

# WAREHOUSE / INDUSTRIAL SPACE FOR SALE

**Sale Price: \$1,290,000**

**6801 North 27th Avenue  
Grand Forks, ND 58203**



- Built in 2015
- 9,520sqft clear span warehouse
- Currently split into two - 4,760sqft bays
- 68' deep x 140' wide
- 16' sidewalls
- Reinforced concrete footings/foundation walls
- 6" 4,000psi interior slab on grade
- Insulated/heated with large commercial grade propane heaters
- Floor drains



**For More Information Contact:  
Duane Wages**

**Cell: 701.330.9632  
Office: 701.772.3101**





220 amp electrical service  
3-phase  
4-14'x14' o/h doors  
2 ADA compliant restrooms  
Electrical room and office  
Connected to city services  
Paved roads leading to property  
Additional outdoor storage space

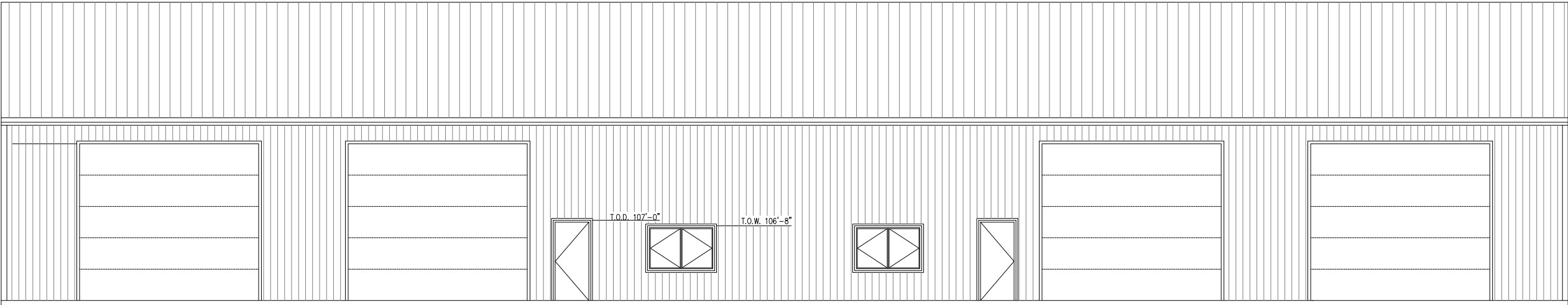


For More Information Contact:  
**Duane Wages**

Cell: 701.330.9632  
Office: 701.772.3101

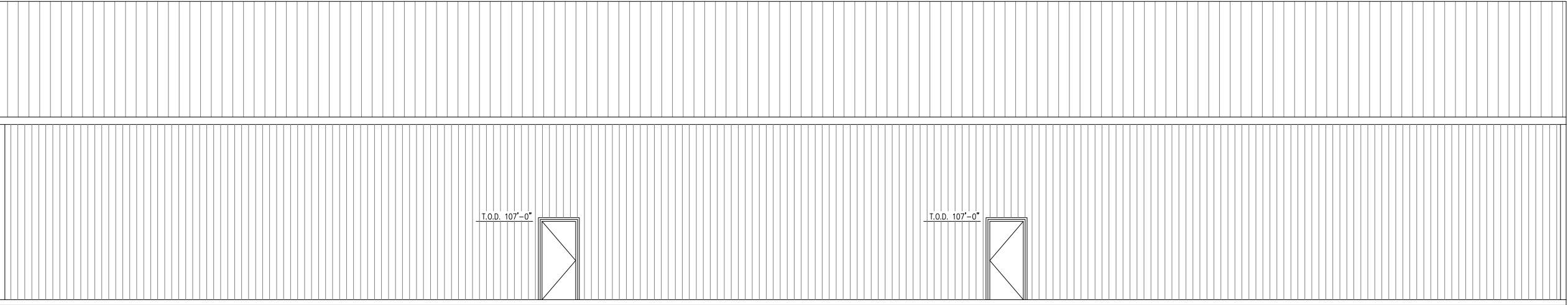


T.O.W. 116'-0"  
T.O.D. 114'-0"  
T.O.F.F. 100'-0"



1 FRONT ELEVATION  
A1 3/32"=1'-0"

T.O.W. 116'-0"  
T.O.F.F. 100'-0"



