



**PRESENTED BY:**

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# FOR LEASE

## 218 South 26th Street



**Great Location in SE Bismarck**  
**One Block South of Main Avenue**

- Price:** \$6.50 PSF
- Building Size:** 9,520 SF
- Lot Size:** 56,109 SF (1.29 A)
- Zoned:** MA Light Industrial
- Features:** Highly Visible For Retail  
Fenced Yard  
22' Sidewall Height  
Showroom with Storefront



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701-223-2450 office  
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Bismarck, North Dakota

**Data Information Sheet  
SE Bismarck Land and Building**

**Building Size:** 9,520 SF

**Lot Size:** 56,109 SF (1.29 acres)

**Zoned:** MA Light Industrial

**Utilities:** \$356.00 Average Monthly

**2006 Traffic Counts:** 9,600 Cars per Day on 26th Street  
10,900 Cars per Day on Main Avenue



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Bismarck, North Dakota

**INFORMATION SHEET  
218 South 26th Street  
Bismarck, ND**

- 7,154 SF Warehouse/Shop
- 2,366 SF Office/Retail Area
- 1,740 SF Mezzanine Storage Area Above Office
- Class "S" Pre-engineered Metal Building
- Concrete floor with VCT tile or carpet in office and retail areas
- 1— 8 X 10 roll up overhead door on south side
- 2— 12 X 16 roll up overhead doors on west side
- 1—10 X 18 roll up overhead door on west side
- 1—10 X 12 roll up overhead door on east side
- 2— Walk-in doors in rear of building
- 1—Glass storefront entrance
- 2— Restrooms
- Floor drain in shop area
- Side wall height 22'



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- 2" Water Service Entrance
- 200 AMP 3 Phase Electrical Service
- 4—Reznor gas forced air space heaters
- 2—Furnaces with central air conditioning and 2 air condensers on the roof
- Insulated roof in all warehouses
- New roof installed in 2001 as a result of hail damage



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## Located Near

Corner of Main Avenue and 26th Street

Big Boy

Little Cottage Café

Racer Performance

Arrow Cleaning

Loaf-n-Jug

Interiors by France

River City Sports

North of Sam's Club

Walmart

Mac's Inc.

City of Bismarck Public Works

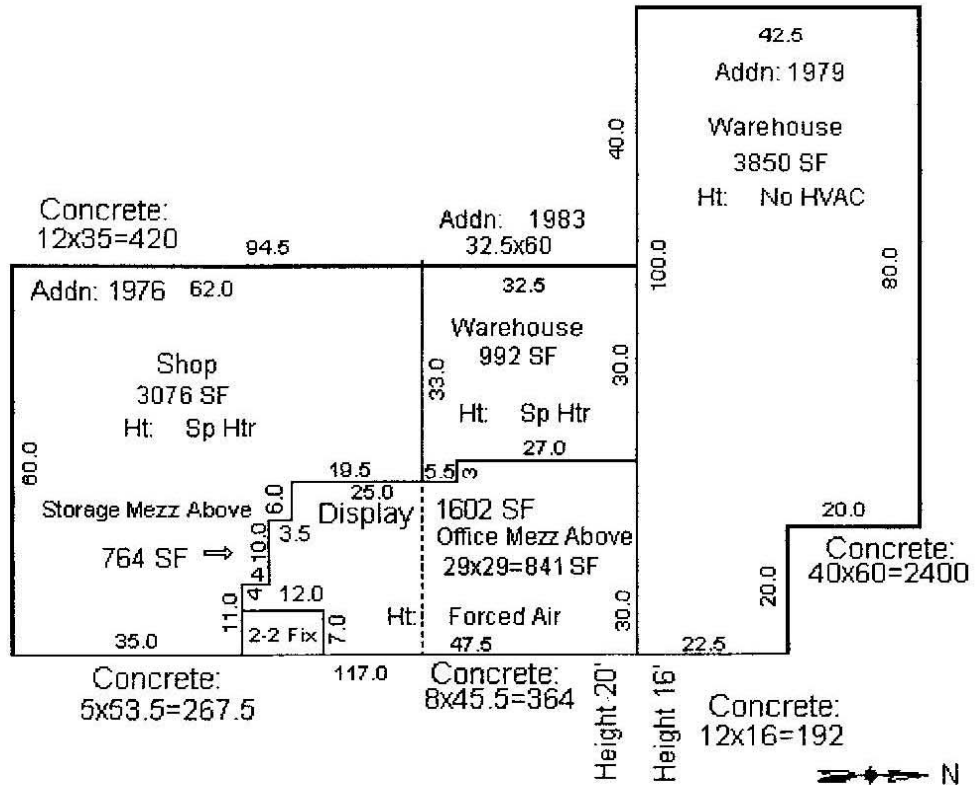
Ingersall Rand-Bobcat



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Bismarck, North Dakota

Built: 1960  
 Addn: 1976, 1979, 1983  
 Type: 1 ST Metal  
 Whse SF: 9520  
 Total SF: 9520  
 Perimeter: 474  
 Height: 18.5' AV  
 Mezz. Office: 841  
 Mezz. Storage: 764  
 Concrete: 3643



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Main Street-Highway 10

Little Cottage Cafe

Big Boy

Railroad Avenue

Arrow Cleaning

Racer Performance

26th Street South

Subject Property

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Pointer 46°48'13.47"N 100°45'11.25"W elev. 1668 ft

Streaming 100%

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