



SPACE AVAILABLE:

80,000 SF*

*Can be demised to be 2 separate spaces
(40,000 SF & 40,000 SF)

PRICE:

\$12.00 PSF NNN

HIGHLIGHTS:

- Large Open Areas separated by a wall
- Both spaces have exterior entrances
- One space has a mall entrance
- Roof Deck - 17ft to beam
- 5 loading docks (3.5 ft dock height)
- Sprinkler System
- Plumbing
- New Roof put on building
- Pylon Signage Available
- Building Signage Available
- **Located on the corner of the busiest intersection in Bismarck!**
- **Abundant Parking**
- **Located near numerous restaurants & shopping**



Mike Ilse

Broker | Partner
Commercial Realtor®

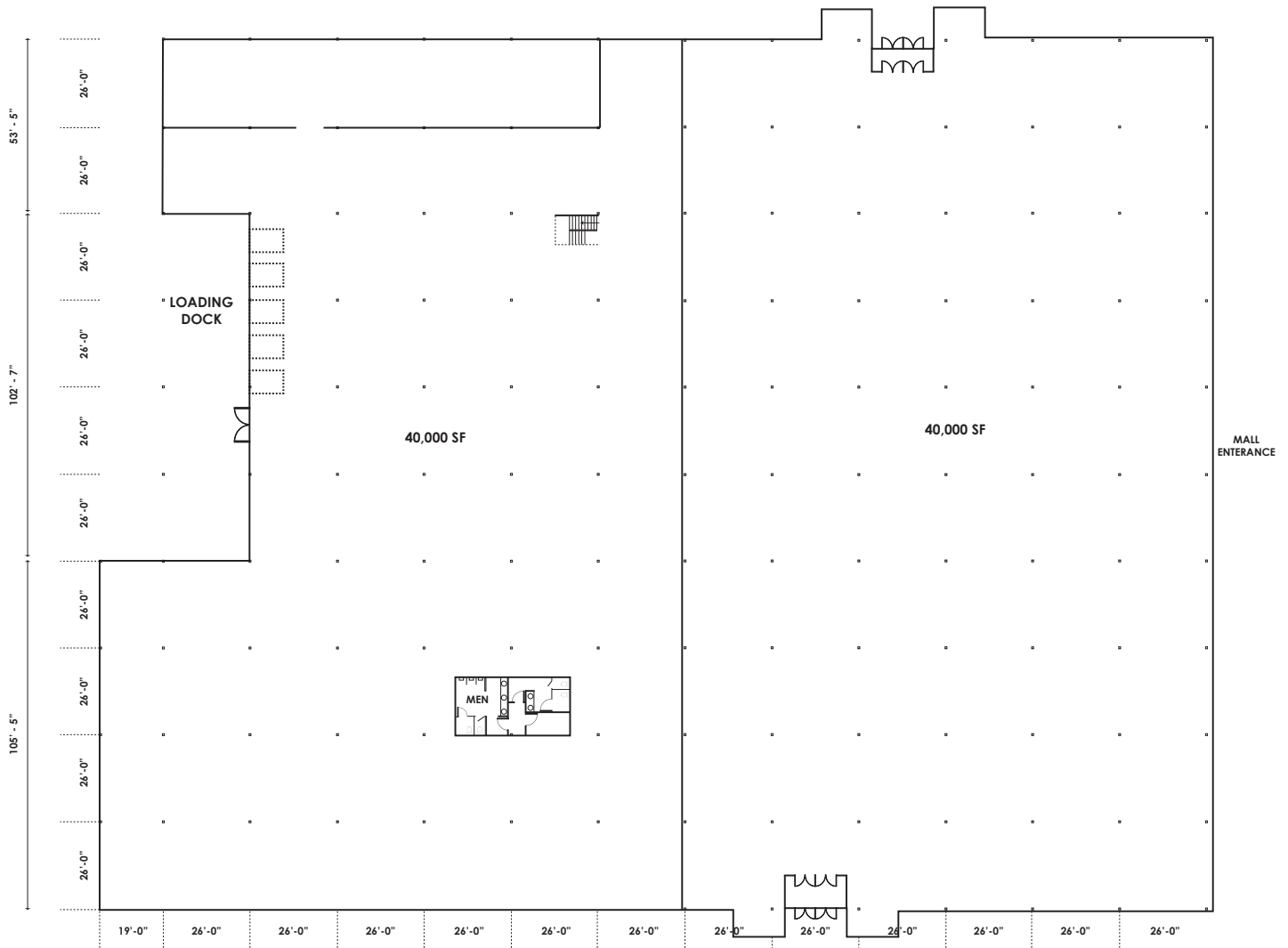
701.223.2450

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

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FLOORPLAN



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EXTERIOR PHOTOS



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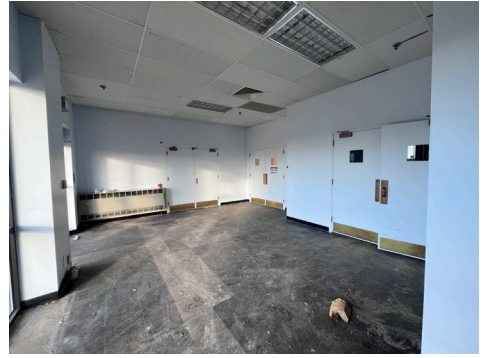
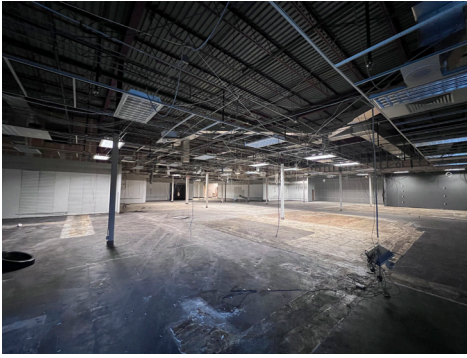
SITE PLAN



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PROPERTY PHOTOS - 40,000 SF SPACE



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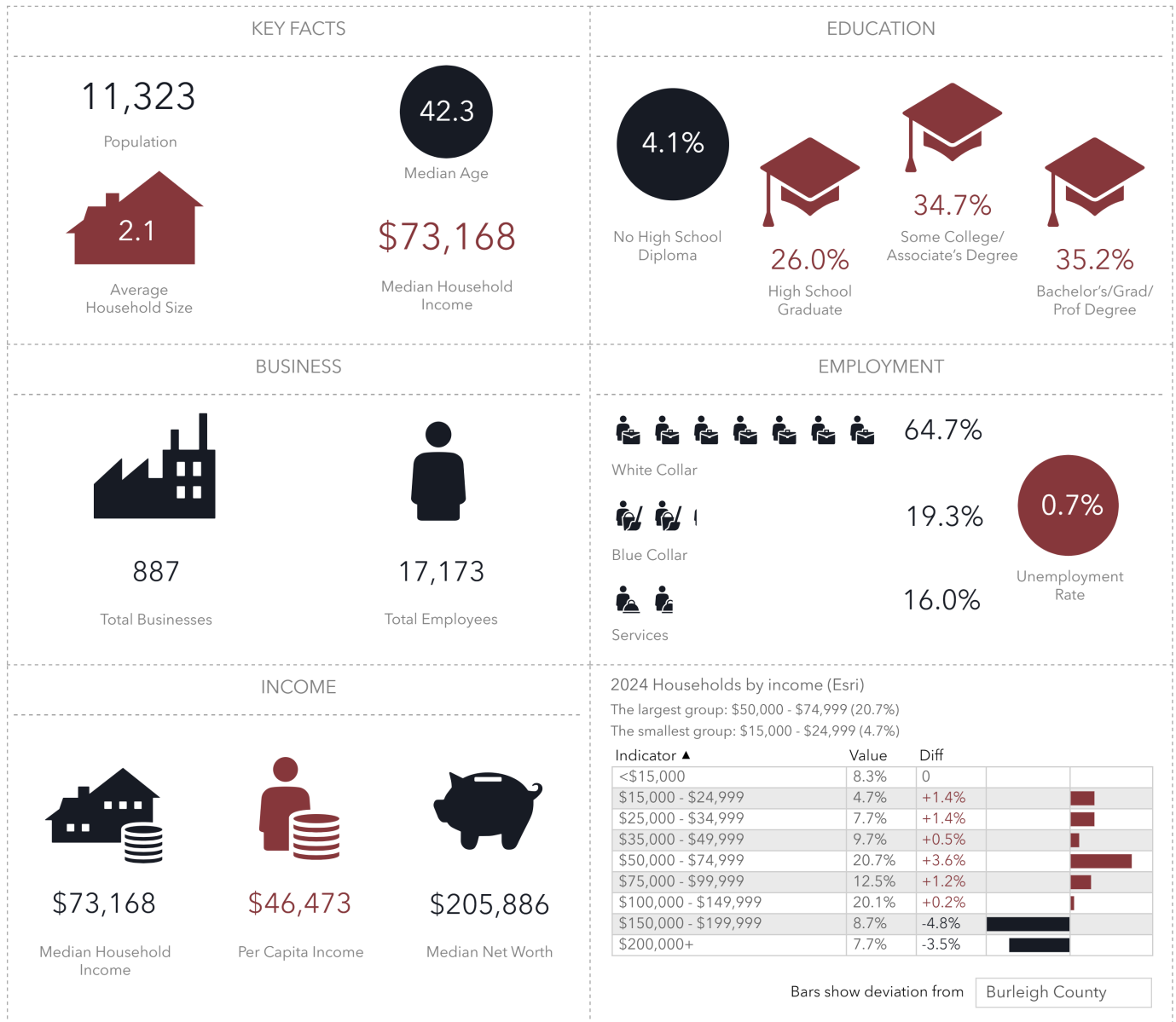
PROPERTY PHOTOS - 40,000 SF SPACE



