



## **SPACE AVAILABLE:**

BUILDING | 42,832 SF  
LOT | 9.31 ACRES

## **PRICE:**

\$3,200,000.00

## **HIGHLIGHTS:**

- Semi-Open floor plan with abundant windows
- 400 KVA Backup Generator
- Telecommunication Phone Switch Gear
- Dedicated IT Room
- 24" Loading Dock
- 3,469 SF Tenant could stay to provide rental revenue to new owner
- In the heart of Minot's office & residential growth



## **Steve Ilse**

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## PROPERTY DETAILS

**Year Built:** 1996

**Building SF:** 42,832 SF

**Land Area:** 9.31 Acres

**Standby Elec Generator:** Diesel, 400 KVA

**Wiring:** 3 Phase

**Ceiling Height:** 9' part, 10' part

**Parking:** Surface adjacent to building

**Water:** City of Minot

**Electricity:** MDU

**Sanitary Sewer:** City of Minot

**Dock Height:** 24" +/-

**Basement:** None

**Superstructure:** Pre-engineered steel, brick veneer, metal roof

**Roof Drainage:** Gutter along back lower edge of slope

**Interior Walls:** Sheetrock on metal studs, painted with some vinyl covering

**Doors:** Solid core oak veneer

**Ceilings:** Acoustical Tile 2'x4'

**Lighting:** Fluorescent

**Baseboards:** Vinyl

**Safety:** Exposed wet sprinkler system, emergency lighting

**Floor:** Commercial carpet, ceramic tile, quarry tile, sheet vinyl

**Heat:** Forced air, natural gas

**Air conditioning:** Forced Air

**Stores:** One



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## EXTERIOR PHOTOS



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## INTERIOR PHOTOS



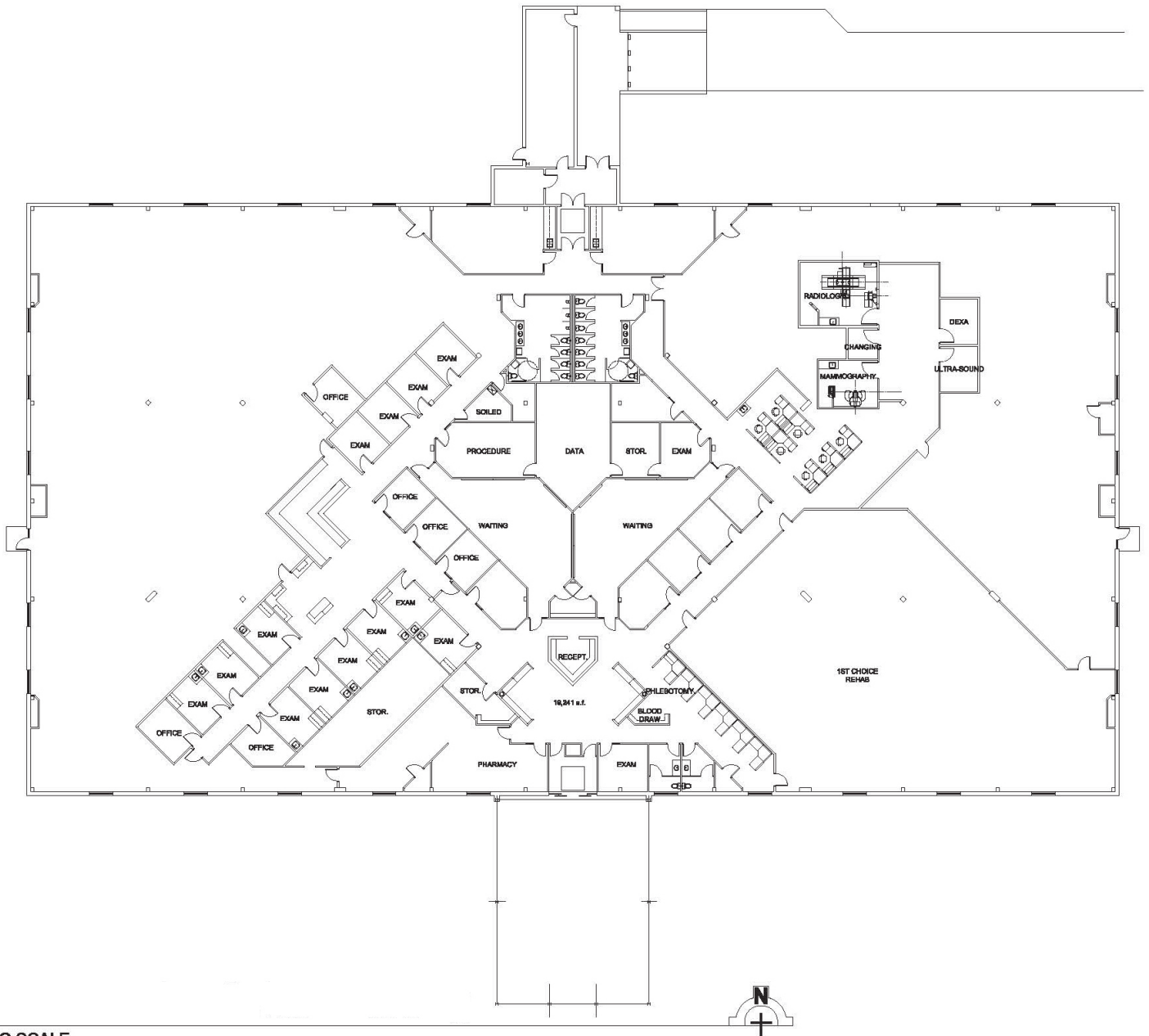
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## FLOORPLAN