2 BACK ELEVATION  
A1 3/32"=1'-0"

May 2, 2014

INDUSTRIAL CONTRACT SERVICES

2500 MILL RD. BOX 13158, GRAND FORKS, ND 58208 Ph: (701) 775-8440 Fx: (701) 775-8479

GENERAL CONTRACTORS - COMMERCIAL - INDUSTRIAL - MUNICIPAL - HEAVY MECHANICAL

ICSI

GENERAL CONTRACTOR

INDUSTRIAL CONTRACT SERVICES

NEW WAREHOUSE BUILDING

ELEVATIONS

NUMBER

A1

NUMBER

A1

DRAWN BY

TAH

CHECKED BY

RL

DATE

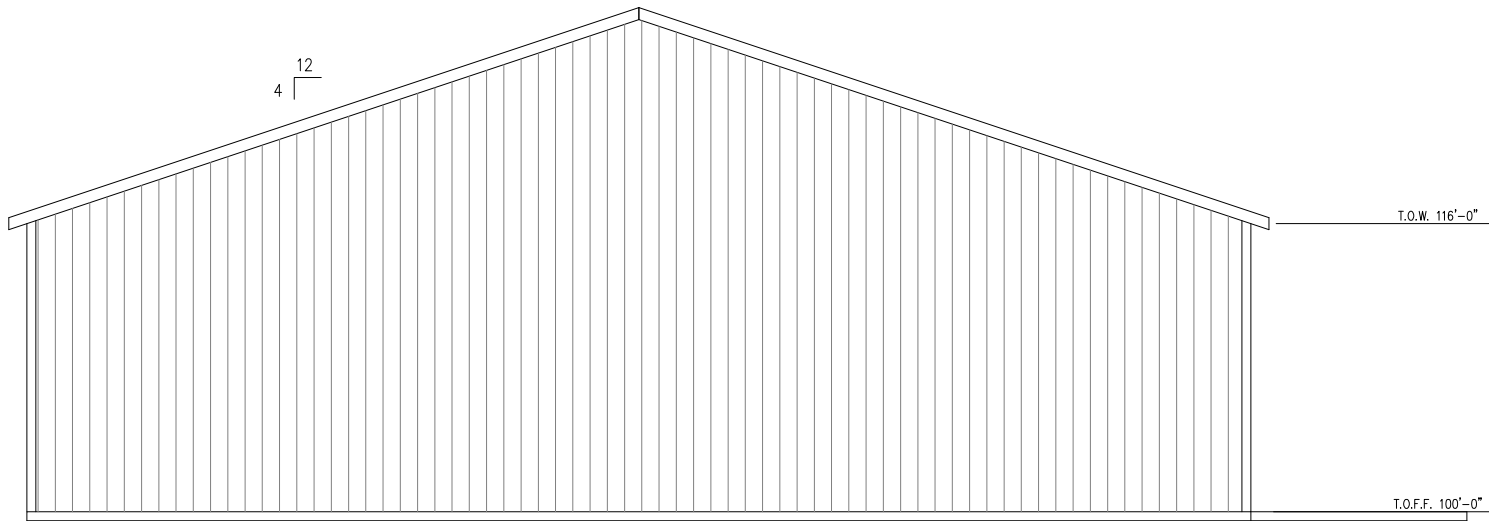
1/31/2014

SCALE

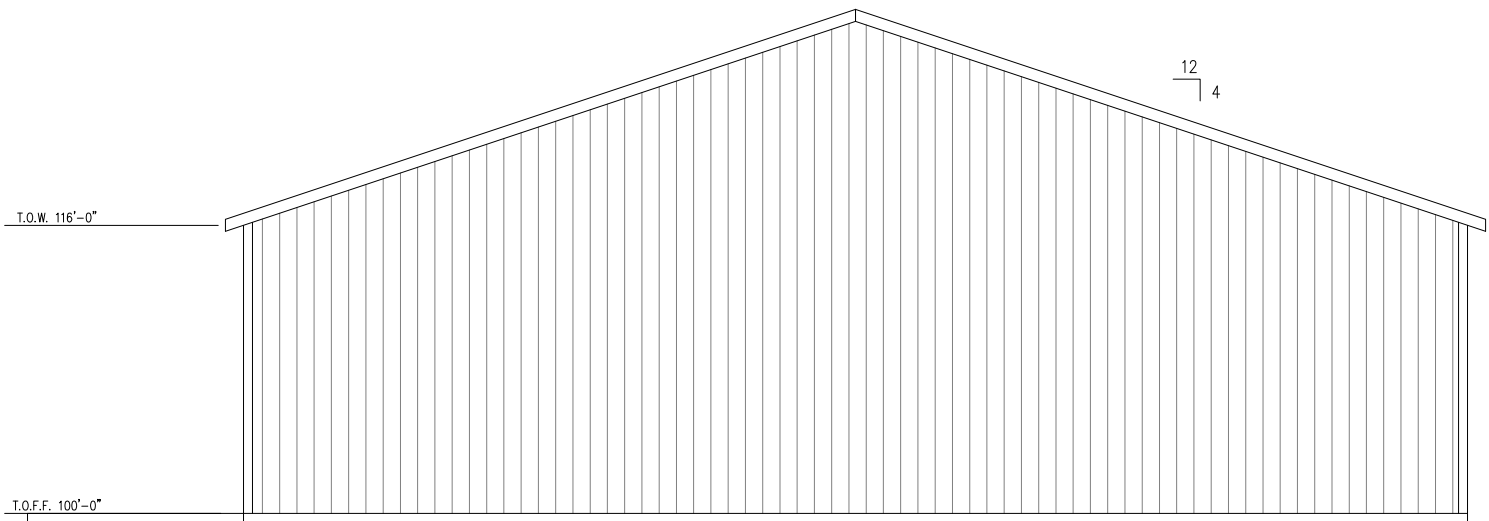
3/32" = 1'-0"

