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FOR SALE

3521 Memorial Highway, Mandan



**Heated Office/Warehouse
On the Strip in Mandan**

Price: \$620,000.00
Space Available: 9,800 SF
Zoned: CC—Heavy Commercial
Year Built: 1962—2 Bay Addition 1996
Features: 60,000 SF of land
6 Private Offices
4 — 14' x 12' Roll up doors
16' Sidewalls



REAL ESTATE SERVICES

3712 Lockport Street
Suite C
Bismarck, North Dakota

**Information Sheet
3521 Memorial Highway
Mandan, ND**

Total Space Available: 6,764 SF

Main Floor Office Space Available: 1,440 SF

- ◆ 4 private offices, 2 with windows
- ◆ Reception area
- ◆ Glass panel doors on offices
- ◆ Neutral carpet and paint
- ◆ Recessed lighting
- ◆ ADA Compliant men's and women's restrooms on main floor

Upper Level Office Space Available: 1,274 SF

- ◆ 2 private offices
- ◆ Neutral carpet and paint in offices
- ◆ Break room
- ◆ Storage Area

Warehouse Space Available: 4,050 SF

- ◆ Heated and insulated
- ◆ 4 — 14' x 12' roll up doors, 2 with openers
- ◆ 16' Sidewalls
- ◆ Floor drains
- ◆ Heating/Cooling: Gas, fan forced heater
- ◆ Power: 3 phase power 200 Amp

Utilities: Gas/Electricity \$370.00/month

**Information Sheet
3521 Memorial Highway
Mandan, ND**

Additional Features

- ◆ **Great Visibility**
- ◆ **Yard behind building**
- ◆ **Metal construction**
- ◆ **Paved parking lot in front of building**

Located Near

- ◆ **Bill Barth Ford**
- ◆ **McDonald's**
- ◆ **Dakota Community Bank**
- ◆ **Open Road Honda**
- ◆ **Royses Twin City Produce**
- ◆ **Schwan GM Auto Center**
- ◆ **Midway Lanes**
- ◆ **Planet Powersportz**
- ◆ **KTM Cycle Hutt**
- ◆ **Dakotah Speedway**



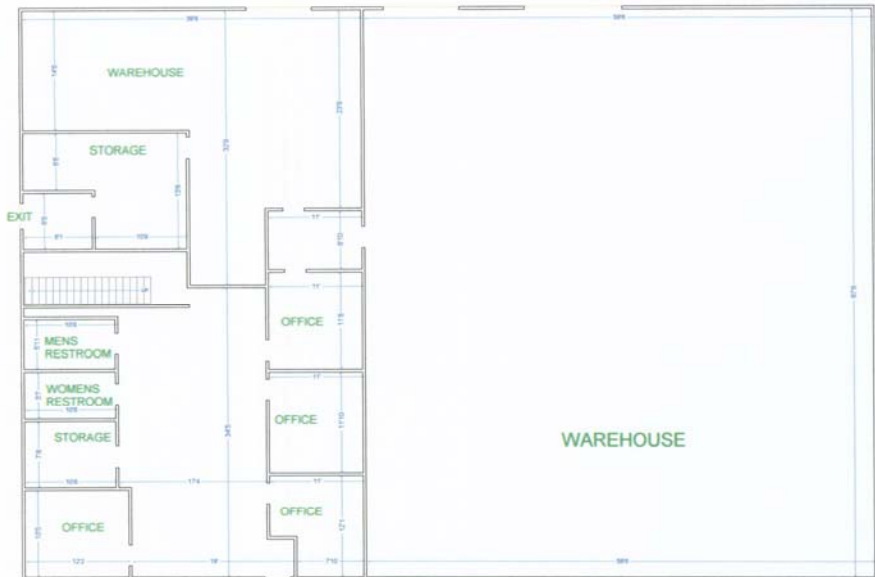
REAL ESTATE SERVICES
Bismarck, North Dakota



Floor Plan

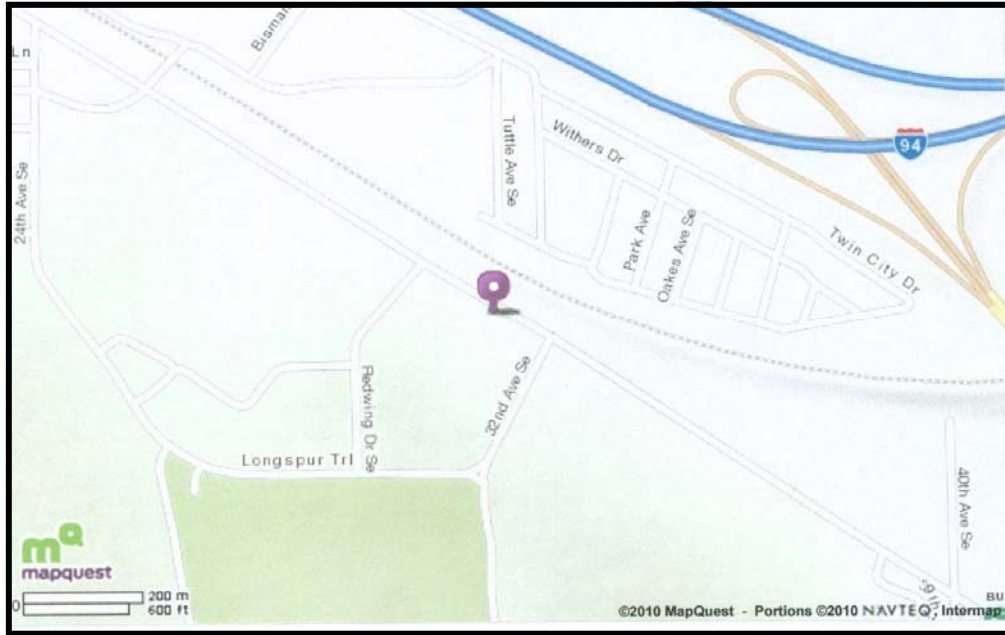


SECOND FLOOR



GROUND FLOOR

Subject Property



This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income and expenses are approximate. Buyers or lessors should conduct their own independent investigations and rely only on those results.