



# FOR SALE

## LARGE WAREHOUSE IN CENTRAL BISMARCK 2410.2422 E BOWEN AVE | BISMARCK, ND



### SPACE AVAILABLE:

Building Size | 65,999 SF  
Lot Size | 185,565 SF (4.26 Acres)

### PRICE:

\$3,900,000.00

### HIGHLIGHTS:

#### OFFICE SPACE

- 10 Private Office
- Space for cubicles or open work space
- Men's & Women's Restrooms
- Conference Room
- Kitchenette
- Office Space to be re-carpet in October

#### WAREHOUSE SPACE

- 25 Total Overhead Doors w/ Docks (2 additional in the back of the building)
  - (4) 8' x 8'
  - (21) 8' x 10'
- 1 Restroom
- Breakroom
- 2 Office Spaces
- Radiant & Fan Forced Natural Gas
- Fully Sprinkled



### Mike Ilse

Broker | Partner  
Commercial Realtor®

**701.223.2450**

[mike@aspengrouprealestate.com](mailto:mike@aspengrouprealestate.com)

**424 S 3rd Street, Suite 2 | Bismarck, ND | [WWW.ASPENGROUPREALSTATE.COM](http://WWW.ASPENGROUPREALSTATE.COM)**

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## PROPERTY DETAILS

### *2410 E Bowen Avenue, Bismarck*

**PID#:** 0115-003-670

**LEGAL DESCRIPTION:** CITY LANDS 138-80 Block: 3 PT SE1/4NE1/4 SEC 3 BEG

**BUILDING SIZE:** 65,999 SF

**LOT SIZE:** 129,248 SF

**ZONING:** MA - Light Industrial

**YEAR BUILT:** 1957

**2023 TAXES:** \$43,502.19

**SPECIAL ASSESSMENTS:** None at this time

### *2422 E Bowen Avenue, Bismarck*

**PID#:** 0115-003-700

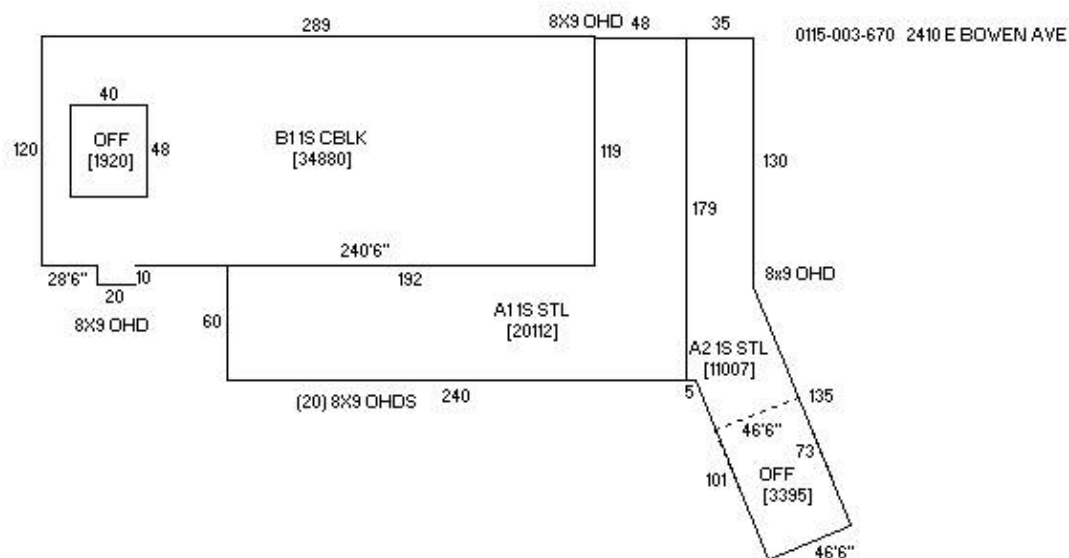
**LEGAL DESCRIPTION:** CITY LANDS 138-80 Block: 3 PTSE1/4NE1/4 SEC 3 BEG