DEMOGRAPHICS 1 MILE

Key Facts

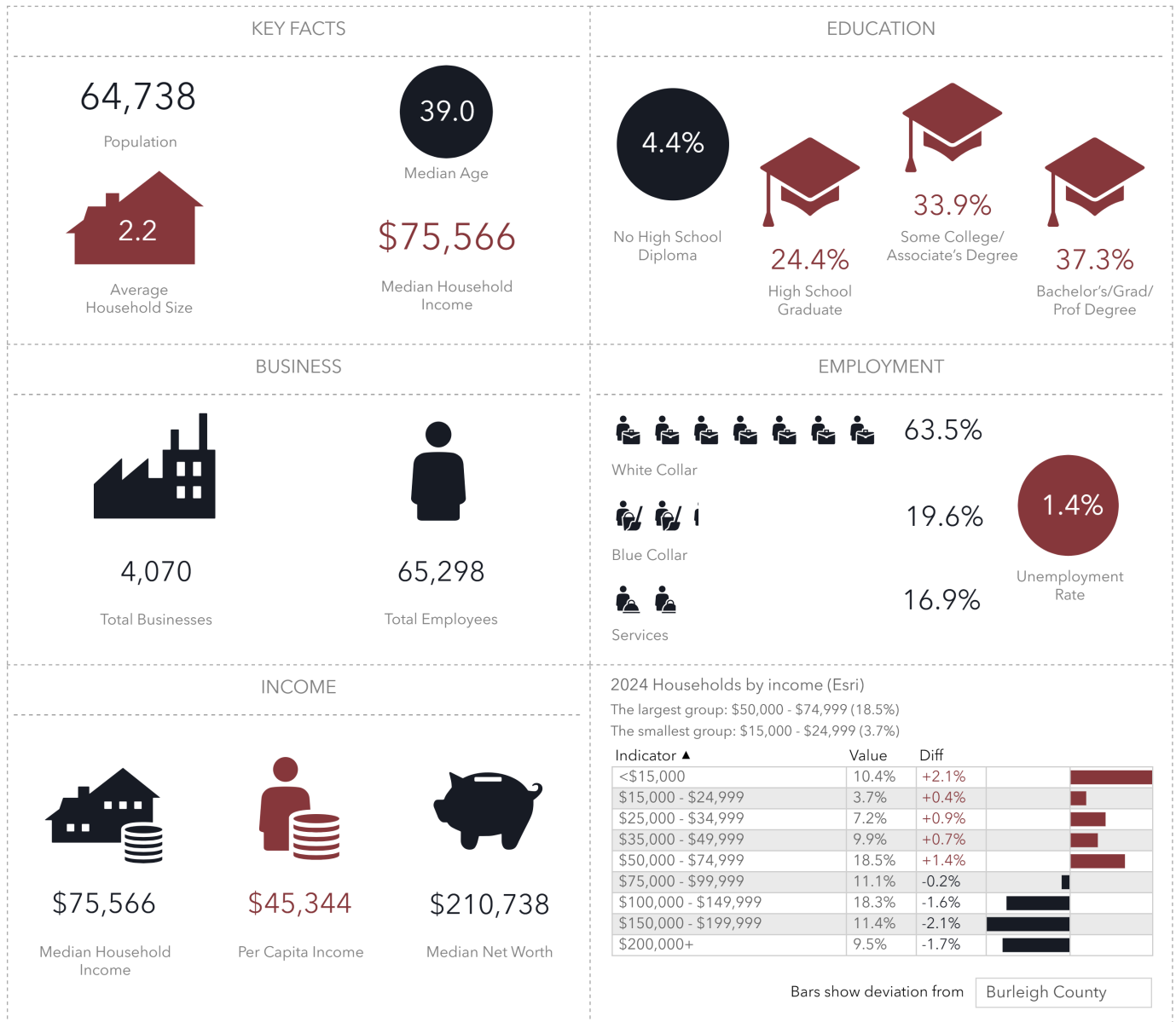
2700 State St, Bismarck, North Dakota, 58503
Ring of 1 mile