REV DATE

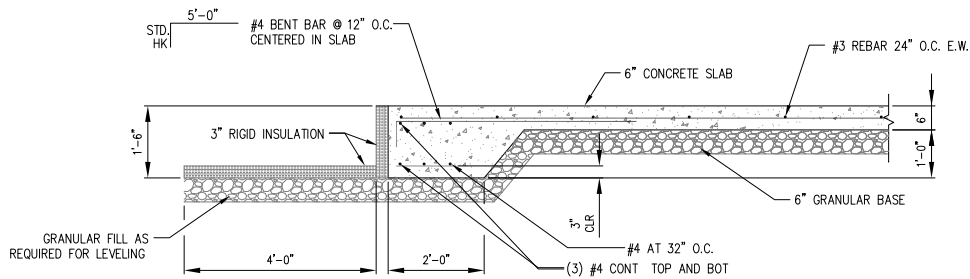
5/2/2014



1  
A2 LEFT ELEVATION  
3/16"=1'-0"

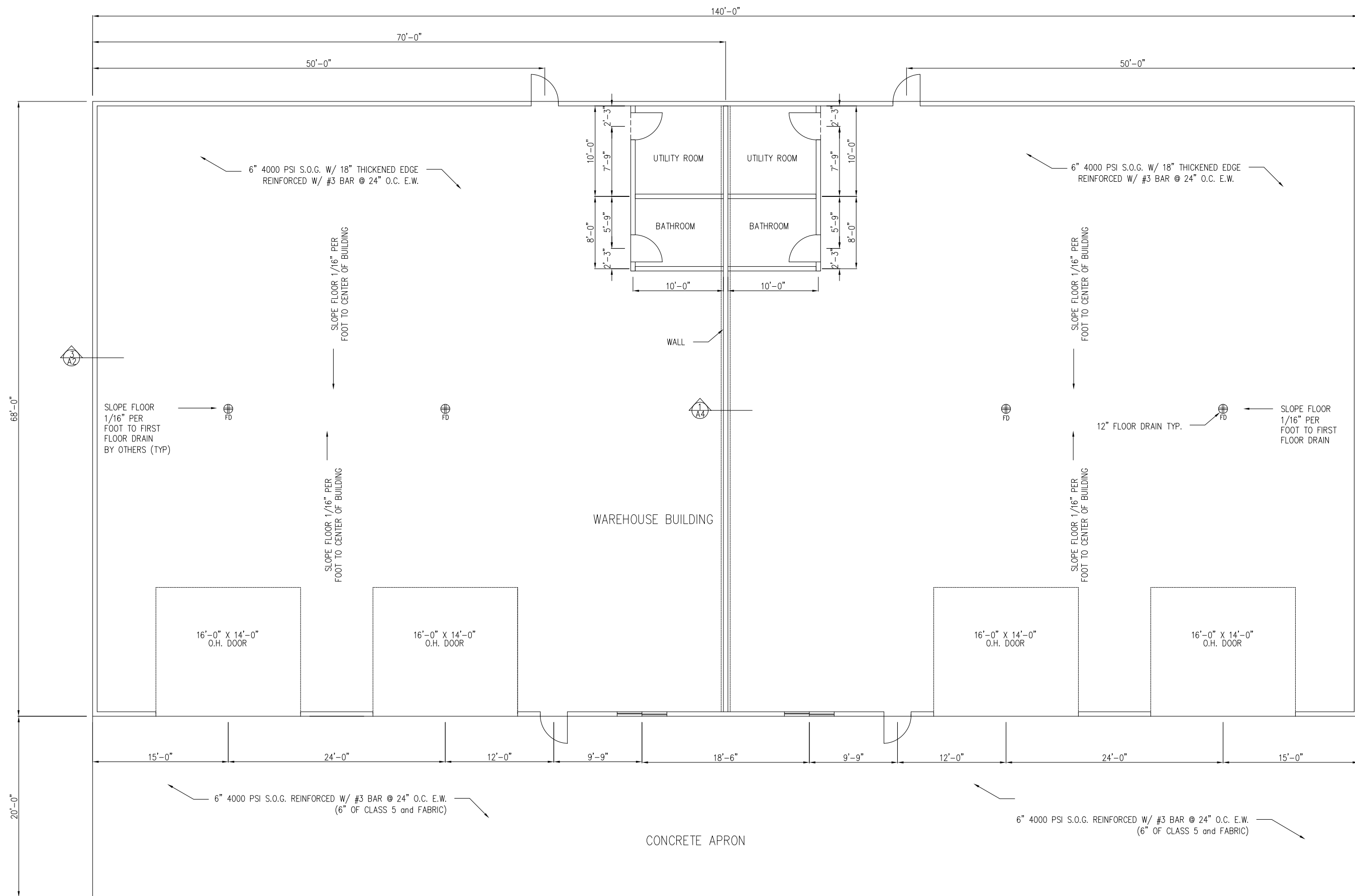


2  
A2 RIGHT ELEVATION  
3/16"=1'-0"



3  
A2 SLAB DETAIL  
1/4"=1'-0"





1 FRONT ELEVATION  
A1 3/32"=1'-0"

1. EVERY 3,000 SQ. FT. NEEDS TO HAVE DARFT PROTECTION.  
(1 SIDE OF TRUSS SHALL HAVE 1/2" SHEETROCK). TYP. OF 4 SPOTS.

4/12 PITCH  
12" HEEL  
12" OVERHANG  
FULL HEIGHT GABLES  
2x8 TOP CHORD  
2x8 BOTTOM CHORD

DEFLECTION =  
L/360 LIVE LOAD  
L/240 DEAD LOAD

CATEGORY 1  
THERMAL FACTOR 1.2  
90 MPH WIND  
PARTIALLY ENCLOSED  
EXPOSURE C

LOADING  
25# ROOF LIVE  
35# GROUND SNOW  
7# TC DL  
5# BC DL

6093# END REACTION  
1570# UPLIFT

MATERIALS:  
REINFORCING BARS

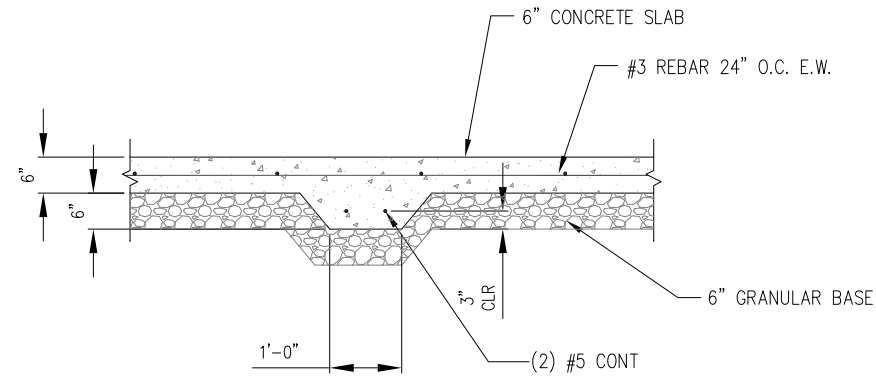
ASTM A615 GRADE60, FABRICATED TO  
CRSI STANDARDS

WOOD STUDS/PURLINS/GIRTS  
MISC. BLOCKING  
WALL TOP PLATE  
SILL PLATES

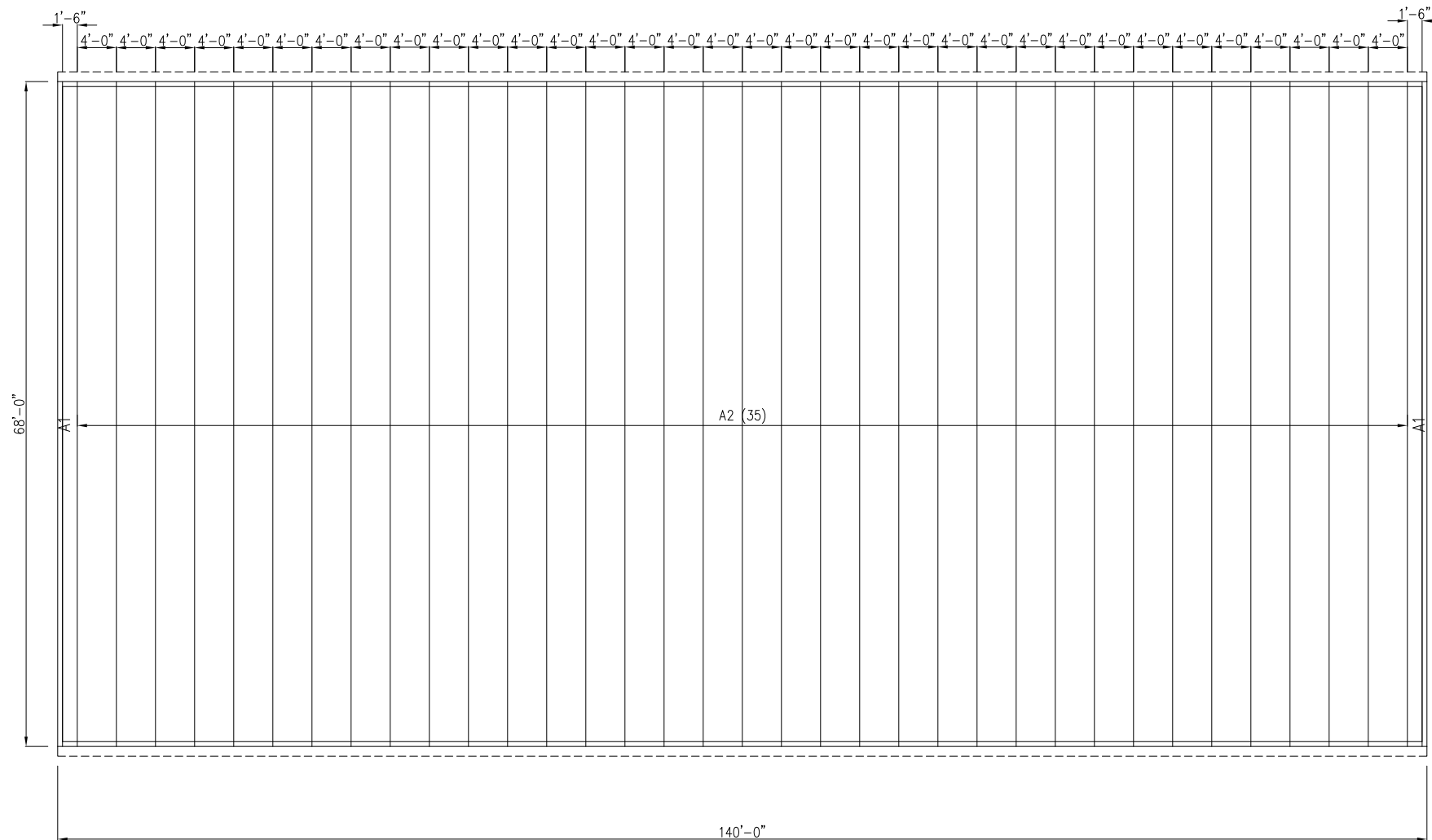
SPF #2 OR BETTER  
SPF STUD GRADE  
DFL #2 OR BETTER  
SP #2 (PRESERVATIVE TREATED)

