



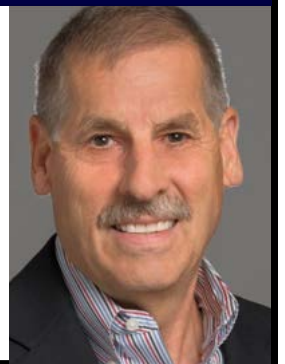
AVAILABLE MANUFACTURING PROPERTY

1330 43rd Street N, Fargo, ND 58102



FOR SALE
- 17.39 acres & 118,230 sq. ft. of warehouse space

Neal Beitelspacher
701-429-3132
neal@dakotacommercial.com
www.beitelspacherrealestate.com



Main building views—(105,068 Sq. Ft.)



Interior Main Warehouse View



South building views (13,162 Sq. Ft.)



South building interior

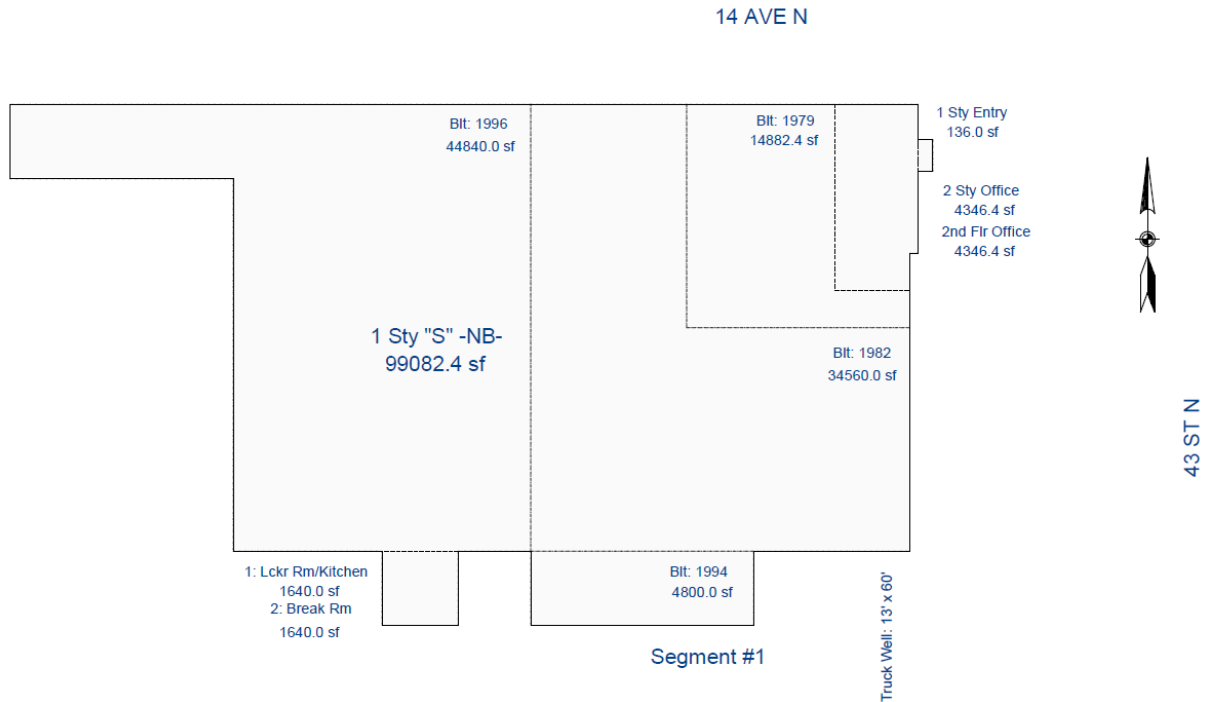


West bay section of building

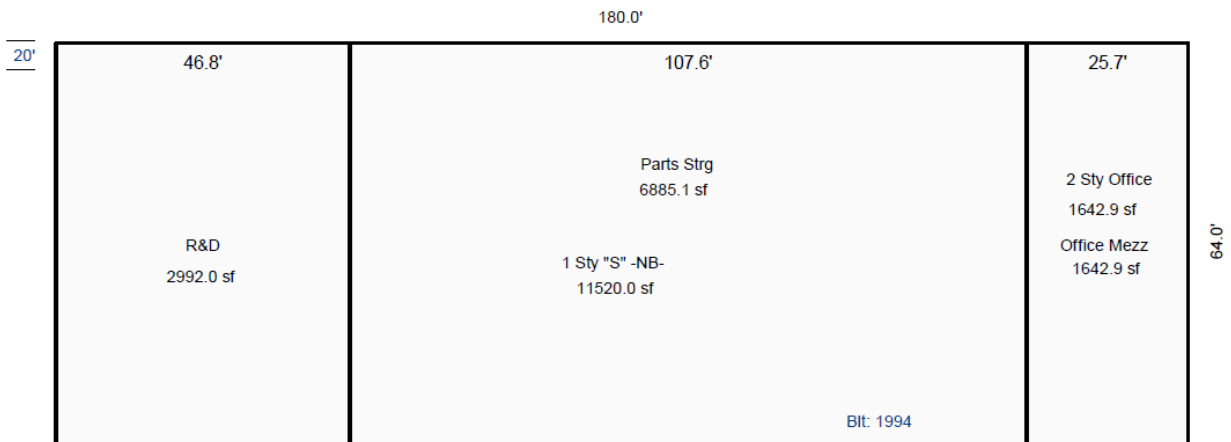


Building Footprint

Main Building (105,068 Sq. Ft.)

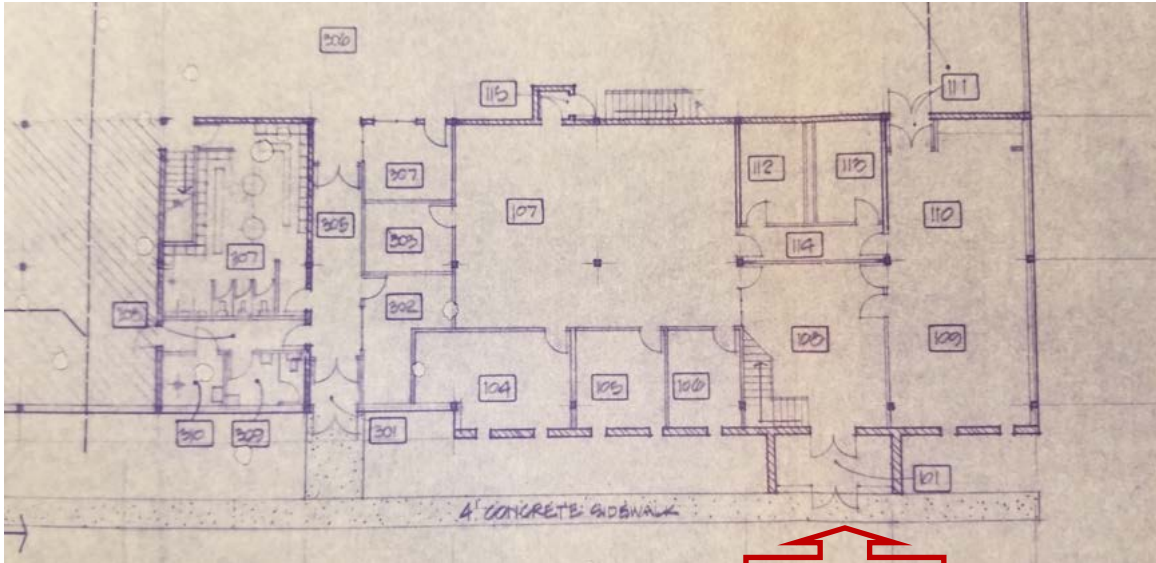


South Building (13,162 Sq. Ft.)