DEMOGRAPHICS 3 MILE

Key Facts

2700 State St, Bismarck, North Dakota, 58503
Ring of 3 miles

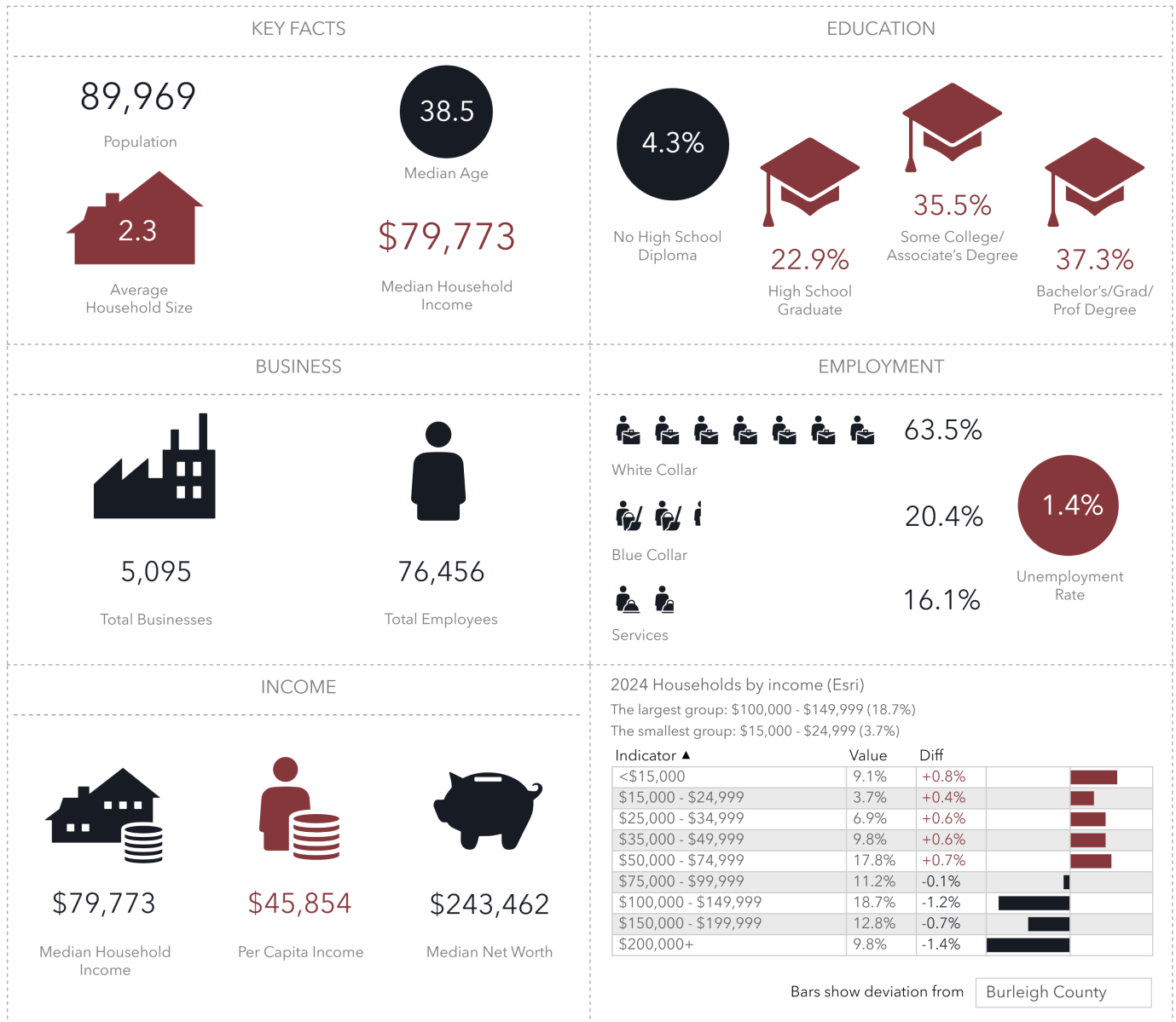


Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024). © 2024 Esri

DEMOGRAPHICS 5 MILE