TO EACH SUPPORT PROVIDE:

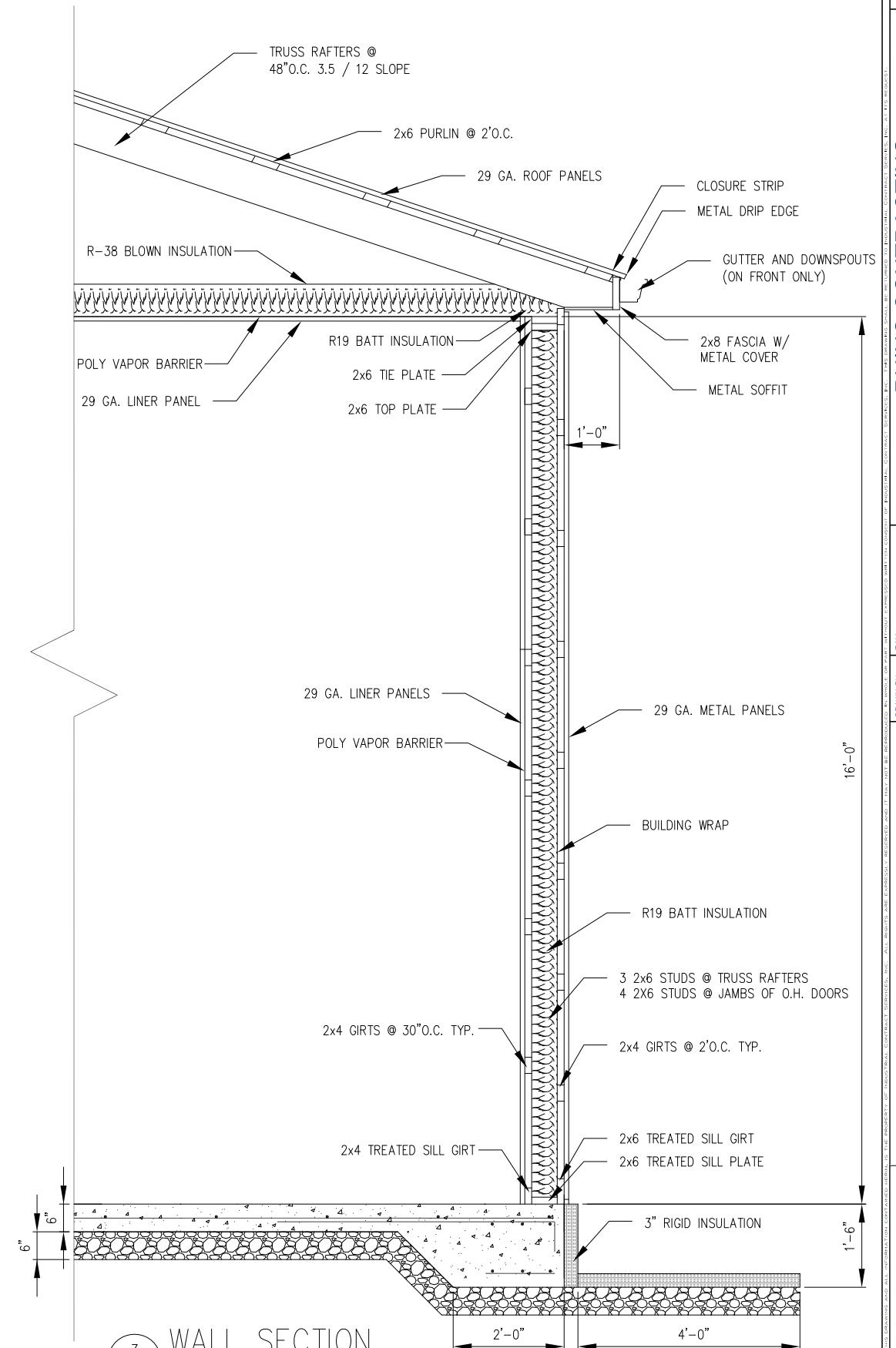
- (2) 16d NAILS & (1) 4" LONG RING SHANK NAIL
- (3) 16d NAIL OR (3) 3/8" TORX SCREWS @ ROOF CORNER ZONES (8'X8' AREA @ CORNERS)



1 THICKENED SLAB FOR PARTITION WALL  
A4 3/8"=1'-0"



2 ROOF PLAN  
A4  
1/16"=1'-0"

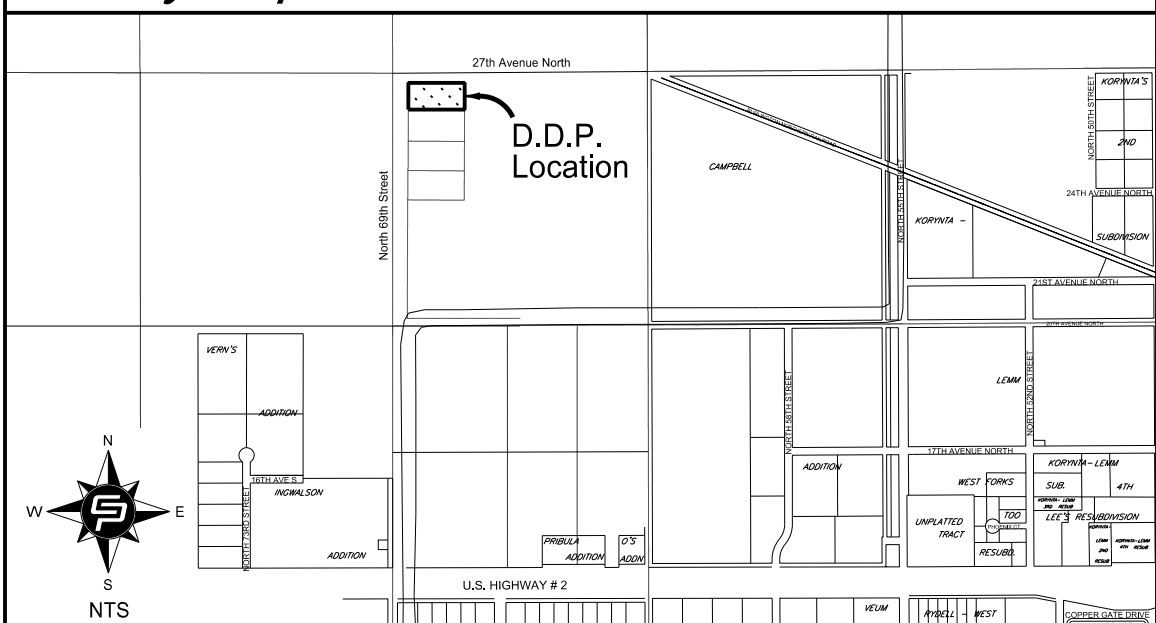


3  
A4

---

3/8"=1'-0"

1. All underground utility work shall be done in accordance with the City of Grand Forks Standard Construction Specifications and current Special Provisions. These documents are available at the Grand Forks Engineering Department.



