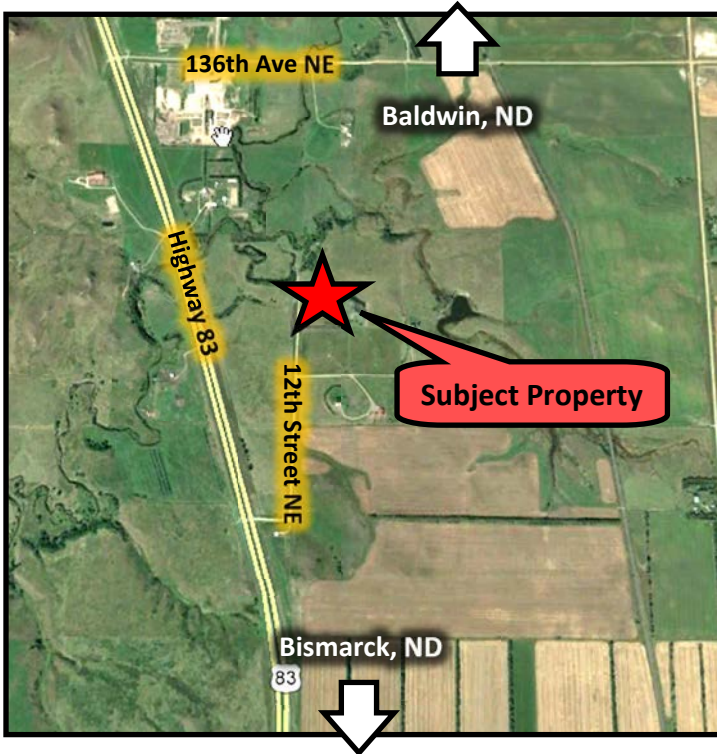


Warehouse for Sale or Lease



13001 12th Street NE - North of Bismarck



Property Information

- ◆ Main Building: 18,400 sq. ft.
- ◆ Land Area: 10 acres (435,600 sq. ft.)
- ◆ Zoning: PUD
- ◆ Year Built: 1994
- ◆ Located approx. 6 miles north of Bismarck on Highway 83 & 12th St. NE
- ◆ **Sale Price: \$1,000,000⁰⁰**
- ◆ Base Rate: \$6.24 / sq. ft. NNN
- ◆ CAM: \$0.79 / sq. ft.
- ◆ **Lease Payment: \$10,779 / month**



Duemelands Commercial Real Estate
301 E. Thayer Avenue - Bismarck, ND 58501
Phone: (701) 221-2222
www.duemelands.com

Skip Duemeland, CCIM
Chairman/Partner
Direct: (701) 223-2222
skip@duemelands.com

Aaron Stenberg, CCIM
Broker Associate/Partner
Phone: (701) 221-2100
aaron@duemelands.com

Property Information

Warehouse & Land

Building Information

Address:	13001 12 th Street NE Baldwin, ND 58521		
Building Size:	18,400 sq. ft.		
	2,000 sq. ft. Office w/ bathroom	(50' x 40')	
	15,600 sq. ft. Warehouse / Shop	(120' x 130')	
	800 sq. ft. Tool room	(20' x 40')	
	320 sq. ft. entrance		
Year Built:	1994		
Construction:	Class "D" wood frame on concrete foundation w/ crimped steel exterior		
Wall Height:	11.5' sidewalls, 16' peak		
Interior Walls:	Office - sheet rock & painted Shop - white steel liner		
Insulation:	R-18 in Walls R-50 in Ceiling		
Overhead Doors:	(2) 14' x 14', (1) 12' x 14', (1) 10' x 12', (1) 10' x 10'		
Floors:	4' reinforced w/ trench floor drains		
Lighting:	High-output florescent		
Water / sewer:	Rural water / septic system with drainage field		
Heating:	Combination of geo-thermal, electrical heaters, gas		
Electrical:	1600 amp, 120/220 volt		
Other:	50 gallon air compressor		



