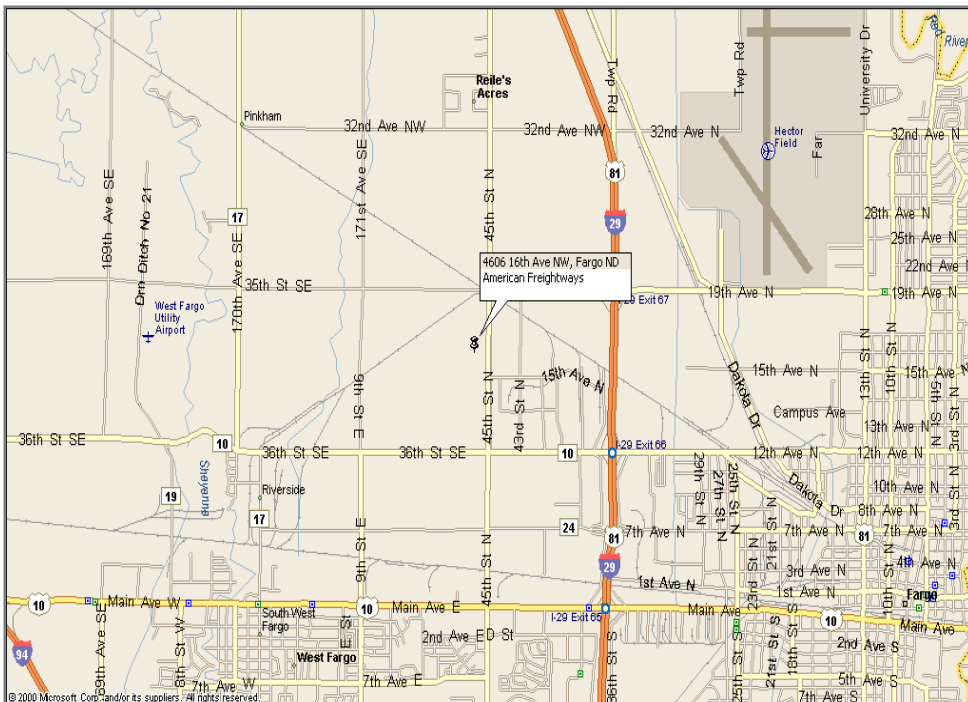


# Property for Sale



FedEx Truck Terminal • 4606 16<sup>th</sup> Avenue NW, Fargo, ND 58103



## Property Highlights

- List price: Negotiable
- Building Sq Ft: 12,480
- Warehouse Sq Ft: 10,080
- Office Sq Ft: 2,400
- Parking spaces: 35
- Occupancy: 100%
- Year built: 2000
- 24 door facility
- Zoned LI - Light Industrial

## Lease Highlights

- Type: NNN
- Tenant: FedEx Freight



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# Property Details

FedEx Truck Terminal

<b>Zoning:</b>	<b>LI – Light Industrial</b>
<b>Office Size:</b>	<b>2,400 square feet</b>
<b>Warehouse Size:</b>	<b>10,080 square feet</b>
<b>Total Size:</b>	<b>12,480 square feet</b>
<b>Land:</b>	<b>219,556 square feet</b>
<b>Parking:</b>	<b>35 spaces</b>
<b>Legal Description:</b>	<b>Lot 1 Less the East 25 Feet, Block 1, Sheyenne Industrial Center, Third Addition, City of Fargo, County of Cass, ND</b>
<b>Taxes:</b>	<b>Paid by Tenant</b>
<b>Sidewalls:</b>	<b>12 feet</b>
<b>Dock Doors:</b>	<b>24 doors, 9' x 10'</b>
<b>Dock Height:</b>	<b>48 inches</b>
<b>Dock Plates:</b>	<b>Dock levelers</b>
<b>Dock Bumpers:</b>	<b>Yes</b>
<b>Truck Ramp:</b>	<b>Yes</b>
<b>Dolly Pads:</b>	<b>8" concrete</b>
<b>Load Design:</b>	<b>80,000 square feet</b>
<b>Lot Size:</b>	<b>400' x 517.52'</b>
<b>Concrete Aprons:</b>	<b>8" concrete - 60' x 130'</b>
<b>Paving:</b>	<b>8" asphalt, with 8" sub-base of aggregate no. 5 entire area except for rear of lot</b>



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# Property Details

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<b>Construction:</b>	<b>Metal building</b>
<b>Under Slab:</b>	<b>Compressed to 95% proctor</b>
<b>Slab:</b>	<b>Warehouse - 6" slab Office - 4" slab</b>
<b>HVAC:</b>	<b>Forced air gas furnace roof top unit Capacity: MBH 58.5</b>
<b>Air Conditioning:</b>	<b>Central air 5,000 BTU temp</b>
<b>Roof:</b>	<b>Standard seam roof</b>
<b>Office Insulation:</b>	<b>6" bat plus 4" ceiling</b>
<b>Warehouse Wall Insulation:</b>	<b>R-11 insulation</b>
<b>Water Heater:</b>	<b>Electric</b>
<b>Wall Sheathing Board:</b>	<b>1 ½" EPS board + ½" exterior sheathing board</b>
<b>Studs:</b>	<b>Metal</b>
<b>Water:</b>	<b>City water - 1.5" consumption Fire water - 6" main</b>
<b>Sewer:</b>	<b>City sewer - 6"</b>
<b>Storm Sewer:</b>	<b>Throughout parking lot</b>
<b>Covenants:</b>	<b>Yes</b>
<b>Parking Requirements:</b>	<b>35 cars</b>
<b>Open Side Yards:</b>	<b>4</b>
<b>Increase Percentage for Future Expansion:</b>	<b>100%</b>
<b>Total Allowable Building For Future Expansion:</b>	<b>24,000</b>



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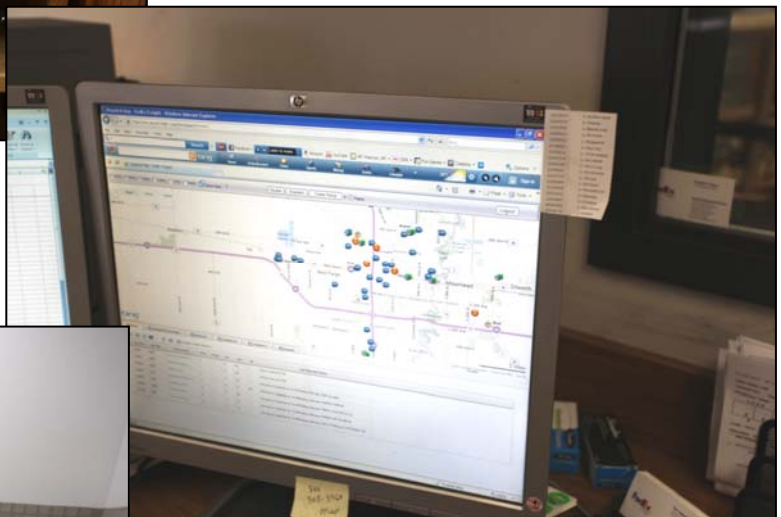
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