



SPACE AVAILABLE:

19,797 SF

PRICE:

\$3.85 PSF

HIGHLIGHTS:

- 16,849 SF Non-Heated Warehouse
- 2,948 SF Office/Shop
- 6 Overhead Doors
- Loading Dock with 8'x8' Door
- Fenced Yard
- Zoning: MA—Light Industrial
- Great Central Bismarck Location!
- ALSO AVAILABLE FOR SALE!



Scott Ritter

Broker Associate | Partner
Commercial Realtor®

701.223.2450

scott@aspengrouprealestate.com

424 S 3rd Street, Suite 2 | Bismarck, ND | WWW.ASPENGROUPREALESTATE.COM

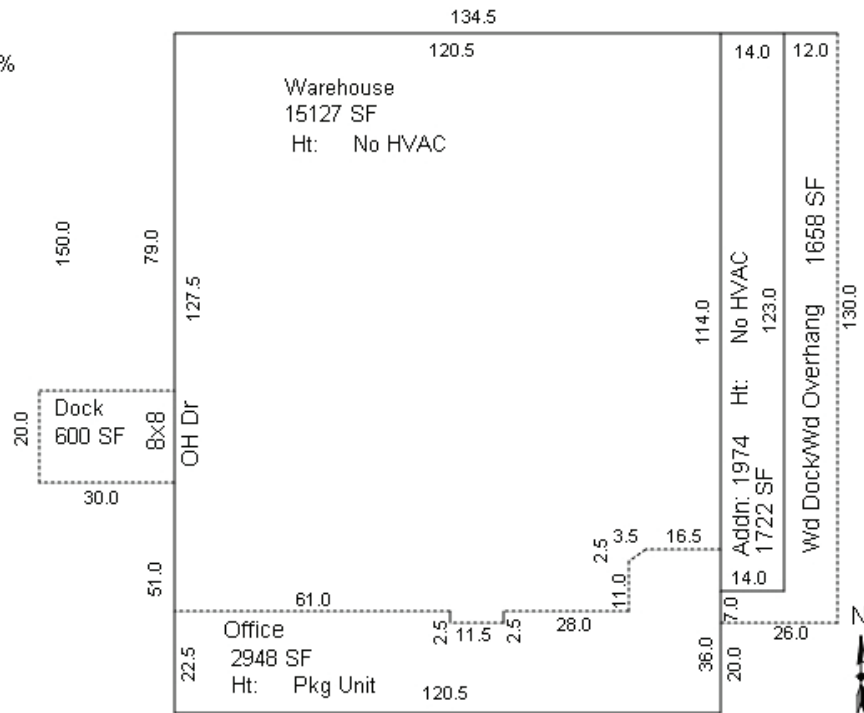
This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income and expenses are approximate. Buyers or lessors should conduct their own independent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

PROPERTY DETAILS

- 16,849 SF Non-Heated Warehouse
- 2,948 SF Office/Shop
- Fluorescent Lighting
- Fenced Yard
- 12' Sidewalls
- Loading Dock—8'x8' Overhead Door
- 6 Overhead Doors
- (1) 7' x 9' | (2) 8'x9' | (1) 8'x10' | (1) 8' x 11' | (1) 9'x10'

Section: 14
 Class: D
 Built: 1947
 Addn: 1974
 Type: 1 ST Frame
 Whse SF: 16849 85%
 Office SF: 2948 15%
 Total SF: 19797
 Perimeter: 569
 Height: 12'

