

# INDUSTRIAL FOR LEASE

4630 CARBINE DRIVE | BISMARCK, ND





## OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	2,080 SF
Lot Size:	129,373 SF
Zoning:	MA
Market:	Bismarck

## PROPERTY OVERVIEW

2,080 SF of heated storage with 6 inch concrete floors, insulated, radiant heat, floor drain  
2.97 acres of land, 2 acres fenced, 1 acre concrete and remaining packed aggregate  
Co-listed with James Jeromchek of Bianco Realty

## PROPERTY HIGHLIGHTS

- Office with 1/2 bath
- 2 large service gates & fenced yard
- Well water
- Septic tank
- Lot located in flood zone
- Majority of the lot is hard surface
- PID: 38-138-80-11-05-040

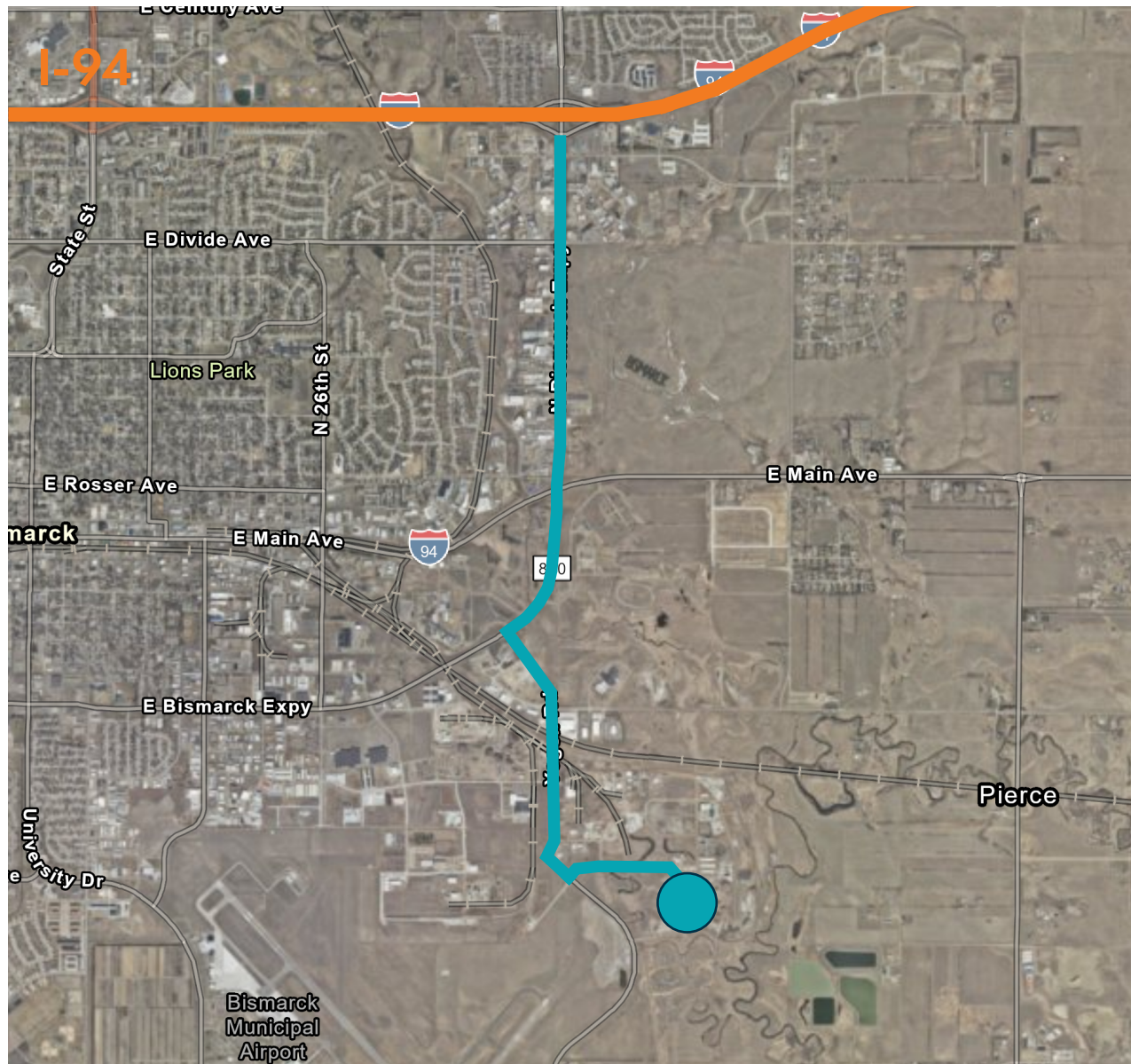




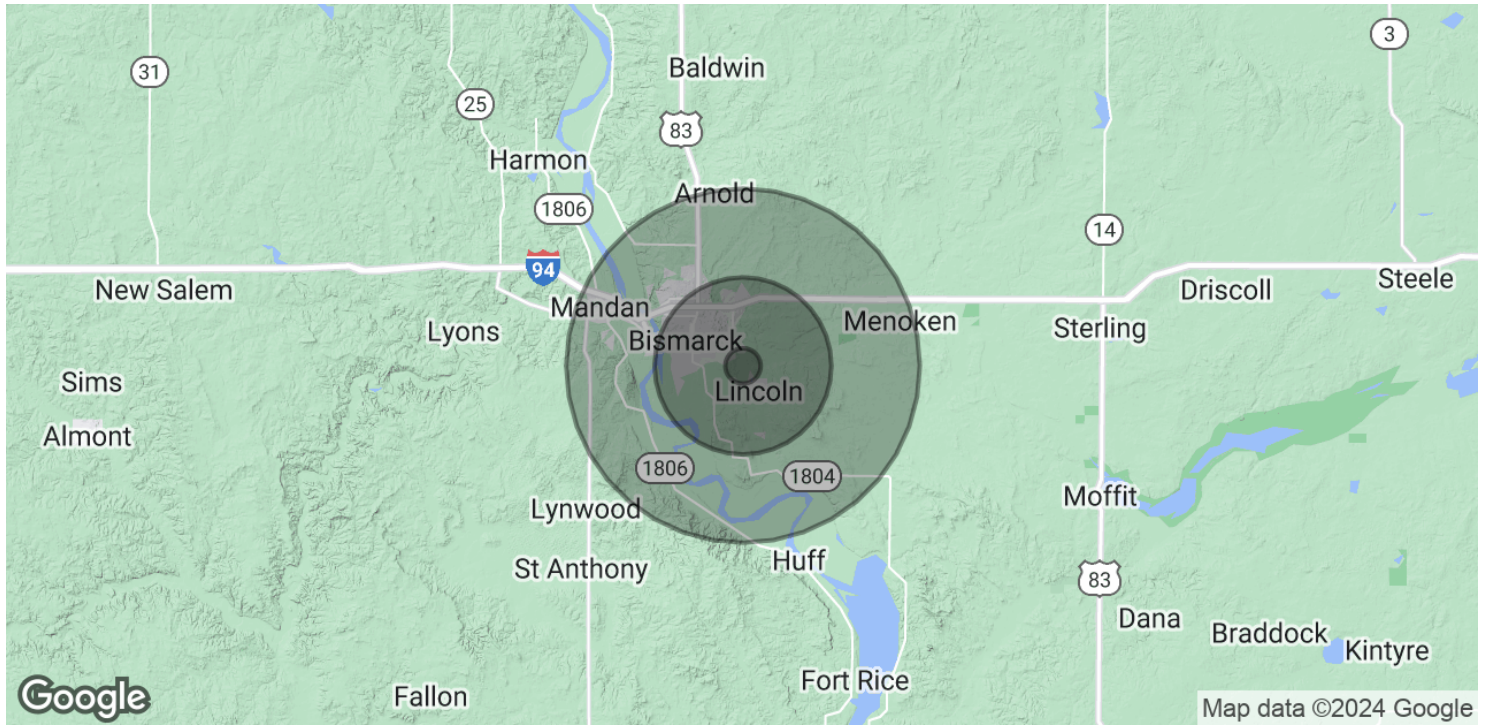


## Proximity to Interstate 94

4.0 Miles / 7 Minute Drive







POPULATION	1 MILE	5 MILES	10 MILES
Total Population	399	47,503	105,790
Average age	30.5	35.4	37.2
Average age (Male)	31.0	33.9	35.3
Average age (Female)	29.5	38.8	39.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	129	19,953	44,811
# of persons per HH	3.1	2.4	2.4
Average HH income	\$80,646	\$55,370	\$66,167
Average house value	\$168,745	\$132,170	\$154,163

\* Demographic data derived from 2020 ACS - US Census

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