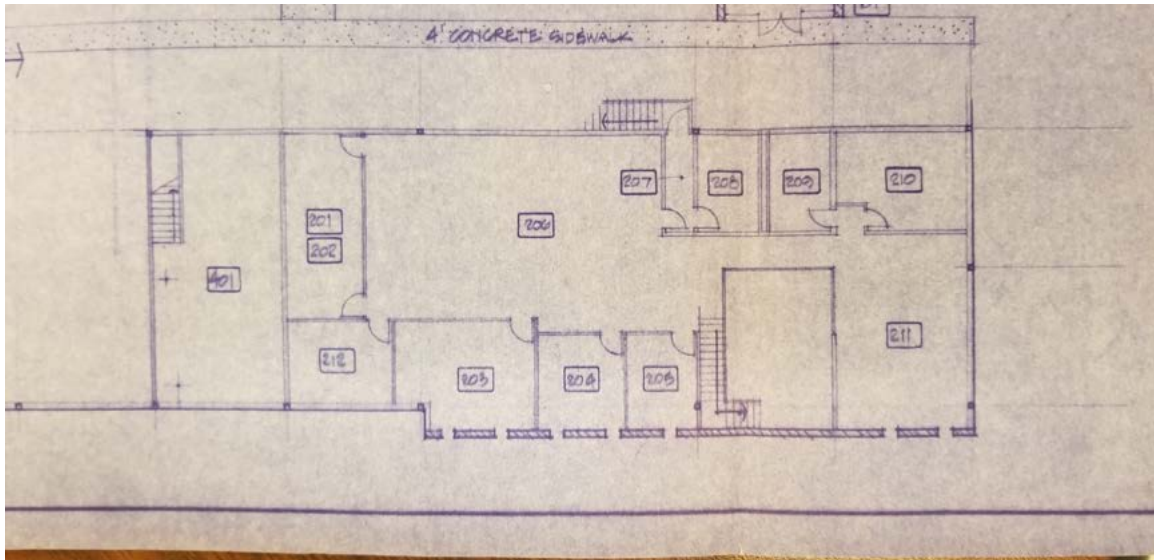


Office Floor Plan - Main Building

First Floor (4,346.4 Sq. Ft.)

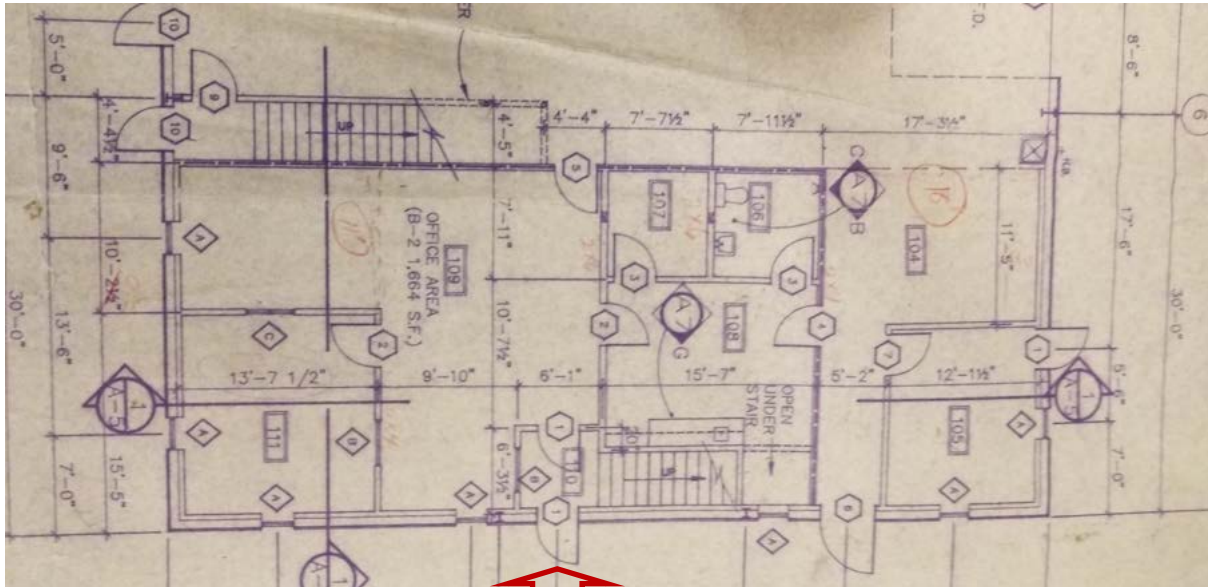


Second Floor (4,346.4 Sq. Ft.)