0115-003-007 1500 E Front Av



Scott Ritter

Broker Associate | Partner
 Commercial Realtor®

701.223.2450

scott@aspengrouprealestate.com

ADDITIONAL PICTURES



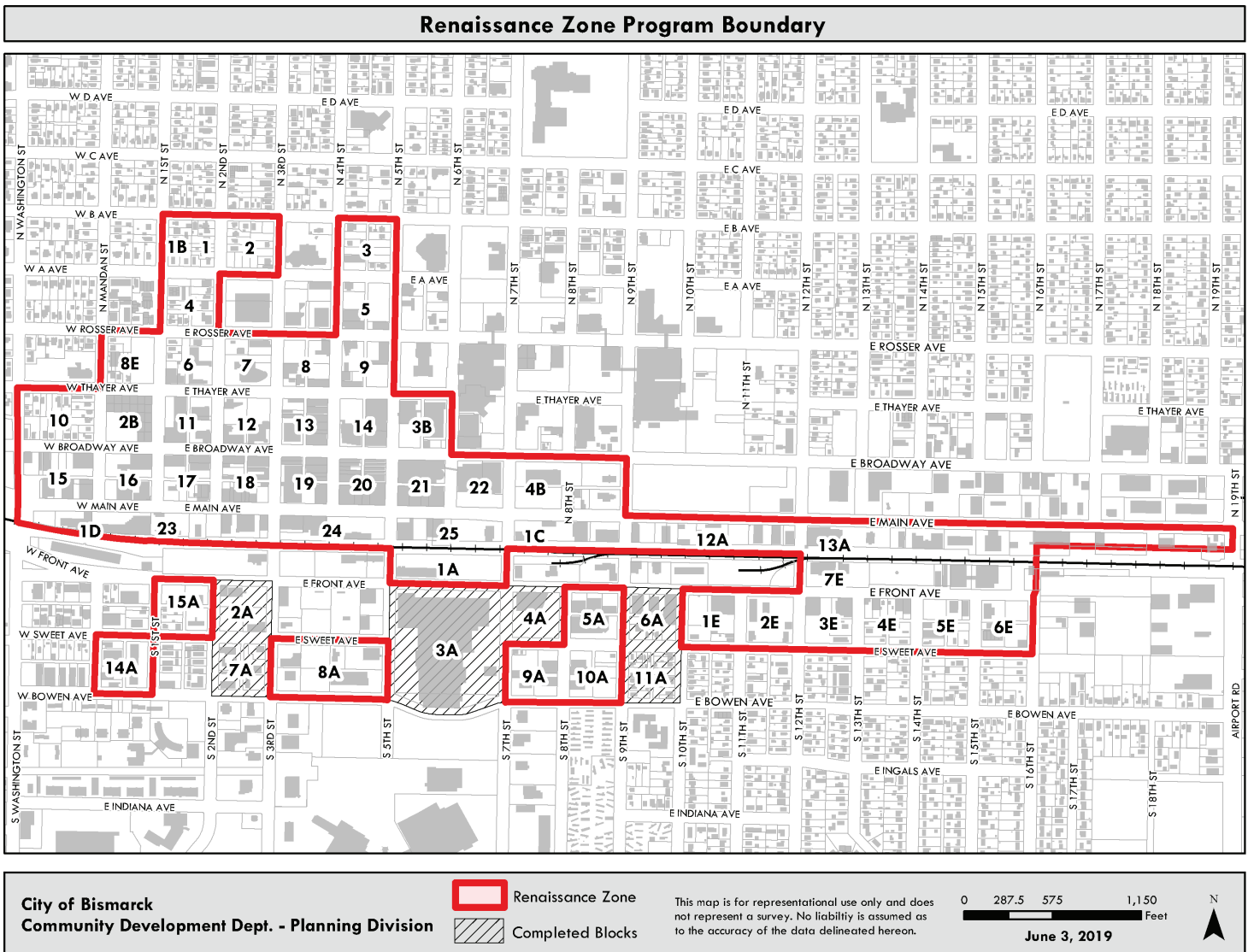
Scott Ritter

Broker Associate | Partner
Commercial Realtor®

701.223.2450

scott@aspengrouprealestate.com

BISMARCK RENAISSANCE ZONE



The Renaissance Zone program provides tax exemptions and credits to both residents and businesses for revitalization and redevelopment activities within the Zone, as shown in the above map. The purpose of the Zone is to encourage reinvestment in downtown properties, which in turn strengthens the core of our community. The Renaissance Zone provides both property tax and income tax incentives to property and business owners who invest in qualified projects. There are five different types of Renaissance Zone projects: rehabilitation, purchase with major improvements, purchase only, lease, and historical preservation and renovation.



Scott Ritter
 Broker Associate | Partner
 Commercial Realtor®
701.223.2450
scott@aspengrouprealestate.com

LOCATION MAP



Scott Ritter

Broker Associate | Partner
Commercial Realtor®

701.223.2450

scott@aspengrouprealestate.com