Duemelands Commercial Real Estate
301 E. Thayer Avenue - Bismarck, ND 58501
Phone: (701) 221-2222
www.duemelands.com

Skip Duemeland, CCIM
Chairman/Partner
Direct: (701) 223-2222
skip@duemelands.com

Aaron Stenberg, CCIM
Broker Associate/Partner
Phone: (701) 221-2100
aaron@duemelands.com

Property Information

Warehouse & Land

Land Information

Legal Description:	SW1/4NW1/4SW1/4 678898 15-140-80 Section 15, Burnt Creek Township County of Burleigh State of North Dakota
Parcel #:	24-140-80-00-15-610
Land Area:	10.00 acres 435,600 sq. ft. (660' x 660')
Parking:	Concrete
Property Tax:	\$3,405 (2016) = \$0.19 / sq. ft.
Insurance:	\$4,502 per year (approx.) = \$0.25 / sq. ft.
Maintenance:	\$6,440.00 per year (approx.) = \$0.35 / sq. ft.
Total CAM:	\$0.79 / sq. ft. / year
Zoning:	PUD (Zoning prohibits the parking on unlicensed vehicles and excess heavy traffic)

PUD application will have to be resubmitted to the County Planning and County Commissioners.



Duemelands Commercial Real Estate
301 E. Thayer Avenue - Bismarck, ND 58501
Phone: (701) 221-2222
www.duemelands.com

Skip Duemeland, CCIM
Chairman/Partner
Direct: (701) 223-2222
skip@duemelands.com

Aaron Stenberg, CCIM
Broker Associate/Partner
Phone: (701) 221-2100
aaron@duemelands.com

Pictures

Warehouse & Land



Duemelands Commercial Real Estate
301 E. Thayer Avenue - Bismarck, ND 58501
Phone: (701) 221-2222
www.duemelands.com

Skip Duemeland, CCIM
Chairman/Partner
Direct: (701) 223-2222
skip@duemelands.com

Aaron Stenberg, CCIM
Broker Associate/Partner
Phone: (701) 221-2100
aaron@duemelands.com

The data and information contained herein, while not guaranteed, have been obtained from sources we believe to be reliable. We make no warranties, whether expressed or implied, as to the accuracy or completeness of the information. Any reference to square footage and monetary values are considered approximations. Buyer or Lessor should conduct their own analysis and rely on their own investigative results.

Floor Plan

Warehouse & Land

FLOOR PLAN



Sketch by Apex IV™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GBA1	First Floor	18400.0	18400.0
Net BUILDING Area		(Rounded)	18400

BUILDING AREA BREAKDOWN		
	Breakdown	Subtotals
First Floor		
	40.0 x 50.0	2000.0
	120.0 x 130.0	15600.0
	20.0 x 40.0	800.0
3 Items	(Rounded)	18400



Duemelands Commercial Real Estate
 301 E. Thayer Avenue - Bismarck, ND 58501
 Phone: (701) 221-2222
www.duemelands.com

