

INDUSTRIAL FOR LEASE

4233 HAGEN DRIVE | BISMARCK, ND





OFFERING SUMMARY

Lease Rate SF/Yr:	\$12.14 (NNN)
Lease Rate Monthly:	\$4,250.00 (NNN)
Building Size:	7,504 SF
Available SF:	
Lot Size:	88,862 SF
Zoning:	MA
Tenant Responsibility:	Real Estate Taxes, Building Insurance, Common Area Expenses, All Utilities, and Renter's Insurance.
Landlord Responsibility:	Structural integrity of the exterior walls, roof, & foundation

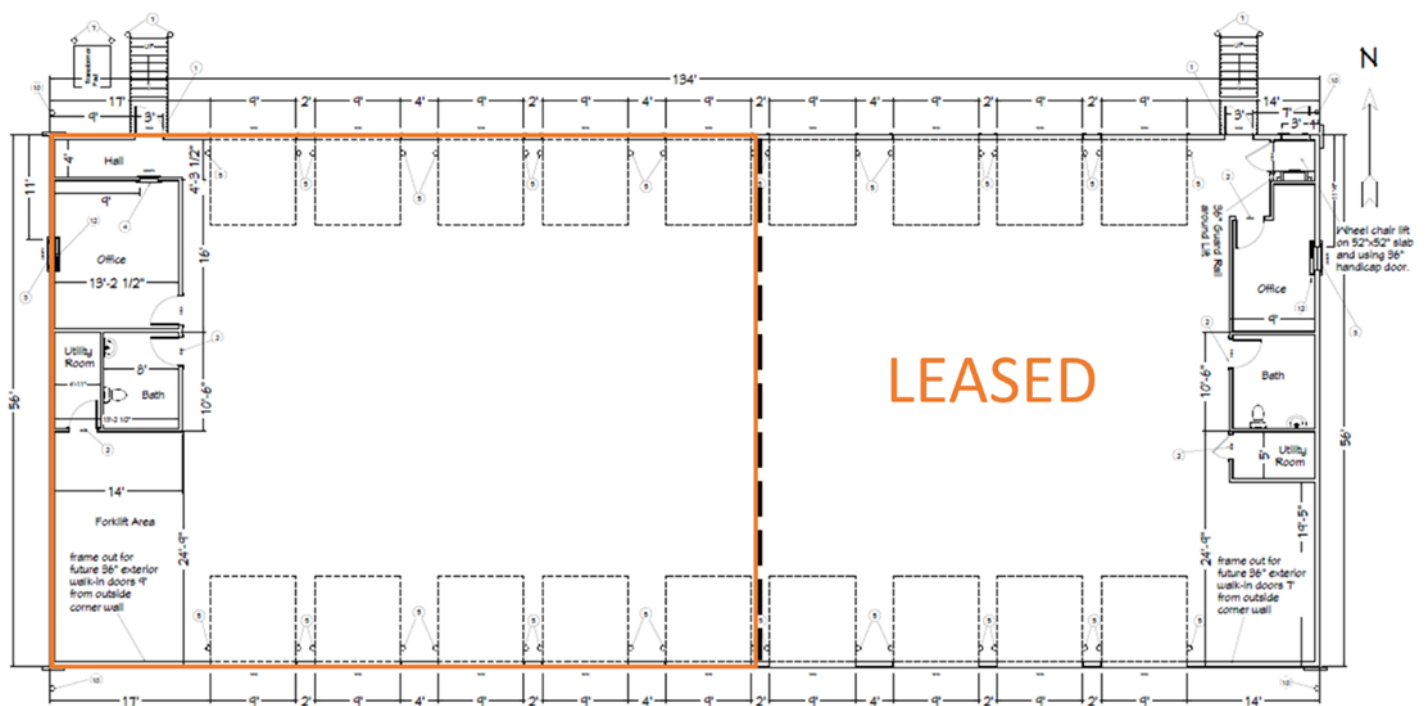
PROPERTY OVERVIEW

Truck terminal with (10) 9'x10' docks. All concrete parking lot and driveways with employee parking. Crushed concrete trailer parking area with 290' of concrete dolly down strips. Heavy duty LED dock swing lights and dock holders for clipboards. 11 other terminals within 5-10 minutes of this property. 16 truck & trailer sales, service, leasing, and repair businesses from the route to terminal. Estimated NNN is \$1.80 psf.

*Lease application may be required.

