



PRESENTED BY:

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FOR LEASE

6749 Sterling Drive



Newly Constructed—Warehouse/Office/Shops
Apple Creek Township

Price: \$6.00 PSF
Space Available: 1,400 SF Shops
Divisible from 1,400 SF—5,600 SF
Can be 2,800 SF Drive-Thru Units
14,000 SF Total
Zoned: I1
Terms: Minimum 3 Year Term
Features: 10' x 13' Office in each unit
14' x 14' roll up door
16' Sidewalls
Floor Drains in each Unit
Available November 2008
Can be 2,800 SF Drive-Thru Unit



REAL ESTATE SERVICES

701-223-2450 office
701-223-2322 fax
Bismarck, North Dakota

INFORMATION SHEET

**6749 Sterling Drive
Bismarck, ND**

Location: Apple Creek Township east of Bismarck in
Southeast Industrial Park Subdivision

Available Space: 1,400 SF Shops
Divisible from 1,400 SF—5,600 SF
(14,000 SF total)

2,800 SF drive-thru bays available

Office: 10' X 13' office in each unit
Storage mezzanine above

Restroom: 1

Construction: Premium quality construction
R35 insulation factor on ceiling/roof deck
R25 walls
Interior walls between spaces—6" steel
studded with sound insulation, 8' liner tin
5/8" sheetrock

Sidewalls: 16' high

Floor Drains: In each shop



REAL ESTATE SERVICES
Bismarck, North Dakota

INFORMATION SHEET
6749 Sterling Drive
Bismarck, ND

- Roll-Up Doors:** 14' X 14' with openers
Insulated and windowed
- Lighting:** Industrial florescent lighting
- Heating/Cooling:** Fan forced gas heat in shop spaces
Baseboard electric heaters in offices and
restrooms
- Driveways:** 20' concrete driveways
- Availability:** First units to become available
November 2008
- Other warehouse units available as
build-to-suit—Contact Agent**



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Warehouse/Office/Shop Units Exterior