Boundary Line	Existing 1' Contour Line	--- 842 ---
Existing Lot Line	Property Corner	○
Section Line	Proposed Curb & Gutter	=====
Easement Line	Proposed Sign	▽
Access Control Line	Proposed Sanitary Sewer	----- SAN FM ---
Existing Manhole	Proposed Sanitary Foremain	----- SAN FM ---
Existing Watermain	Proposed Grinder Pump Station	○
Existing Concrete Pavement Line	Proposed Watermain	-----
Existing Gravel Line	Proposed Curb Stop	⊗
Existing Sign	Proposed Storm Sewer	-----
Existing Sanitary Foremain	Proposed Flared End Section	----- SAN FM ---
Existing Overhead Power Line	High Point Line	-----
Existing Power Pole	Flow Arrow	↖
Existing Gas Main	Proposed Grade Elevation	FL 836.10
Existing Electrical Line	Proposed Bollard	*
Existing Telephone Line	Proposed 5' Contour Line	----- 835 -----
Existing Telephone Pedestal	Proposed 1' Contour Line	----- 834 -----
Existing Culvert	Proposed Building	▬
Existing Spot Elevation		837.9
Existing 5' Contour Line		835

	Square Feet	Percentage
Building Lot	180,512	100.0%
Buildings	19,040	10.5%
Paving	5,600	3.1%
Gravel Surface	51,896	28.8%
Impervious Surface Area	76,536	42.4%
Max Impervious Area	153,520	85.0%
Open Space	104,076	57.6%

Industrial: (C) Warehouse: One (1) off-street space for each two (2) employees on the major work shift or one (1) space for each two thousand (2,000) square feet of gross floor area, whichever is greater, plus one (1) space for each company vehicle regularly stored on the premises.

Parking spaces required: 14  
ADA spaces required: 1  
Total parking spaces required 15

Parking spaces provided: 16  
ADA spaces provided: 2  
Total parking spaces provided 18

1. Information for underground utility locations, sizes and materials was compiled from maps and records, supplemented by field locations of facilities visible at ground level.
2. Water service & sewer services / foremain shall have a minimum of 8 feet of cover. Maintain 10 feet horizontal and 18 inches vertical clearance between sewers and water service. Pipe and fitting for sanitary foremain shall be suitable for use with wastewater.
3. Existing utilities are shown in approximate manner only, contractor shall verify location, size, material and elevation of all underground utilities, whether or not shown on this drawing. As necessary to accommodate proposed construction.
4. Contractor shall notify North Dakota One Call (1-800-795-0555) 48 hours, (two) working days, not including holidays or weekends prior to any excavation on site.
5. Contractor shall examine site to determine any changes in topography which may have occurred since the time of survey.
6. Contact City of Grand Forks Inspector at 701-746-2651 prior to working in Right-of-Way.
7. All underground utility work within the city Right-of Way shall be done in accordance with the City of Grand Forks Standard Construction Specifications. The Detail Development Plan is subject to approval by the Grand Forks Engineering Department.
8. Landscaping shall conform to section 18-0309.
9. All driveways shall be installed according to the Grand Forks Construction Standard Manual.
10. For the location and detailed drawings of all signs must be submitted to the Planning Department prior to the sign permit being issued.
11. Dimensions are as shown.
12. The exterior mechanical equipment shall be adequately screened.
13. A variance was approved on August 21, 2014 by the Board of Adjustment, for a delay in paving for 8 plus years in order to develop the property for a storage building. All parking and access drives to the right-of-way will be required to be paved by November 18, 2022.
14. Soils have a high alkali content and not conducive to establishment of trees and shrubs, therefore bufferyard requirements are not required.

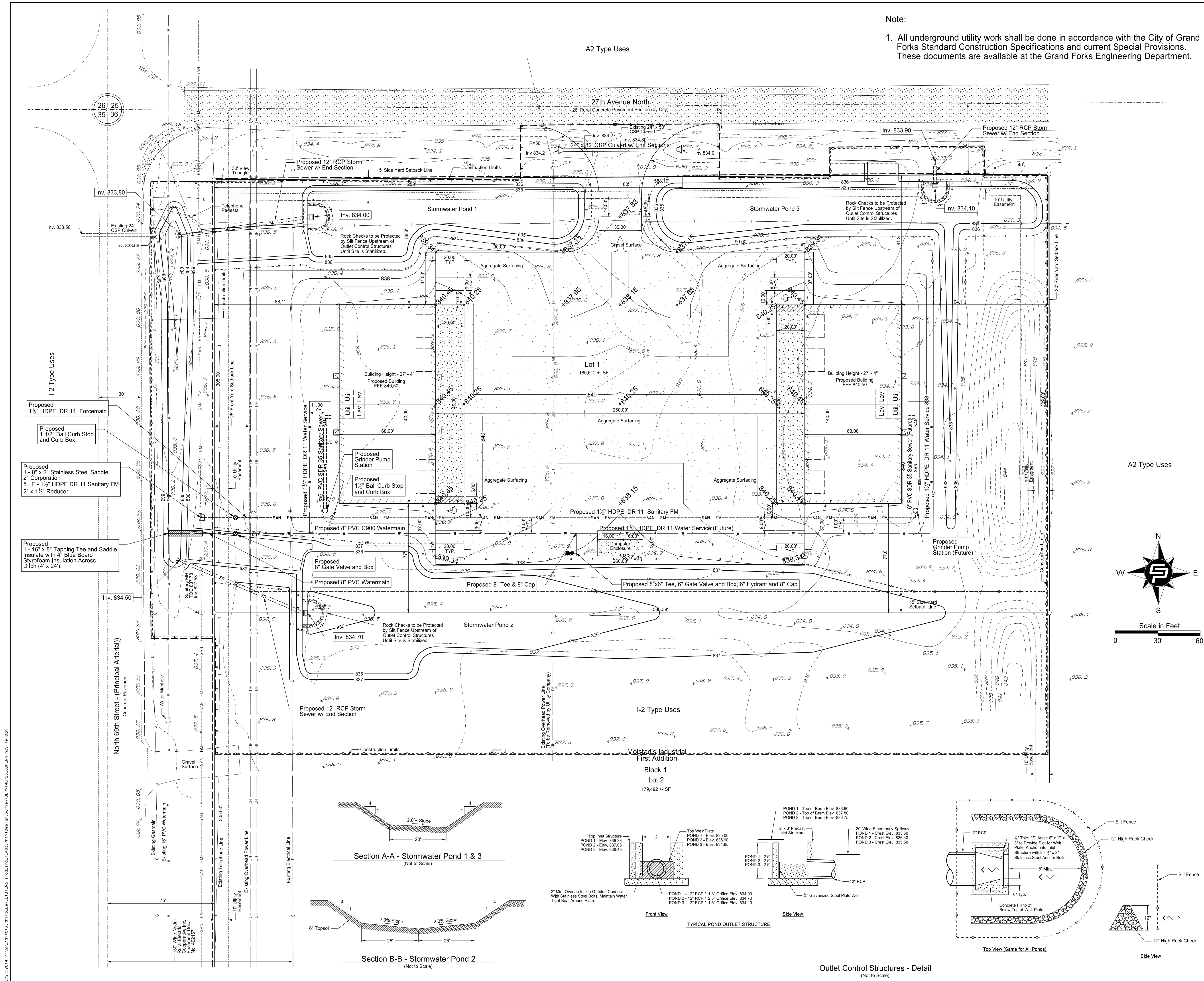
Lots 1 & 2, Block 1, Molstad's Industrial First Addition to the City of Grand Forks, North Dakota