**LOT SIZE:** 56,317 SF

**ZONING:** MA - Light Industrial

**2023 TAXES:** \$3,176.44

**SPECIAL ASSESSMENTS:** None at this time





## EXTERIOR PHOTOS



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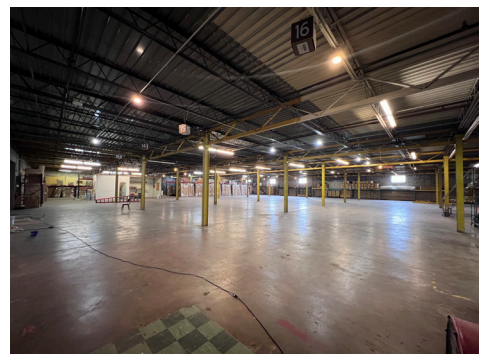
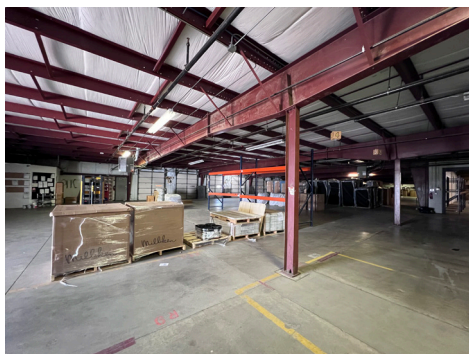
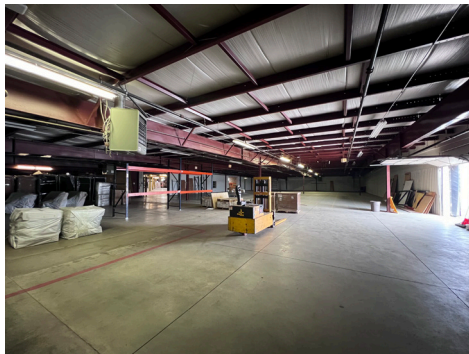


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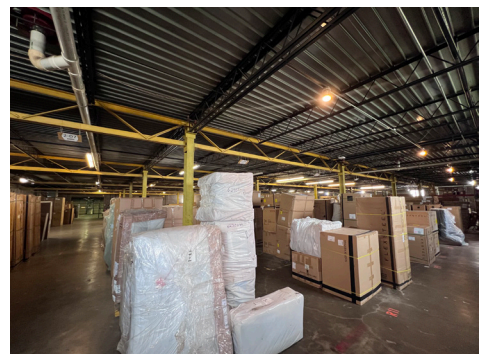
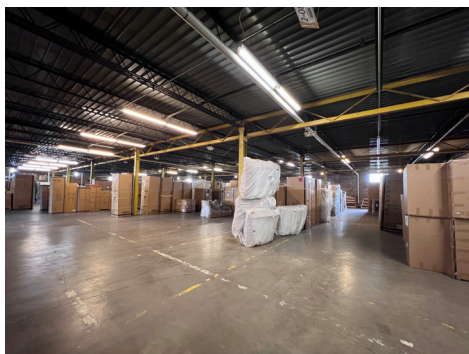
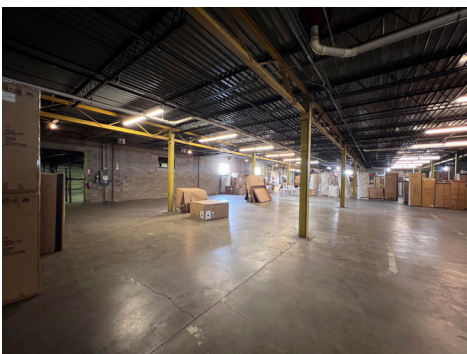
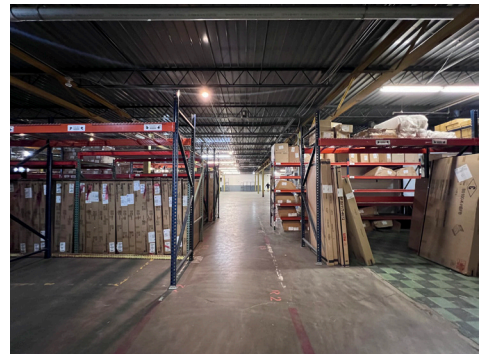
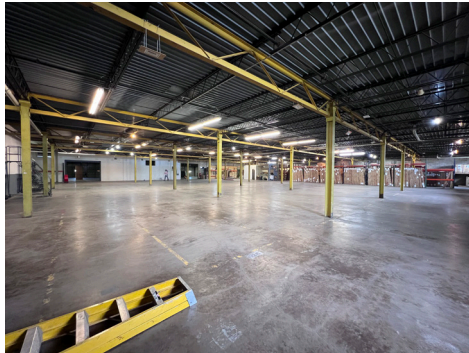


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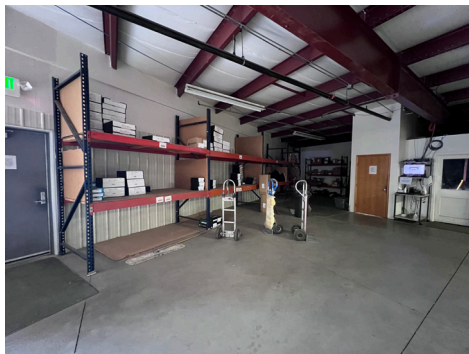
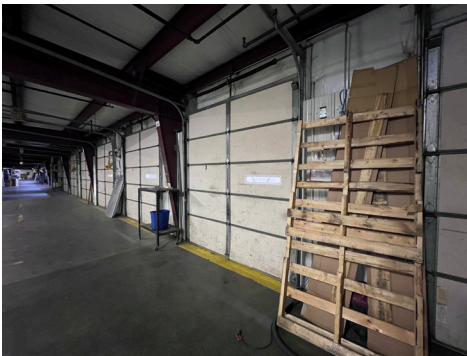
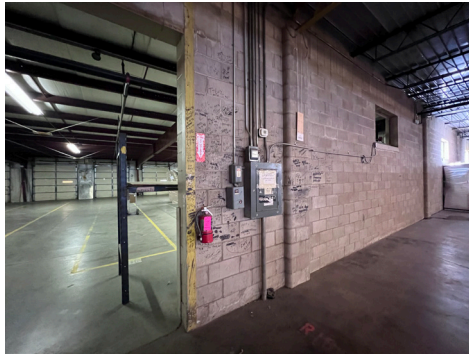