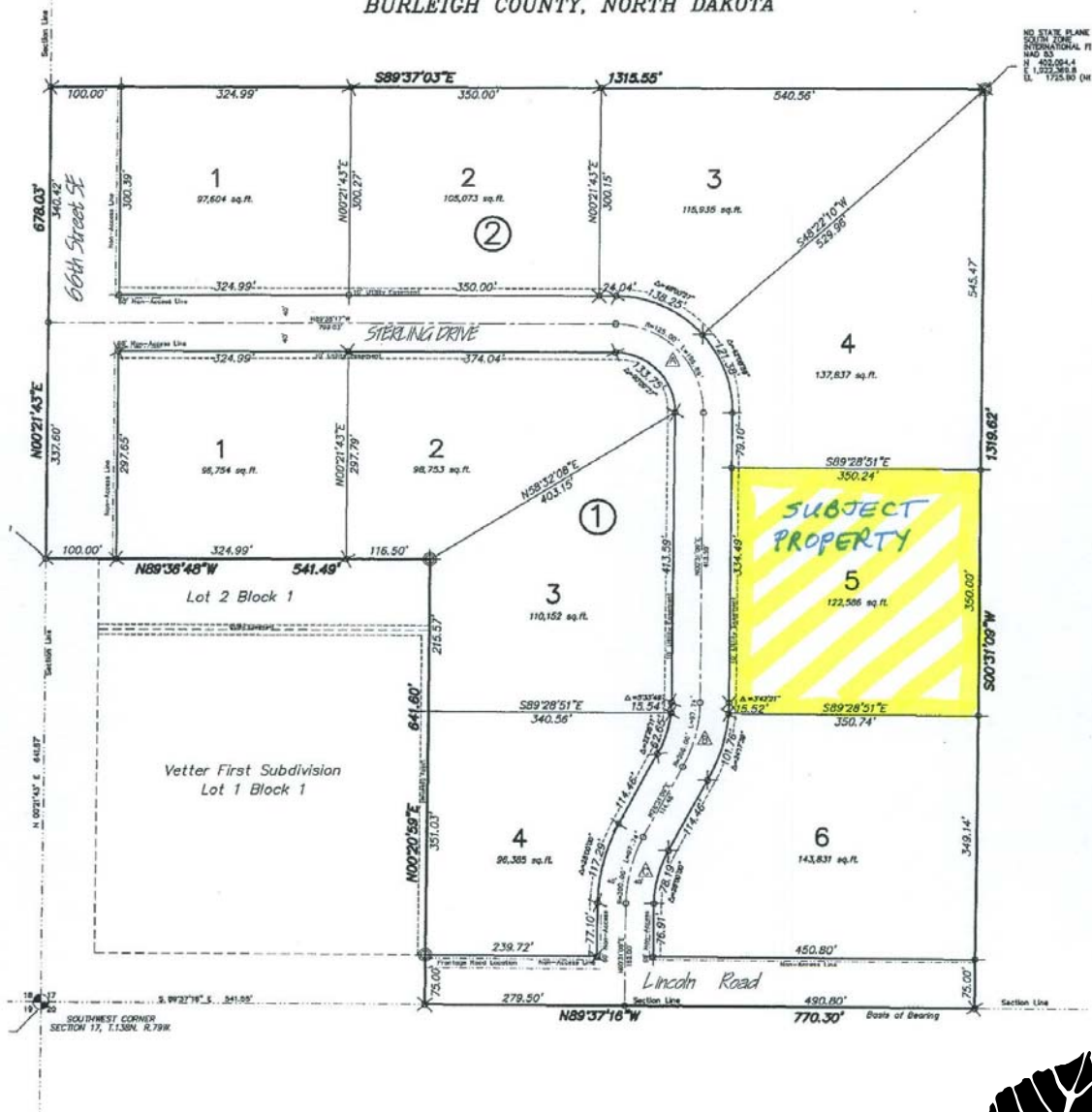
Future Units



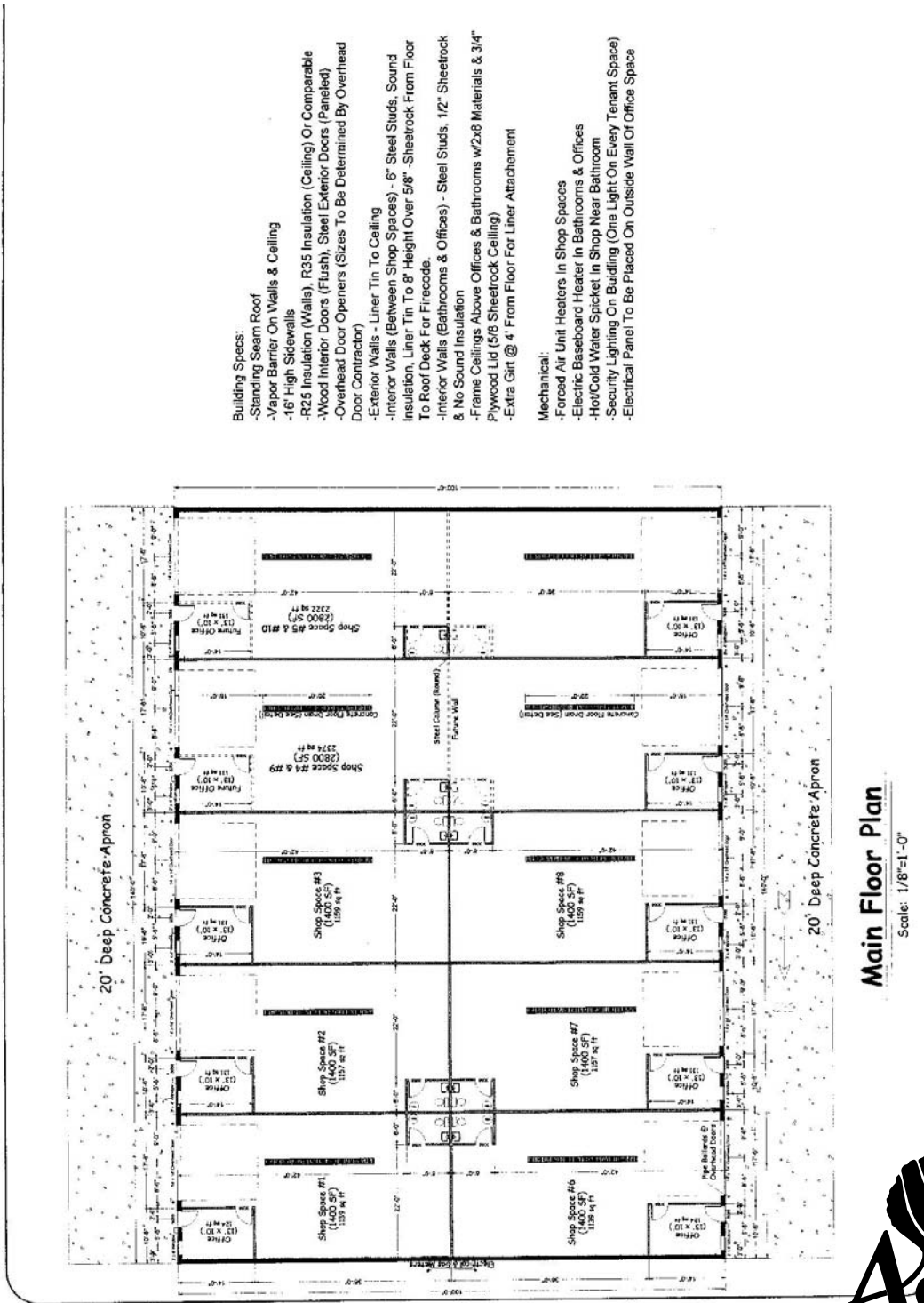
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SOUTHEAST INDUSTRIAL PARK SUBDIVISION

