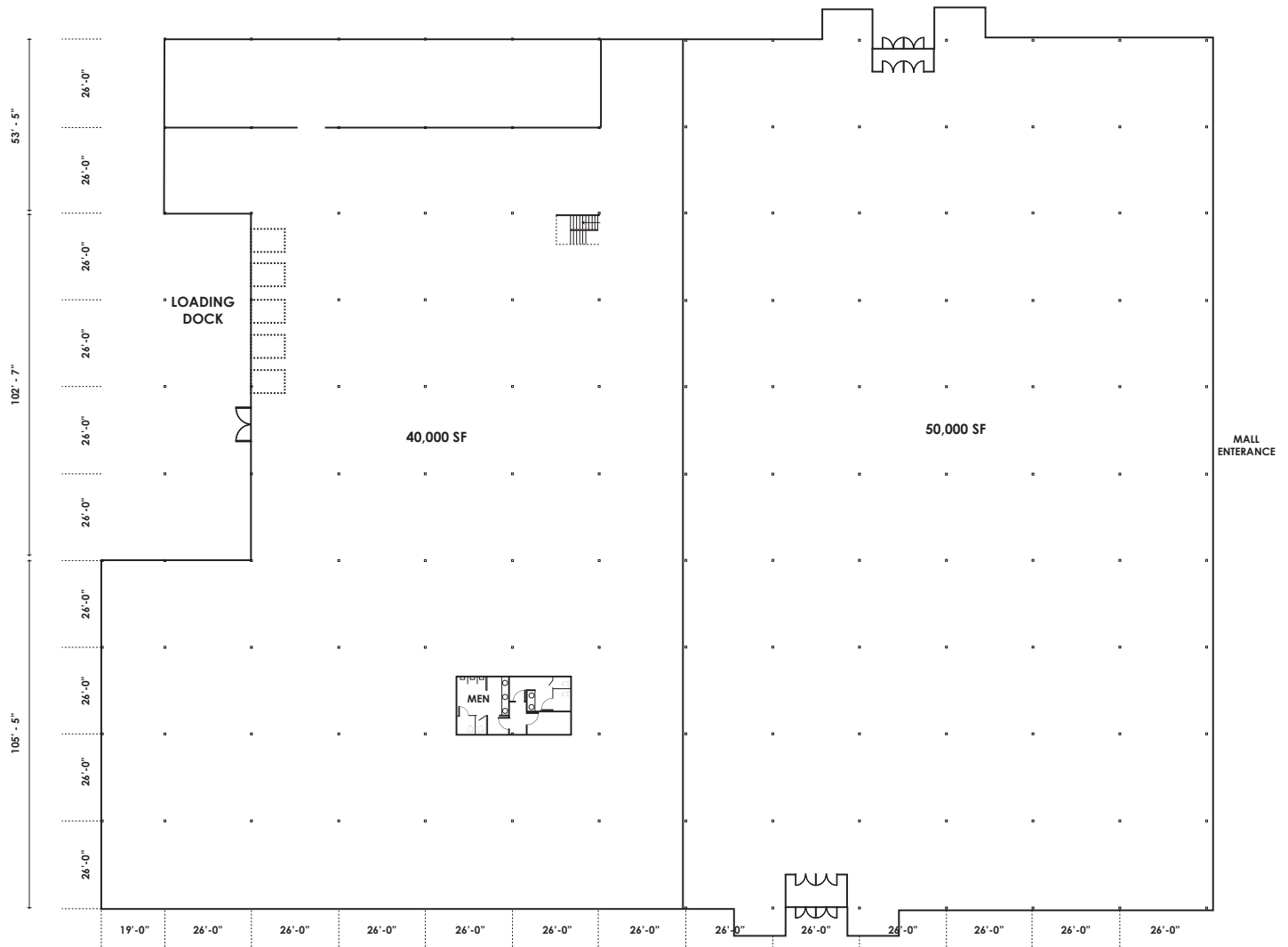
**701.223.2450**

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## FLOORPLAN



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## EXTERIOR PHOTOS