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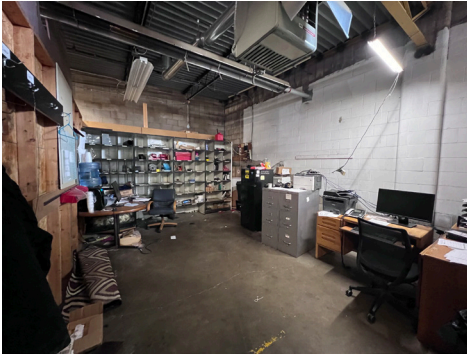


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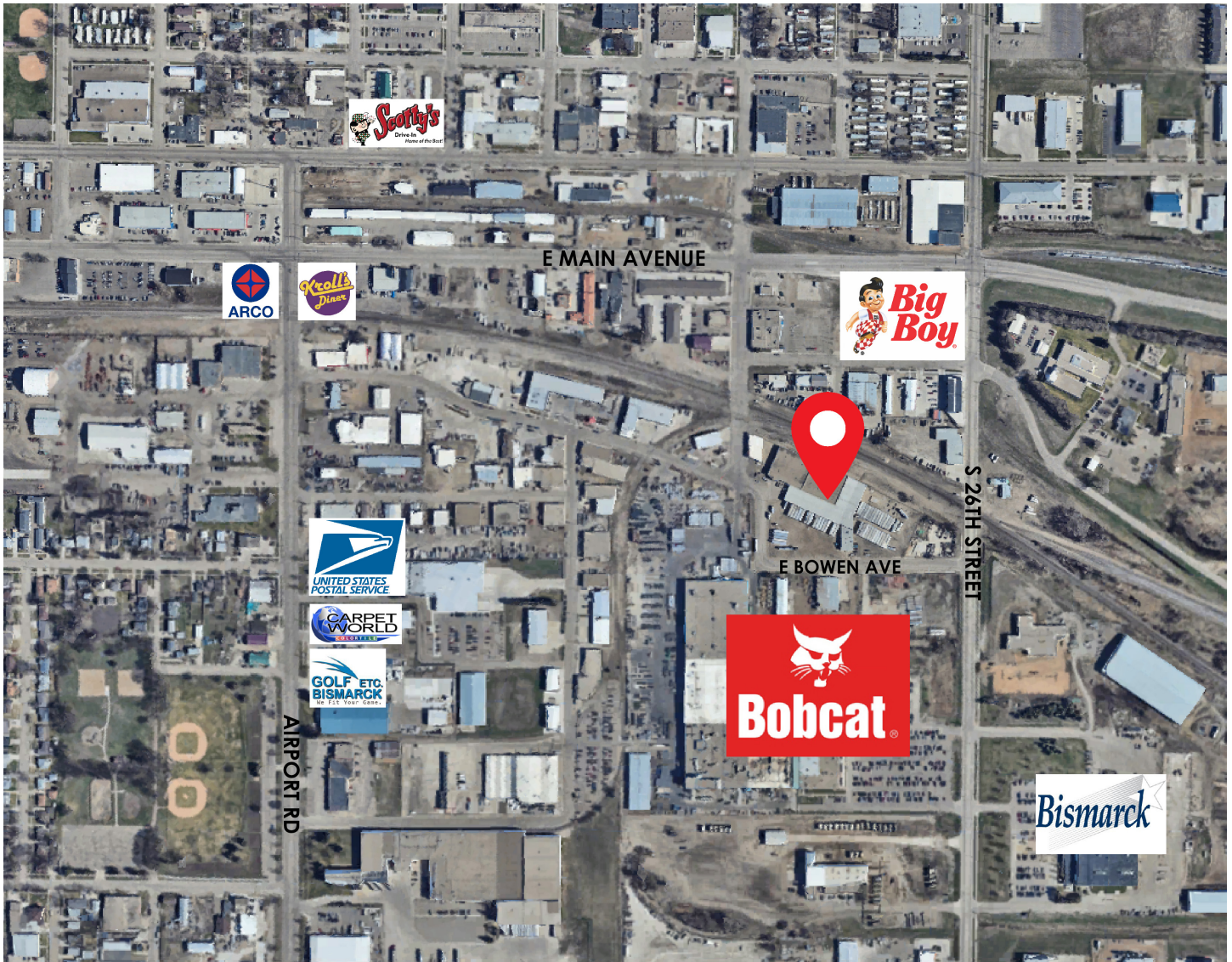


## PROPERTY PHOTOS





## LOCATION MAP



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