BURLEIGH COUNTY, NORTH DAKOTA



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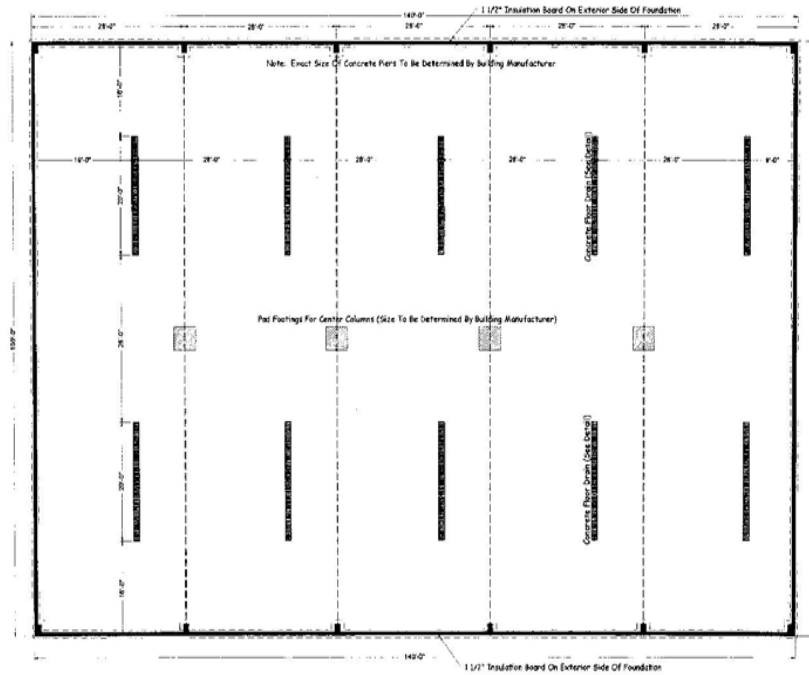
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Concrete Notes:
 -4" 4500 PSI Concrete Floor In Entire Building
 -#4 Rebar @ 2' OC Grid Throughout Building Slab



Trough Drain Detail

Scale: 1"=1'-0"

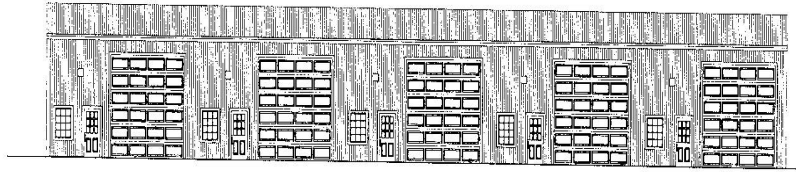


Foundation Plan

Scale: 1/8"=1'-0"

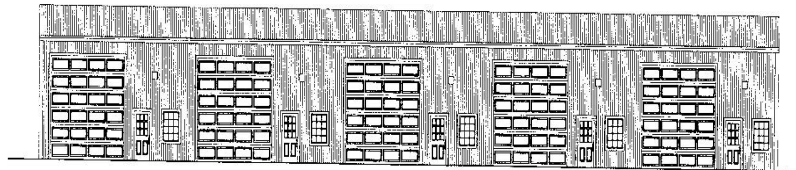


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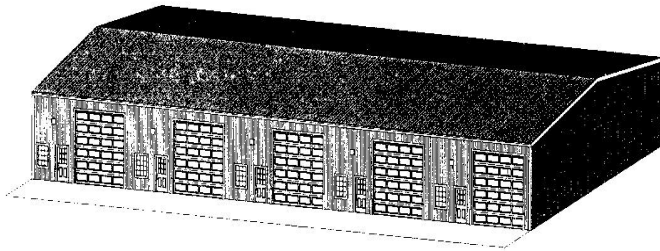
Front Elevation

Scale: 1/8"=1'-0"