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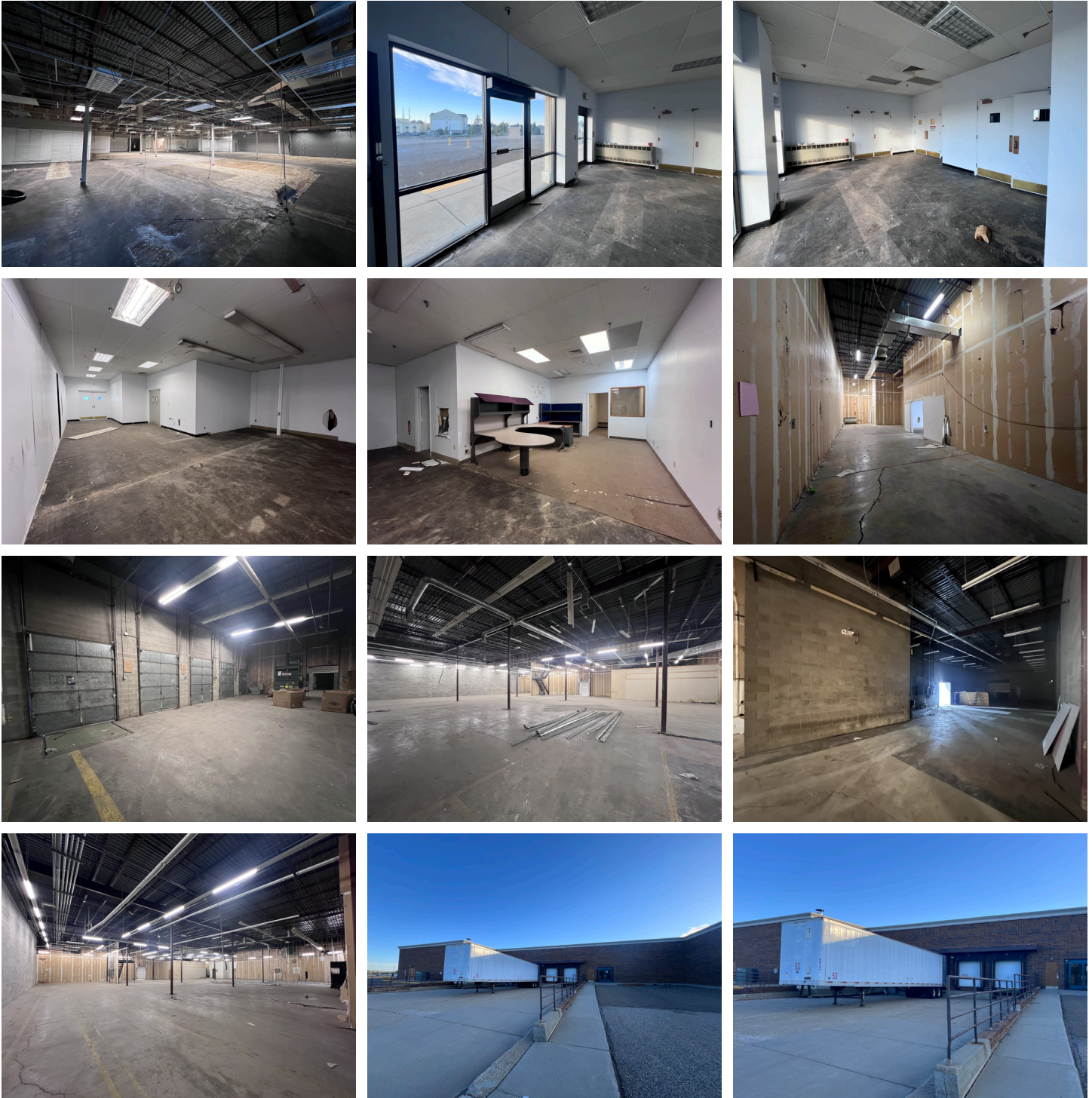
# SITE PLAN



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# PROPERTY PHOTOS - 40,000 SF SPACE