## File: As Shown

File: As Shown



**1 of 1**





UNPLATTED

UNPLATTED

NE1/4 OF THE NW1/4  
UNPLATTED

E1/2 OF THE NW1/4  
OF THE NW1/4  
UNPLATTED

SE1/4 OF THE NW1/4  
UNPLATTED

SW1/4 OF THE NW1/4  
UNPLATTED

# MOLSTAD INDUSTRIAL FIRST ADDITION, to the City of Grand Forks, North Dakota

## OWNERS CONSENT AND DEDICATION:

We, the undersigned, being the owners and lien holders of the following described tract of land to be known as "MOLSTAD INDUSTRIAL FIRST ADDITION, to the City of Grand Forks, North Dakota."

We do voluntarily consent to the execution of said plat and dedicate the streets, alleys, open spaces, slope easements, firelane easements, utility easements, drainage easements, bikeways, bridges and public grounds as shown thereon, including all sewers, culverts, bridges, water distribution lines, sidewalks, and other improvements on or under such streets, alleys, parks and public grounds, whether such improvements are shown or not, to the public use forever. We agree not to vacate any portion of this plat without consent of the Planning and Zoning Commission and the City of Grand Forks.

The West Half of the Northwest Quarter of the Northwest Quarter, of Section 36, Township 152 North, Range 51 West of the 5th Principal Meridian, Grand Forks County, North Dakota (Rye Township). Containing 20.07 acres more or less.

Oil Fields Rentals, LLC

*[Signature]*  
An Officer of Oil Fields Rentals, LLC

STATE OF NORTH DAKOTA) SS  
COUNTY OF GRAND FORKS)

On this 24 day of Sept, 2012, before me, a notary public in and for said County and State, personally appeared Dawn Molstad, an Officer of Oil Fields Rentals, LLC, known to be the person described in and who executed the foregoing instrument in their free act and deed.

*[Signature]*  
Notary Public, Grand Forks County  
State of North Dakota  
My Commission Expires: Feb 14, 2017

DAWN SWENSON  
Notary Public  
State of North Dakota  
My Commission Expires Feb. 14, 2017

## CITY ENGINEER APPROVAL:

On this 4 day of Oct, 2012, Allen R. Grasser, City Engineer for Grand Forks, North Dakota, hereby certify that I have reviewed the attached plat and find that it meets applicable design criteria as specified by City Ordinance and the North Dakota Century Code.

*[Signature]*  
Allen R. Grasser, City Engineer

STATE OF NORTH DAKOTA) SS  
COUNTY OF GRAND FORKS)

Be it known that on this 4TH day of OCTOBER, 2012, before me personally appeared Allen R. Grasser, the City Engineer of the City of Grand Forks, North Dakota, and acknowledged the execution and signing of the above certificate.

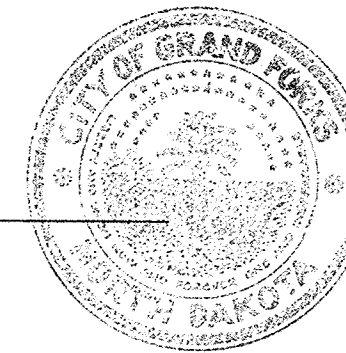
*[Signature]*  
Notary Public, Grand Forks County  
State of North Dakota  
My Commission Expires: DEC. 25TH, 2012

B. BARTHOLOMEW  
Notary Public  
State of North Dakota  
My Commission Expires Dec. 25, 2012

## CITY COUNCIL APPROVAL:

The City of Grand Forks, North Dakota has approved the subdivision of land shown hereon on this 17TH day of SEPTEMBER, 2012; has accepted the dedication of all streets, alleys, and other public ways shown hereon has accepted the dedication of all parks and other public areas shown hereon. Further, said City Council has approved the streets, alleys, and other public ways and grounds as shown hereon as an amendment of the Master Street and Highway Plan and any other appropriate portion of the Master Plan of the City of Grand Forks by Ordinance No. 4378 passed this 17TH day of September, 2012.

Attest: *[Signature]*  
Maureen Storstad, City Auditor



STATE OF NORTH DAKOTA) SS  
COUNTY OF GRAND FORKS)

Be it known that on this 27 day of September, 2012, before me personally appeared Maureen Storstad, City Auditor of the City of Grand Forks, and acknowledged the execution and signing of the above certificate.

*[Signature]*  
Notary Public, Grand Forks County  
State of North Dakota  
My Commission Expires: \_\_\_\_\_

SHERIE L. LUNDMARK  
Notary Public  
State of North Dakota  
My Commission Expires January 20, 2016

## PLANNING AND ZONING COMMISSION APPROVAL:

The subdivision of land shown hereon has been approved by the Planning and Zoning Commission of the City of Grand Forks on SEPT. 5TH, 2012, in accordance with the laws of the State of North Dakota, ordinances of the City of Grand Forks, and regulations of said Planning and Zoning Commission. In witness thereof are set the hands and seals of the President and the Secretary of the Planning and Zoning Commission of the City of Grand Forks.

*[Signature]*  
President: Paula H. Lee

*[Signature]*  
Secretary: Dana Sande

STATE OF NORTH DAKOTA) SS  
COUNTY OF GRAND FORKS)

Be it known that on this 25th day of September, 2012, before me personally appeared Paula H. Lee, President and Dana Sande, Secretary of the Grand Forks Planning and Zoning Commission and acknowledged consent and dedication to have been executed at the direction and on behalf of the Grand Forks Planning and Zoning Commission.

CAROLYN M. SCHALK  
Notary Public  
State of North Dakota  
My Commission Expires Nov. 24, 2017

*[Signature]*  
Notary Public, Grand Forks County  
State of North Dakota  
My Commission Expires: \_\_\_\_\_

## SURVEYOR'S CERTIFICATE:

I hereby certify that this map is a true and complete survey made by me or under my direct supervision on Sept. 18, 2012, and that all dimensions, angles and bearings are correct as shown, and that all monuments will be set as shown.