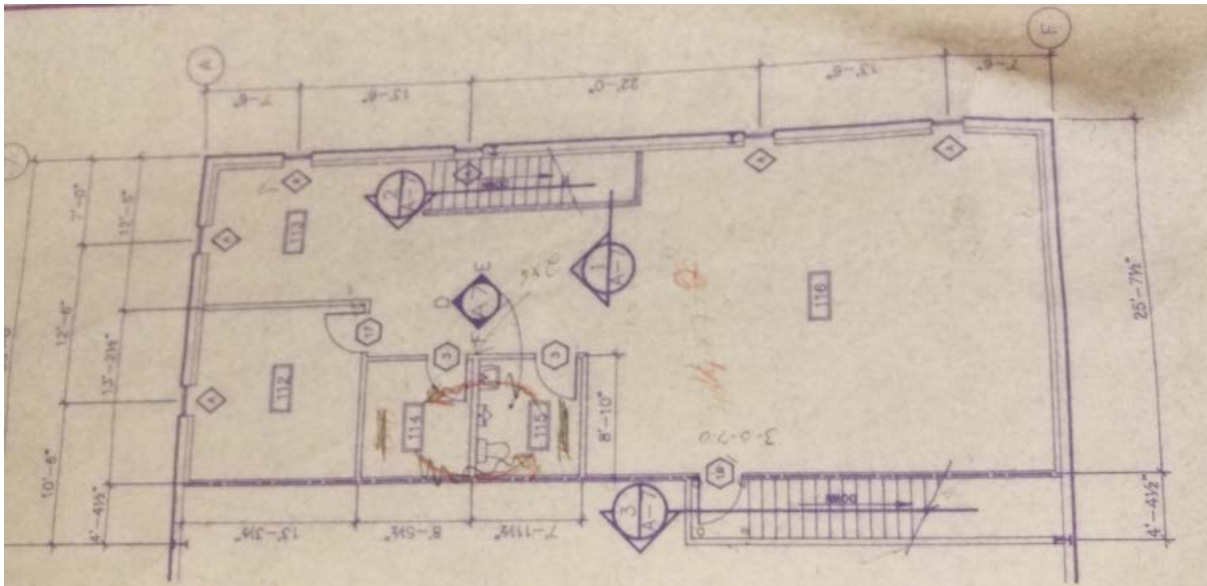
Office Floor Plan - South Building

First Floor (1,642.9 Sq. Ft.)



East Entrance

Second Floor (1,642.9 Sq. Ft.)



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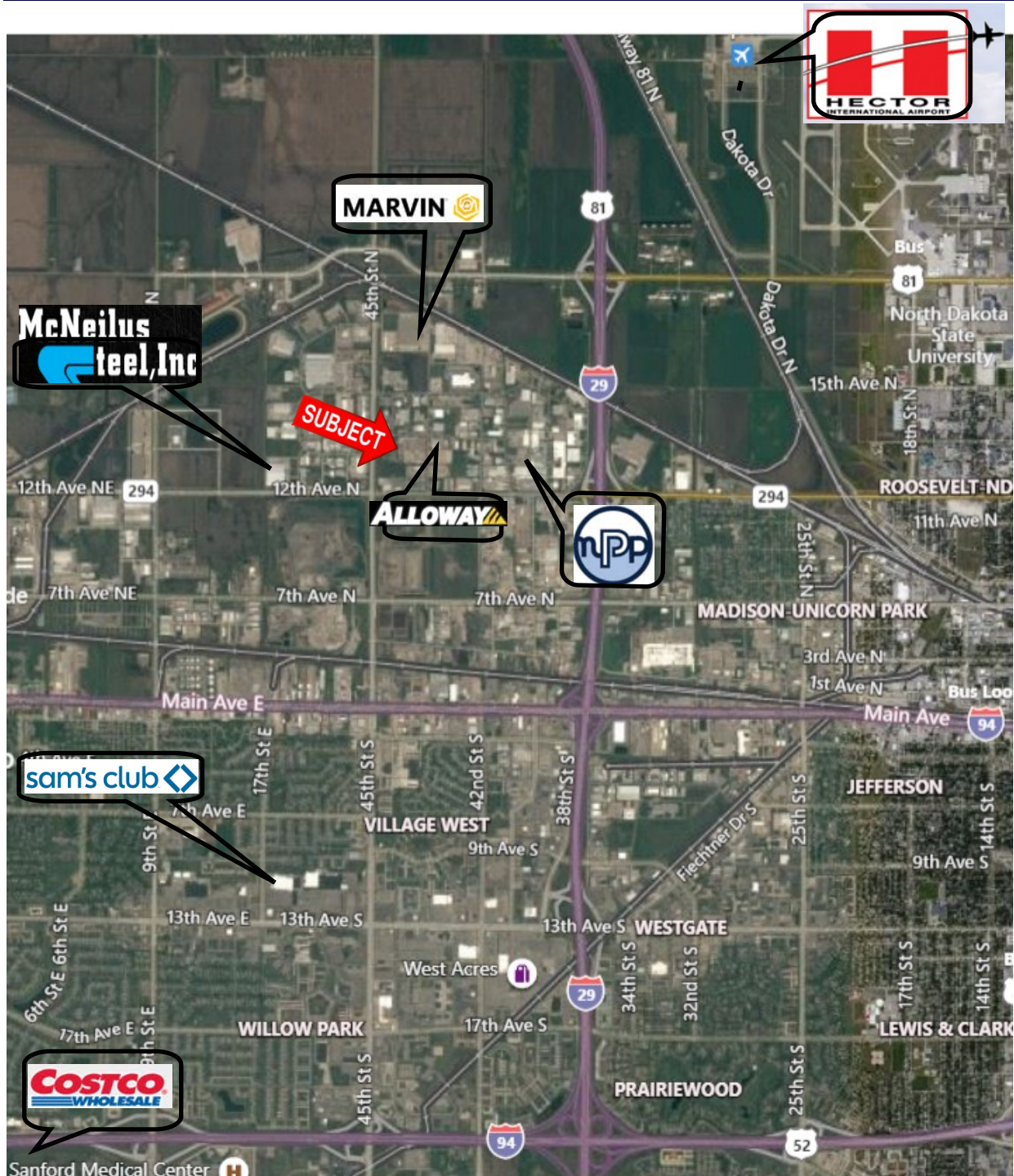
14th Avenue N