PROPERTY HIGHLIGHTS

- Easy in / easy out truck traffic, ample trailer parking, U-shape design
- (2) 40' wide aprons at entrances & exits
- Exterior electrical outlets
- Fairborn shelters in like new condition
- DLM 30,000# dock levelers
- Smaller area with radiant heat
- Taxes (2022): \$10,662.86
- Specials- Installment: \$718.02 / Balance: \$1,282.86



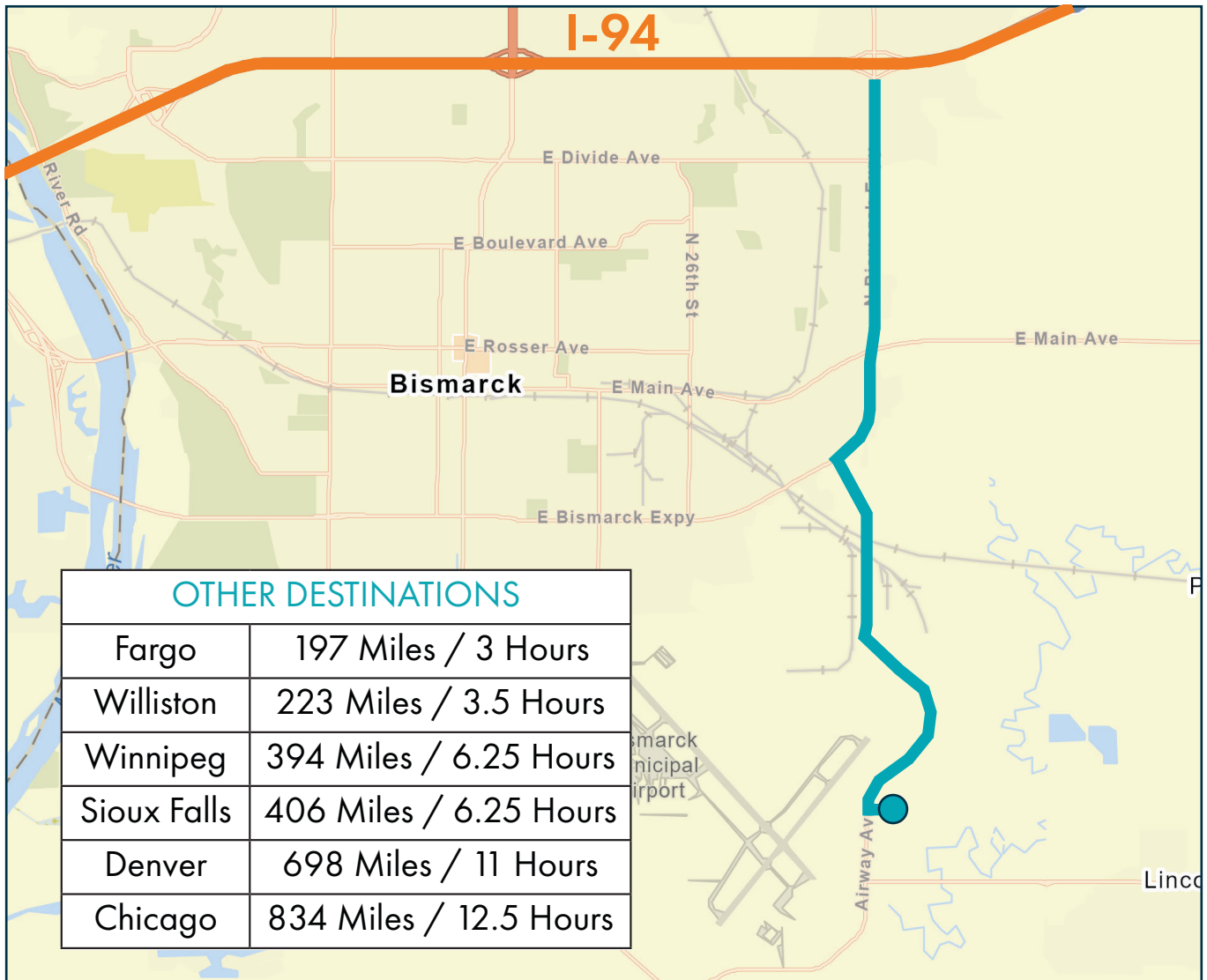
Visual purposes only. Actual property dimensions may vary. All information should be verified by the tenant or tenant's representatives.





Proximity to Interstate 94

4.4 Miles / 9 Minute Drive



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.