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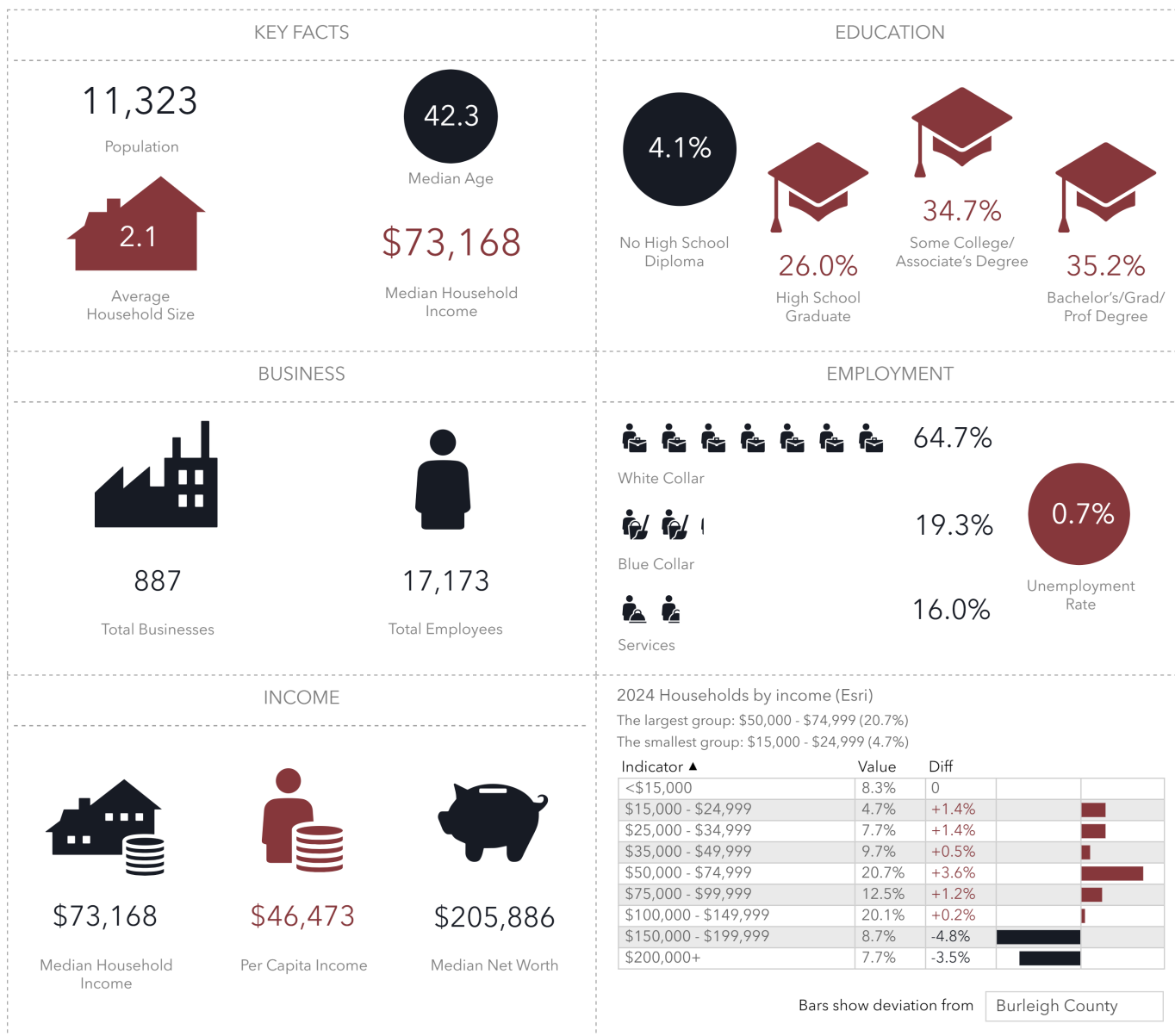
# PROPERTY PHOTOS - 50,000 SF SPACE