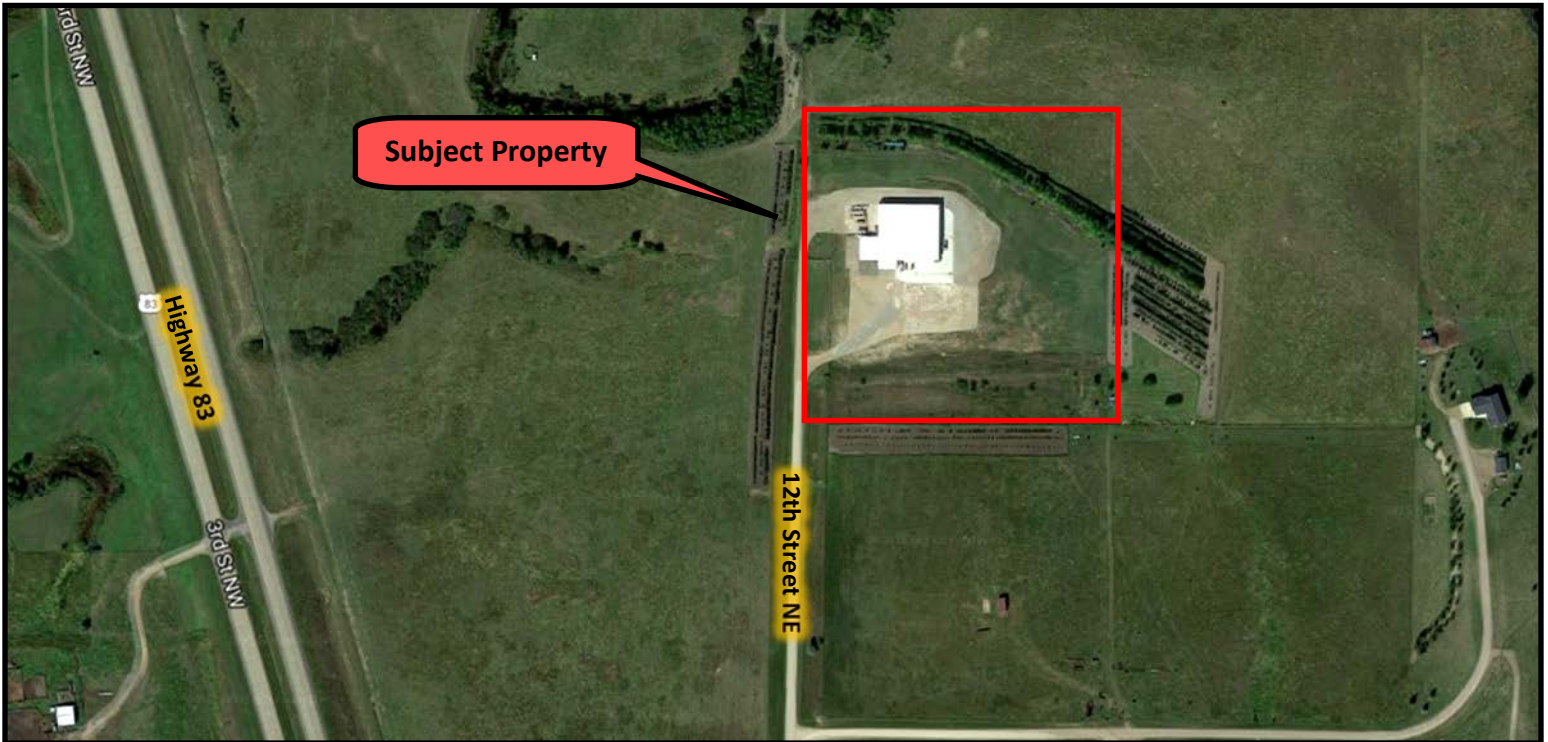
Skip Duemeland, CCIM
 Chairman/Partner
 Direct: (701) 223-2222
skip@duemelands.com

Aaron Stenberg, CCIM
 Broker Associate/Partner
 Phone: (701) 221-2100
aaron@duemelands.com

The data and information contained herein, while not guaranteed, have been obtained from sources we believe to be reliable. We make no warranties, whether expressed or implied, as to the accuracy or completeness of the information. Any reference to square footage and monetary values are considered approximations. Buyer or Lessor should conduct their own analysis and rely on their own investigative results.

Maps

Warehouse & Land



Duemelands Commercial Real Estate
301 E. Thayer Avenue - Bismarck, ND 58501
Phone: (701) 221-2222
www.duemelands.com

Skip Duemeland, CCIM
Chairman/Partner
Direct: (701) 223-2222
skip@duemelands.com

Aaron Stenberg, CCIM
Broker Associate/Partner
Phone: (701) 221-2100
aaron@duemelands.com

The data and information contained herein, while not guaranteed, have been obtained from sources we believe to be reliable. We make no warranties, whether expressed or implied, as to the accuracy or completeness of the information. Any reference to square footage and monetary values are considered approximations. Buyer or Lessor should conduct their own analysis and rely on their own investigative results.