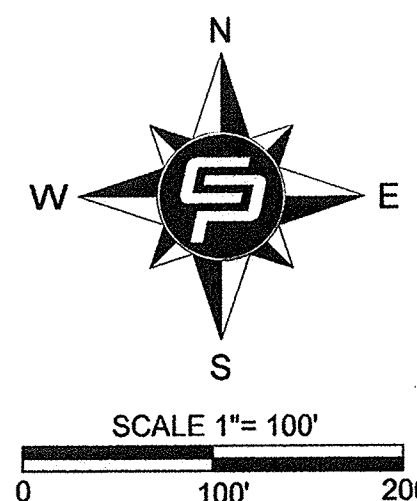
*[Signature]*  
Michael Sansom, North Dakota Reg. Land Surveyor No. 3141

STATE OF NORTH DAKOTA) SS  
COUNTY OF GRAND FORKS)

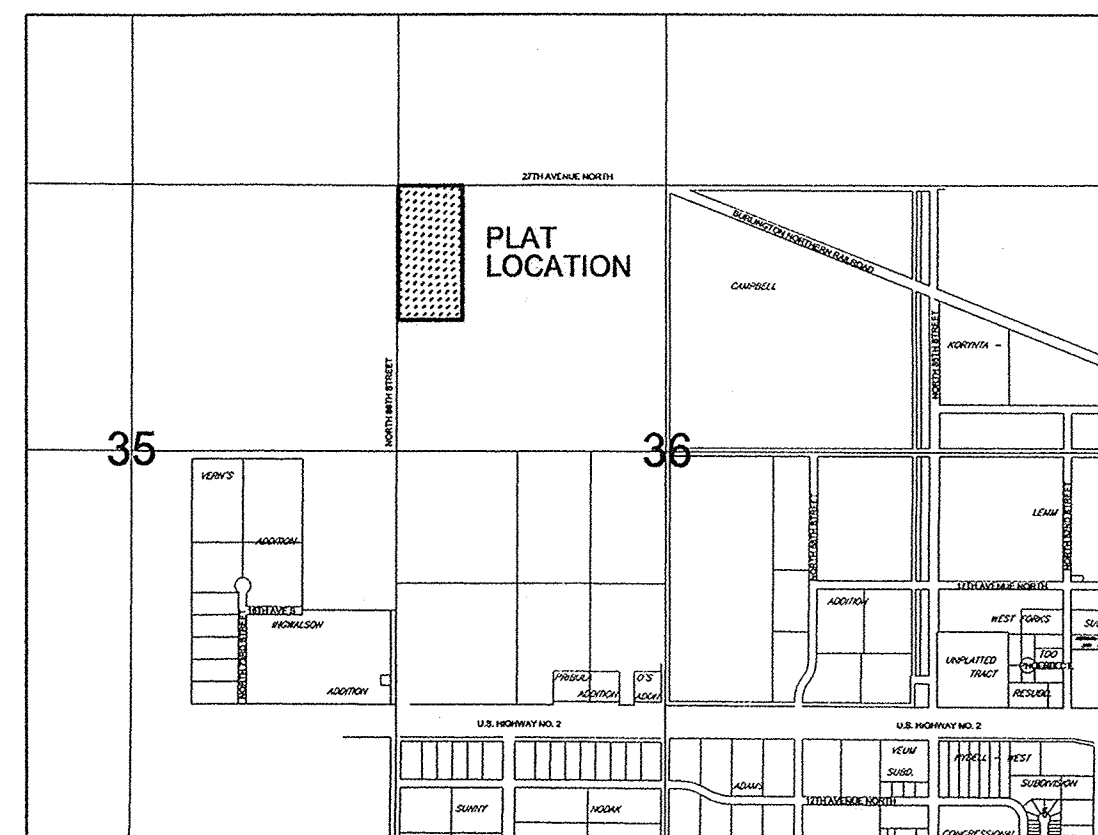
On this 18 day of Sept, 2012, before me, a Notary Public, personally appeared Michael Sansom, and acknowledged the execution and signing of the above certificate of Registered Surveyor to be his voluntary act and deed.

DAWN SWENSON  
Notary Public  
State of North Dakota  
My Commission Expires Feb. 14, 2017

*[Signature]*  
Notary Public, Grand Forks County  
State of North Dakota  
My Commission Expires: Feb 14, 2017

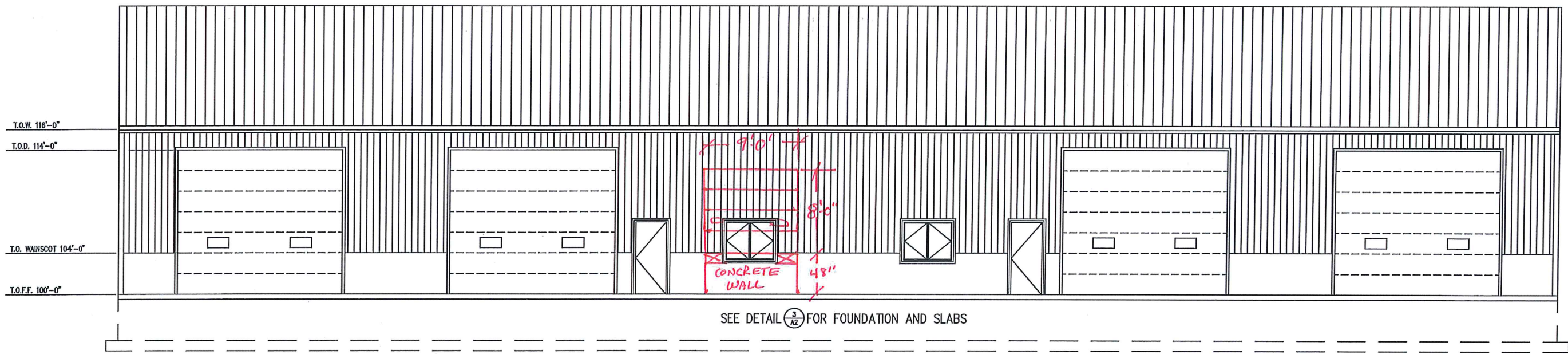


LEGEND	
PLAT BOUNDARY	_____
PROPERTY LINE	_____
SECTION LINE	_____
QUARTER LINE	_____
EASEMENT LINE	_____
MONUMENT FOUND	○
MONUMENT SET	●
SPOT ELEVATION	834.9 (NGVD 29)
ACCESS CONTROL LINE	_____