# DEMOGRAPHICS 1 MILE

## Key Facts

2700 State St, Bismarck, North Dakota, 58503  
Ring of 1 mile



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024). © 2024 Esri

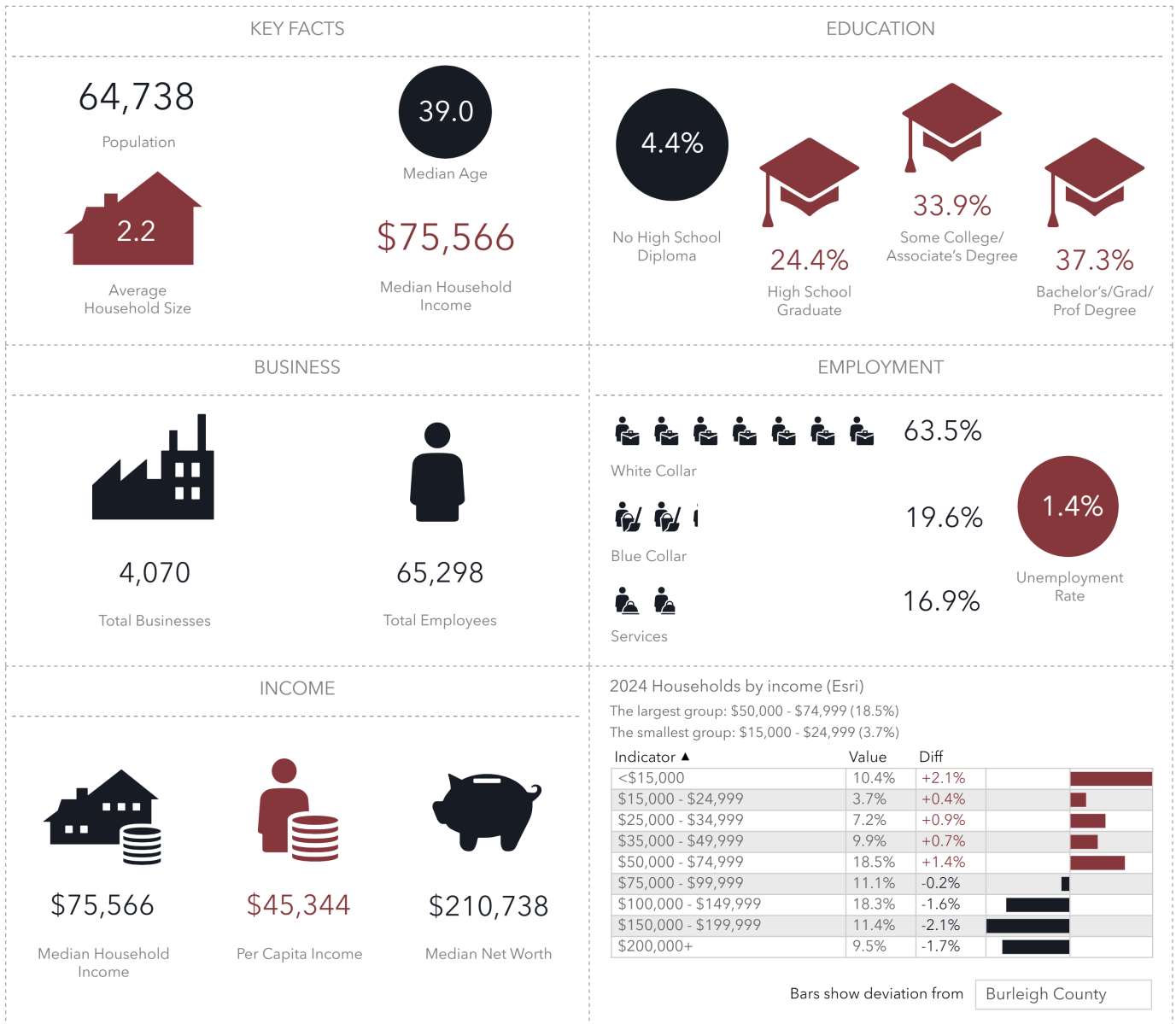
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# DEMOGRAPHICS 3 MILE