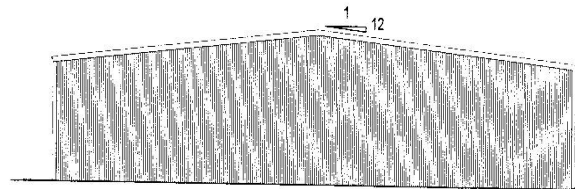
Back Elevation

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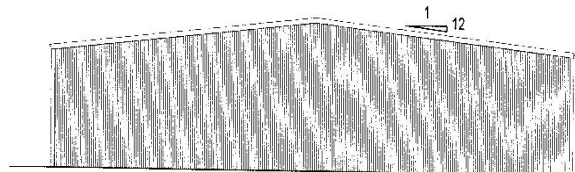
Perspective View

Not To Scale



Left Elevation

Scale: 1/8"=1'-0"

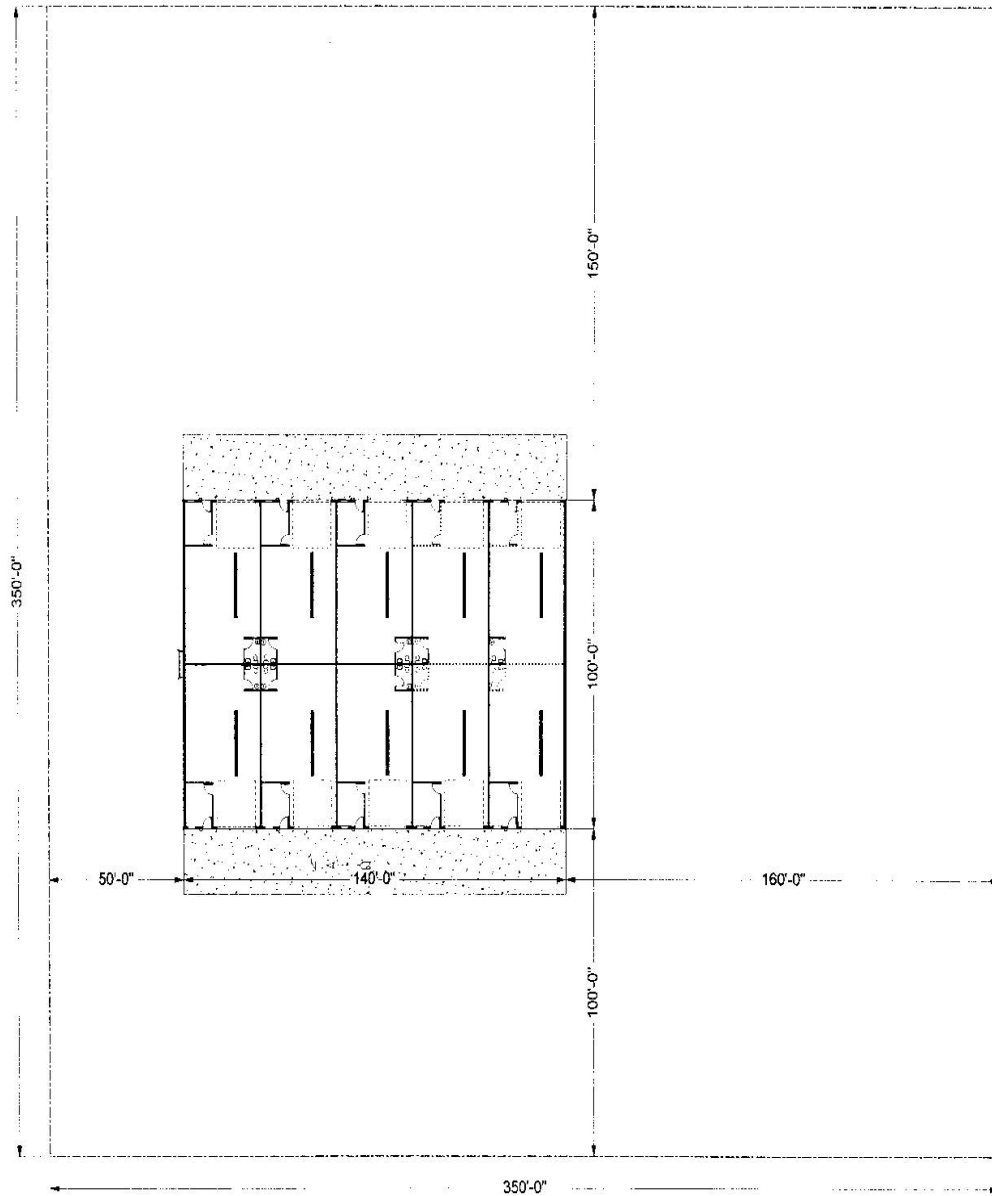


Right Elevation

Scale: 1/8"=1'-0"



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Lot Layout

Scale: 1"=20'-0"



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