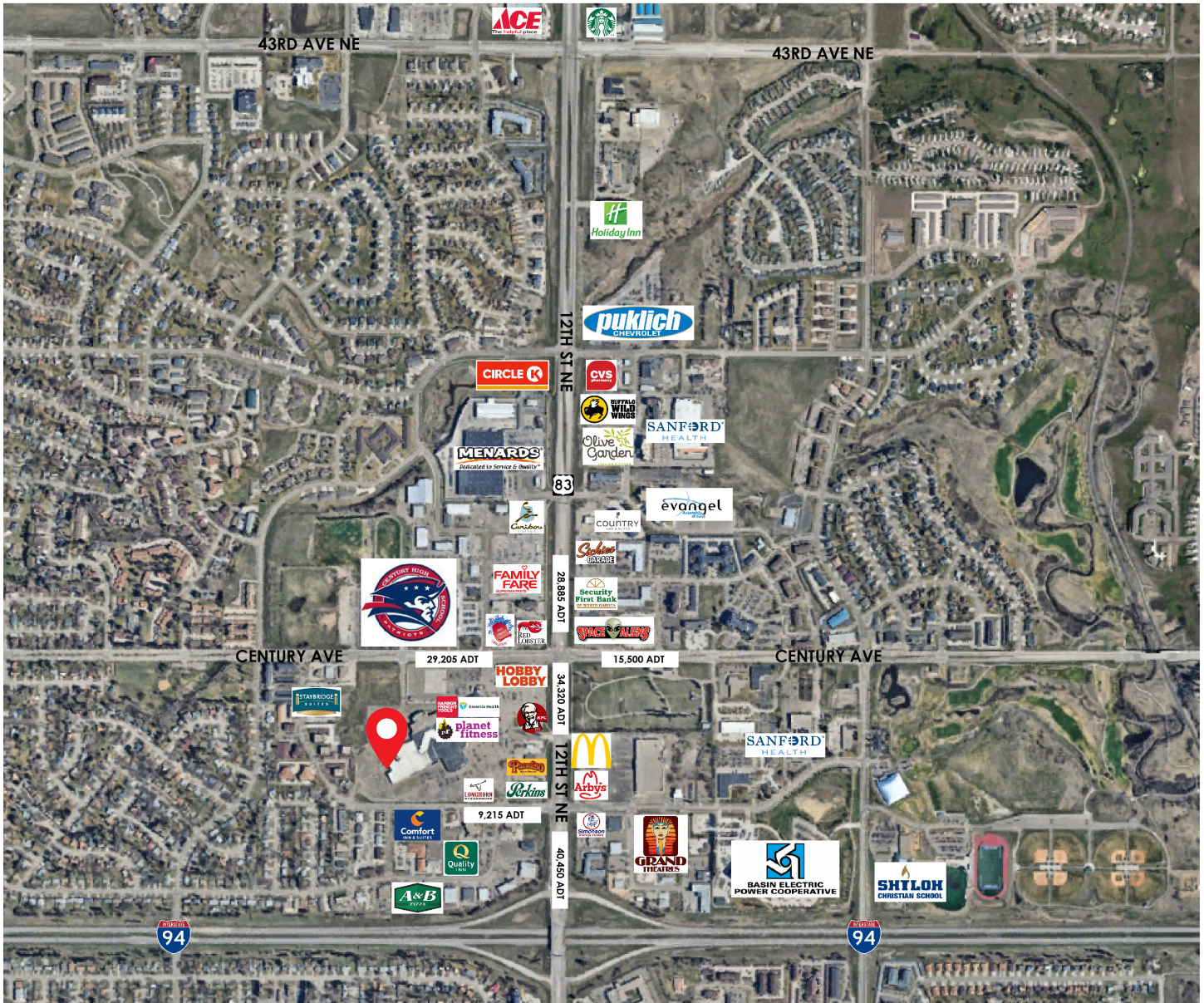
Key Facts

2700 State St, Bismarck, North Dakota, 58503
Ring of 5 miles



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LOCATION MAP & TRAFFIC COUNTS



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