## Key Facts

2700 State St, Bismarck, North Dakota, 58503  
Ring of 3 miles



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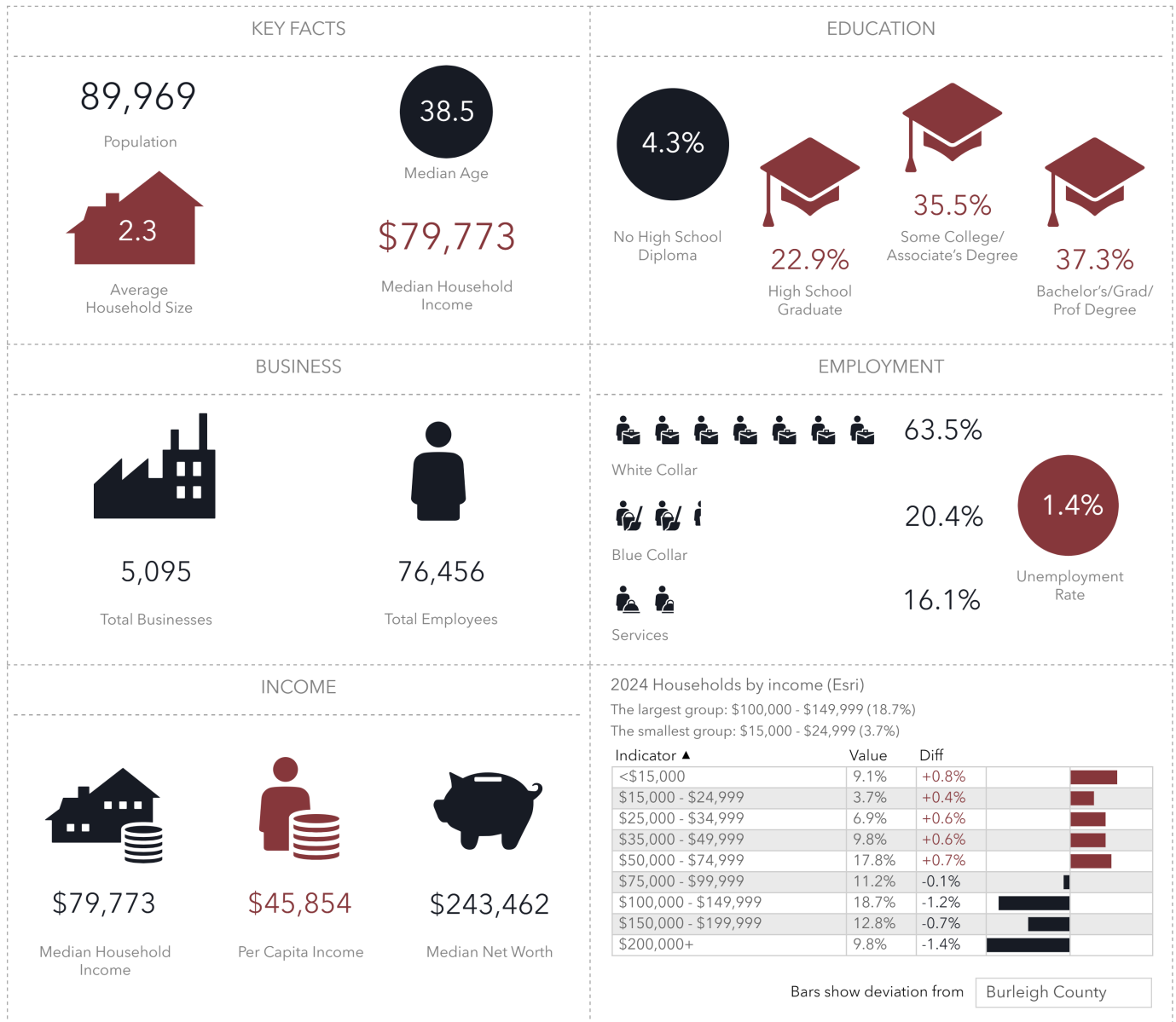
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# DEMOGRAPHICS 5 MILE

