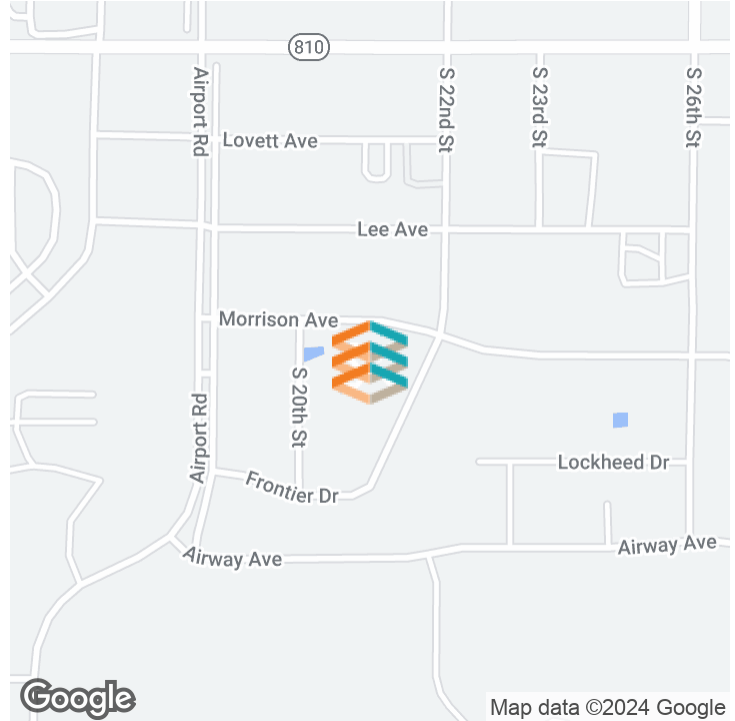


INDUSTRIAL FOR SALE

1322 S 22ND ST | BISMARCK, ND





OFFERING SUMMARY

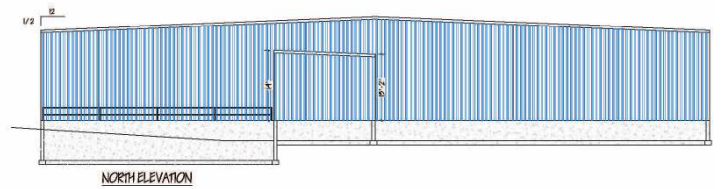
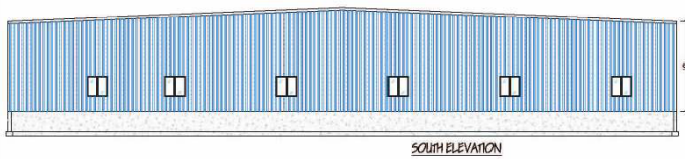
Sale Price:	\$2,200,000
Building Size:	25,396 SF
Available SF:	
Lot Size:	55,665 SF
Year Built:	2008
Zoning:	MA
Market:	Bismarck
Submarket:	South Bismarck

PROPERTY OVERVIEW

Large distribution building for sale or lease in South Bismarck. This property has 2 dock doors and 2 large overhead doors in the open warehouse. This property is colisted with Joel Maixner of Century 21 Morrison Realty.

PROPERTY HIGHLIGHTS

- (2) 14' x 14' OH Doors
- (2) Dock Doors
- 18' Sidewalls
- Open Warehouse
- Office/Break Room Area
- Fully Sprinkled Building
- Divided Area is Heated & Cooled
- PID#: 0768-003-035
- Taxes (2019): \$18,839.66
- Specials- Installments: \$1,538.56 / Balance: \$2,896.29





BUILDING RELATIONSHIPS. BUILDING THE COMMUNITY.™



**KYLE HOLWAGNER, CCIM,
SIOR**

Partner | Broker Associate

701.400.5373

kyle@thecragroup.com



**KRISTYN STECKLER,
COMMERCIAL REALTOR®**

Partner | Broker

701.527.0138

kristyn@thecragroup.com

STAY IN TOUCH



@THECRAGROUP



@THECRAGROUP



THE CRA GROUP

THECRAGROUP.com

THE CRA GROUP | 216 N 2ND ST | BISMARCK, ND 58501

Although information has been obtained from sources deemed reliable, neither Owner nor CRA makes any guarantees, warranties, or representations, express or implied, as to the completeness or accuracy as to the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Property may be withdrawn without notice. Neither Owner nor CRA accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. Photos, logos, and other images herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.