NO SCALE



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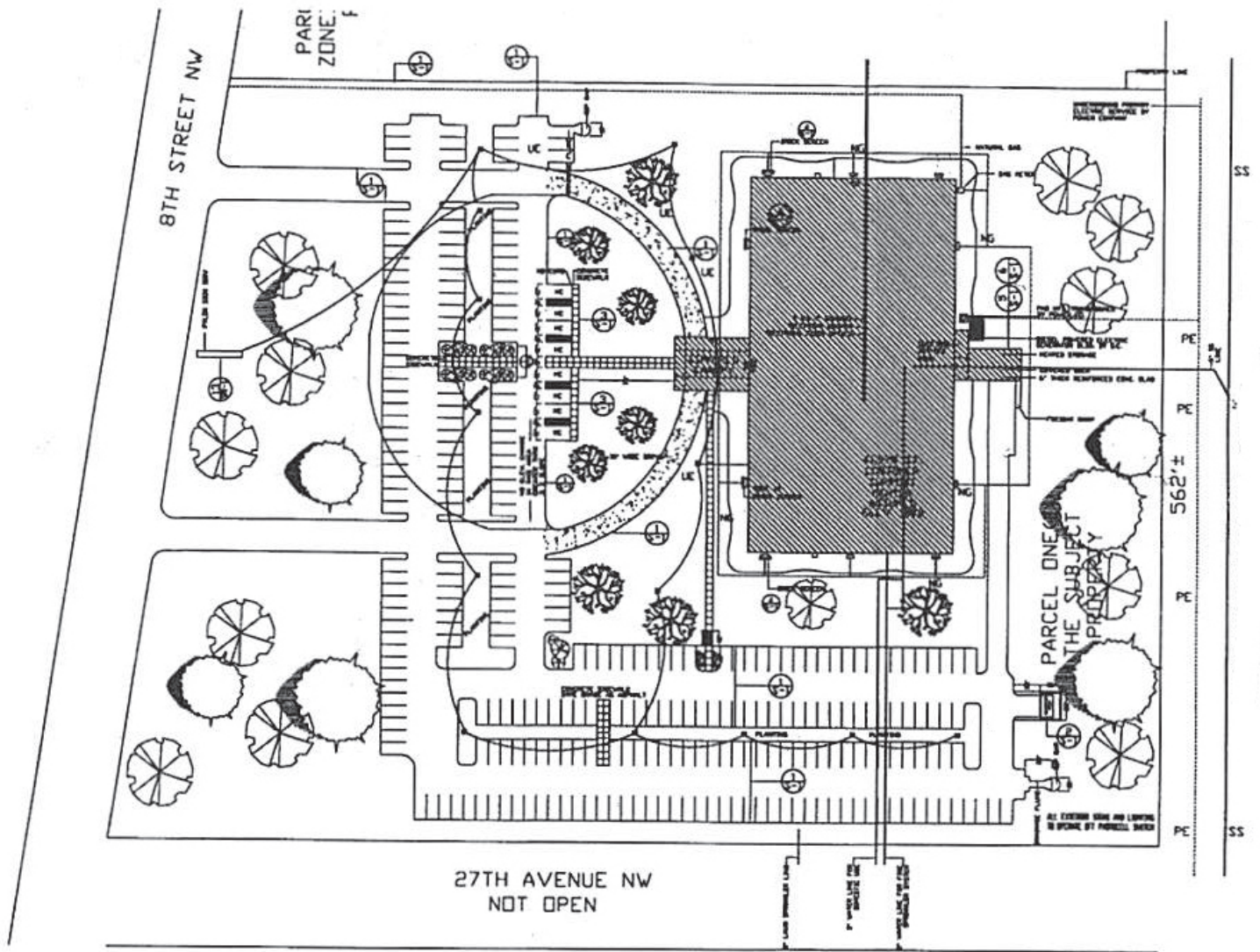
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## SITE PLAN



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## LOCATION MAP



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