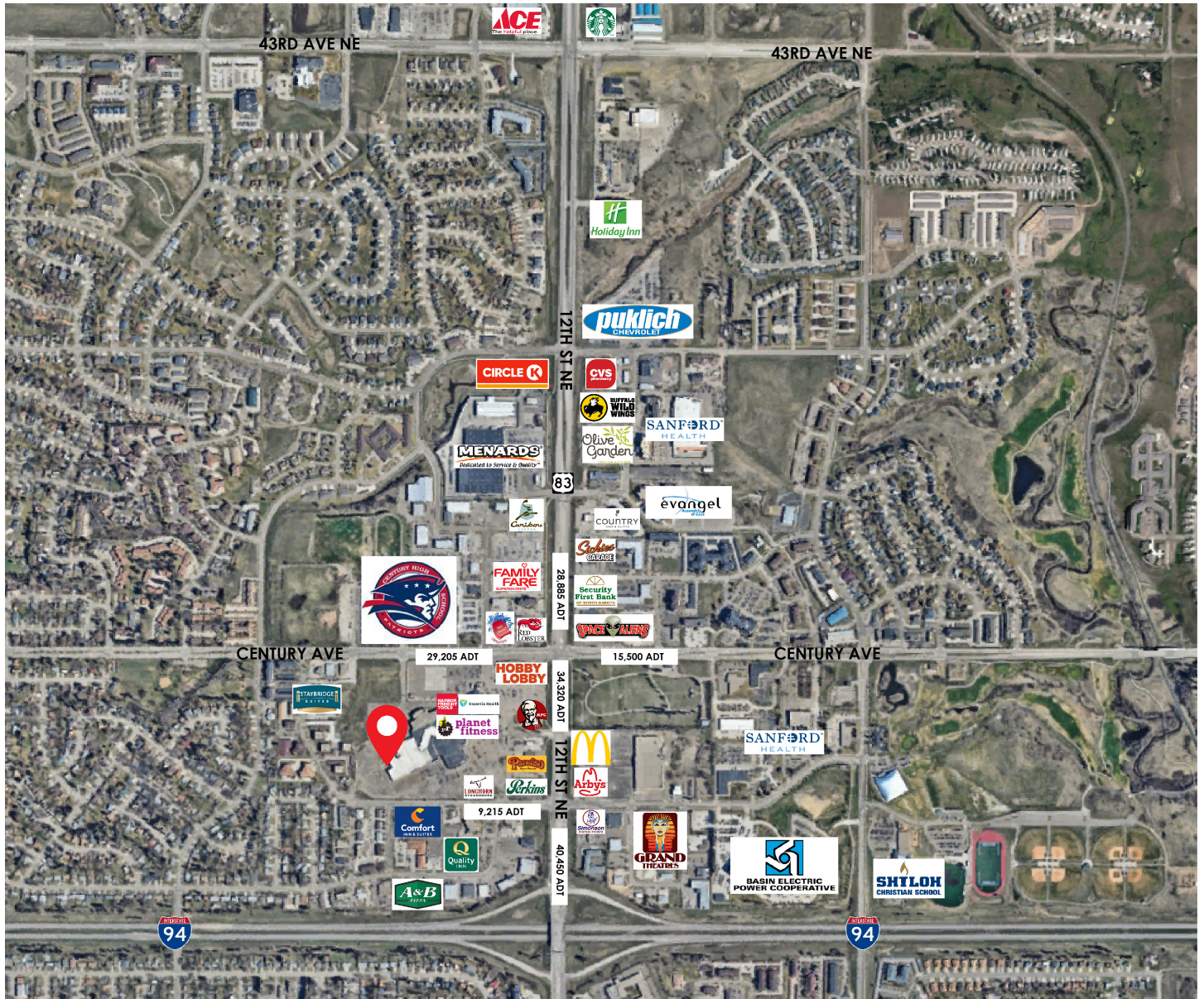
## Key Facts

2700 State St, Bismarck, North Dakota, 58503  
Ring of 5 miles



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024). © 2024 Esri

# LOCATION MAP & TRAFFIC COUNTS



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