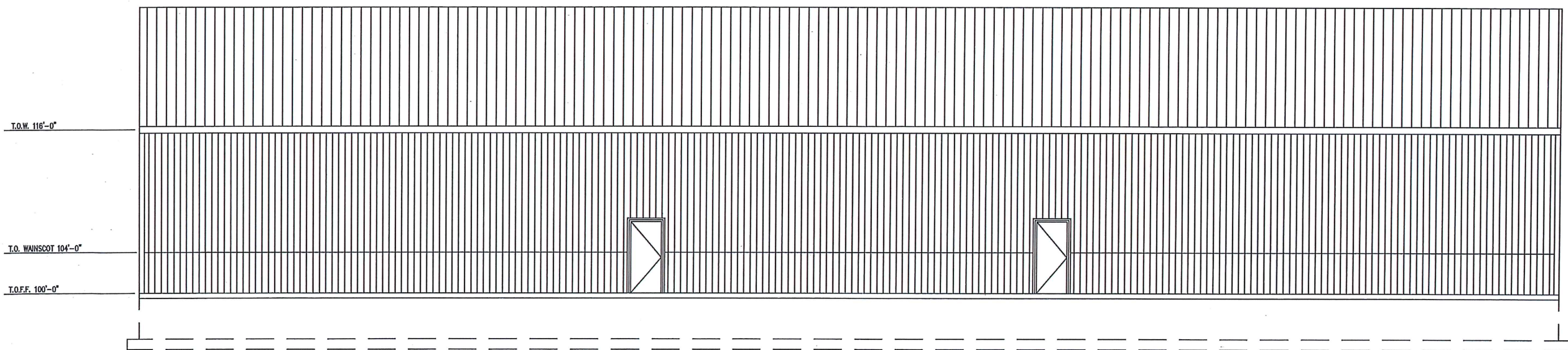


VICINITY MAP





1 FRONT ELEVATION  
A1 3/32"=1'-0"

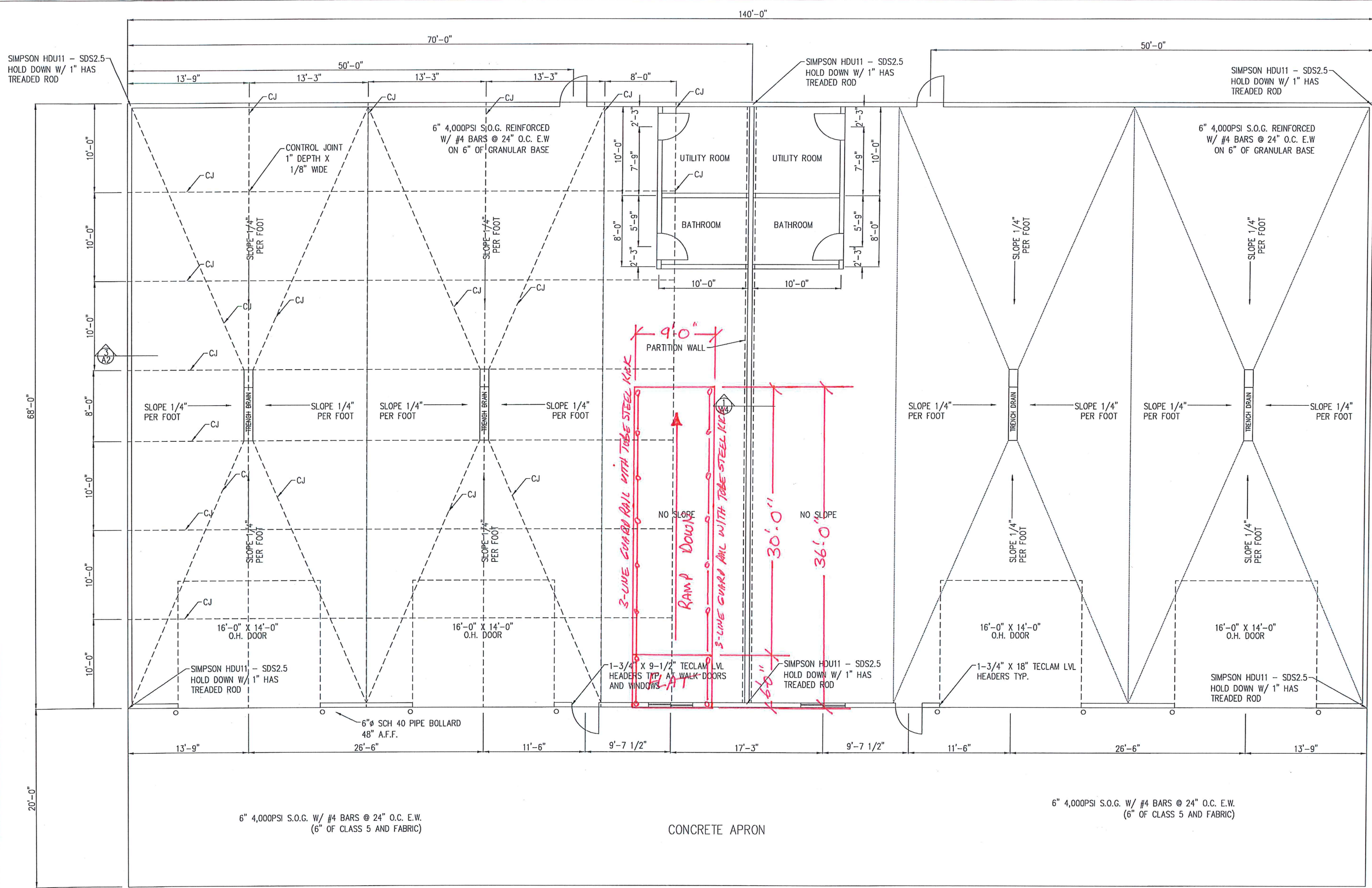


ADDRESS:  
6801 27th Ave N  
Grand Forks, ND 58203

2 BACK ELEVATION  
A1 3/32"=1'-0"

- GENERAL NOTES:
1. ROOF, WALL, WAINSCOT, AND DOOR COLOR SHALL BE SELECTED BY OWNER
  2. SIMULATED STONE 48" HIGH WAINSCOT ON FRONT OF BUILDING
  3. 3'0"X6'8" STEEL FLUSH PRE-HUNG WALK DOOR WITH LEVER ENTRANCE, LOCK AND DEAD BLOT
  4. 5'X4' VINYL SLIDER WINDOWS. INSTALL WITH FLEXIBLE WINDOW WRAP.





1 FRONT ELEVATION  
A1 3/32"=1'-0"

- UTILITY ROOM & RESTROOM NOTES
1. 2X4 TREATED SILL PLATE.
  2. 2X4 WALL FRAMING
  3. 2X4 TOP & TIE PLATE
  4. 2X CEILING JOIST. 8' CEILING HEIGHT
  5. WOOD SHEETING OVER CEILING JOIST
  6. 29GA METAL LINER PANEL EXTERIOR WALLS.
  7. 5/8" GYPSUM INTERIOR WALLS & CEILING TAPED AND PAINTED
  8. 48" HIGH TEXTURED FRP WAINSCOT INTERIOR WALLS
  9. UN-INSULATED WALLS
  10. 3'0"x6'8" STEEL PRE-HUNG WALK DOOR WITH WOOD FRAME AND LEVER ENTRANCE LOCK