Aerial Site View

45th Street N



Aerial Road View



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Neighboring Businesses



PROPERTY SUMMARY

Listing Price:	\$8,000,000.00
TYPE:	Commercial Manufacturing Warehouse
Address:	1330 43rd Street N and 1301 45th Street N
City:	Fargo, ND 58102
Parcel #:	01-1410-00808-000 & 01-1170-00300-000
Zoning:	General Industrial
Building	105,068 sq. ft. Main building <ul style="list-style-type: none">• Included office area 1st & 2nd floors 8,692.8 sq. ft.
Size:	13,162.9 sq. ft. south building <ul style="list-style-type: none">• Included office area 1st & 2nd floors 3,285.8 sq. ft.
Sidewall Height:	- 24 ft on the main building - 20 ft on the second building
Lot size:	17.39 acres subject to egress & ingress easements of record. <ul style="list-style-type: none">• The west 6-7 acres of the real property could be split off with access obtained from 14th avenue N, as a 10 acre site could prove to be an acceptable size for the building sq. ft.
Annual Taxes & Specials:	\$92,781.52 (2019)
Specials Outstanding:	\$39,928.09 (12-1-20) – buyer to verify.
Year Built:	1979 – Main Building with additions in 1979, 1982, 1994 & 1996 1994 – Secondary Building
Sprinkler:	Both buildings are sprinkled. The sprinkler heads in the main building were replaced in 2018.
Overhead Doors:	Main building has (3) (8' x 10') dock doors, (6) 24' x 14', (1) 20' x 16' and (3) 12' x 12' overhead doors. South building has (1) 24' x 16' and (1) 12' x 12' overhead doors.
Utilities:	Served by natural gas, electricity, city water and sewer, three phase 480 and 208 volt power.

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E-Coat Pain Line: Opening size- 5' x 5' accommodating a length of 25'

Site Improvements: Concrete parking area (191,800 SF), Asphalt surfaced area (79,100 SF) and fully secured and gated lot.

Comments: Main building is equipped with approximately (25) cranes and hoists & (12) cranes without hoists and a 6" reinforced concrete floor. The main building has approximately 11,600 sq. ft. dedicated for an E-Coat paint line with a monorail system serving the main warehouse area. The onsite generator provides backup power to the E-Coat paint line. The main building is steel framed with a rubber roof and has 4,346 SF of 1st floor office area, 2nd floor office area of 4,346 SF along with a 2nd floor warehouse breakroom of 1,640 SF. The south building is a clear span and steel framed structure with a main level office area of 1,642.9 SF along with a 2nd floor office/training area of 1,642.9 SF. This property is conveniently located with easy access to I-29 & I-94. The west border of the property adjoins drain ditch #40 which provides a reduced flood risk due to the levee. The exterior bulk tanks are leased and not included in the sale.

Distance to Airport: Approximately 4.3 miles via I-29

Distance to Amazon's new distribution facility: Approximately 5.1 miles via I-29

Distance to JD PES: Approximately 1.9 miles via 45th Street N

Distance to CNH: Approximately 2.7 miles via 12th avenue N

Distance to Amity Tech: Approximately 2.4 miles via 7th Ave N

Property History: In 2002 the property was sold to the current owner that manufactured the Farm King farm equipment line.

- Beginning in 1996 the property was used to manufacture hay & forage equipment for JD and farm implements for Woods Equipment Company. Deere & Company and Woods Equipment Company formed a joint venture in 1996.
- 1979 to 1996 the property was owned by Woods Equipment Company and used to manufacture Woods equipment.
- Prior to 1984 the property was undeveloped farmland.

Seller Disclosure: The premises are offered for sale without warranty or representation by the Seller of any kind or nature; and Buyer is purchasing the real property and premises in an AS-IS, WHERE-AS, WITH-ALL-FAULTS-AND-VIRTUES.