

# FOR LEASE - INDUSTRIAL SHOP



**2812 MEMORIAL HIGHWAY, MANDAN**

## PROPERTY DESCRIPTION

This spacious property offers 11,056 total SF, including a 10,852 SF shop and a 204 SF office. With three drive-in doors, 16' sidewalls, and a metal with wood frame construction, it's equipped for a range of commercial and industrial needs. Features like gas forced air heat, a paint booth, 240V receptacle, 200 Amp 3-Phase electrical panel, and an exhaust fan/filter provide the ideal working environment. Benefit from high traffic visibility, with 15,710 vehicles passing by each day. Take advantage of this exceptional leasing opportunity and make this impressive space your own.

## PROPERTY HIGHLIGHTS

- 11,056 Total SF | 10,852 SF Shop + 204 SF Office
- 3 Drive-In OH Doors (10'Wx14'H, 8'Wx8'H, 8'Wx9'H)
- 16' Sidewalls
- Metal w/Wood Frame Construction
- Gas, Forced Air Heat in Shop
- Paint Booth
- 240V Receptacle

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$9.00 PSF (MG) <i>Tenant Pays Utilities</i>
<b>Available Space:</b>	11,056 SF
<b>Lot Size:</b>	0.81 Acres

## NEARBY BUSINESSES

Arco Gas Station	Eide Ford Mandan
Big O Tires	McDonalds
Doll's Studios	True North Steel

- 200 Amp 3-Phase 4 Wire Electrical Panel 42 Circuit 120/240 Volt
- Exhaust Fan/Filter
- Tenant Pays Utilities
- High Traffic with 15,710 Vehicles Per Day on Memorial Highway



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## RISE PROPERTY BROKERS

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*All information herein has been obtained from sources deemed reliable. No warranty or guarantee is made as to the accuracy of the information.*

# EXTERIOR PHOTOS



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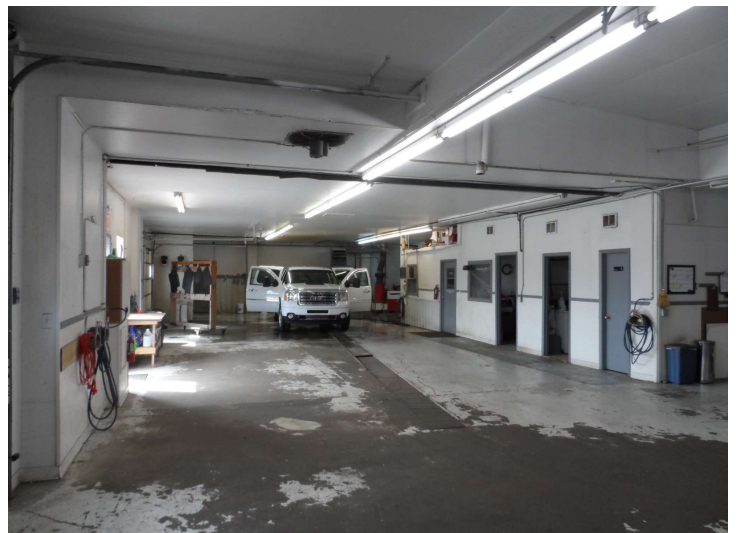
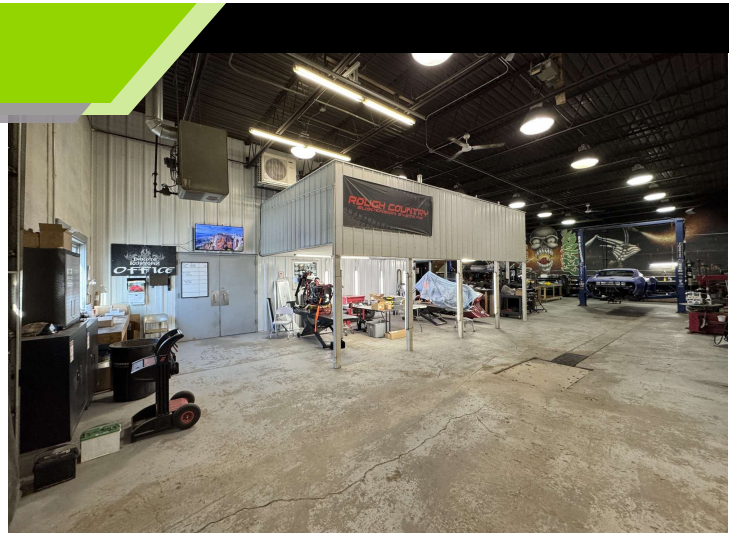
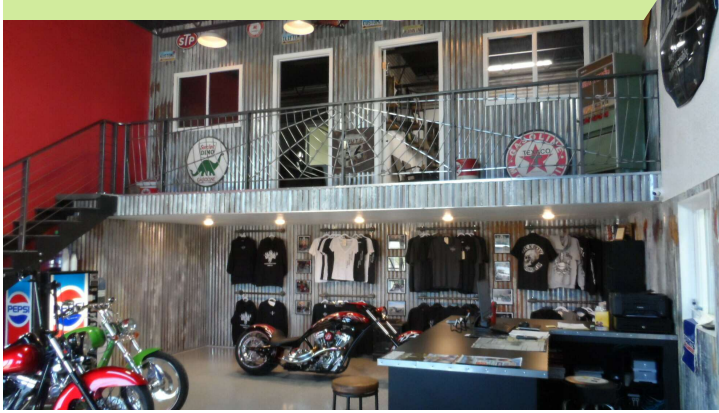
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# INTERIOR PHOTOS



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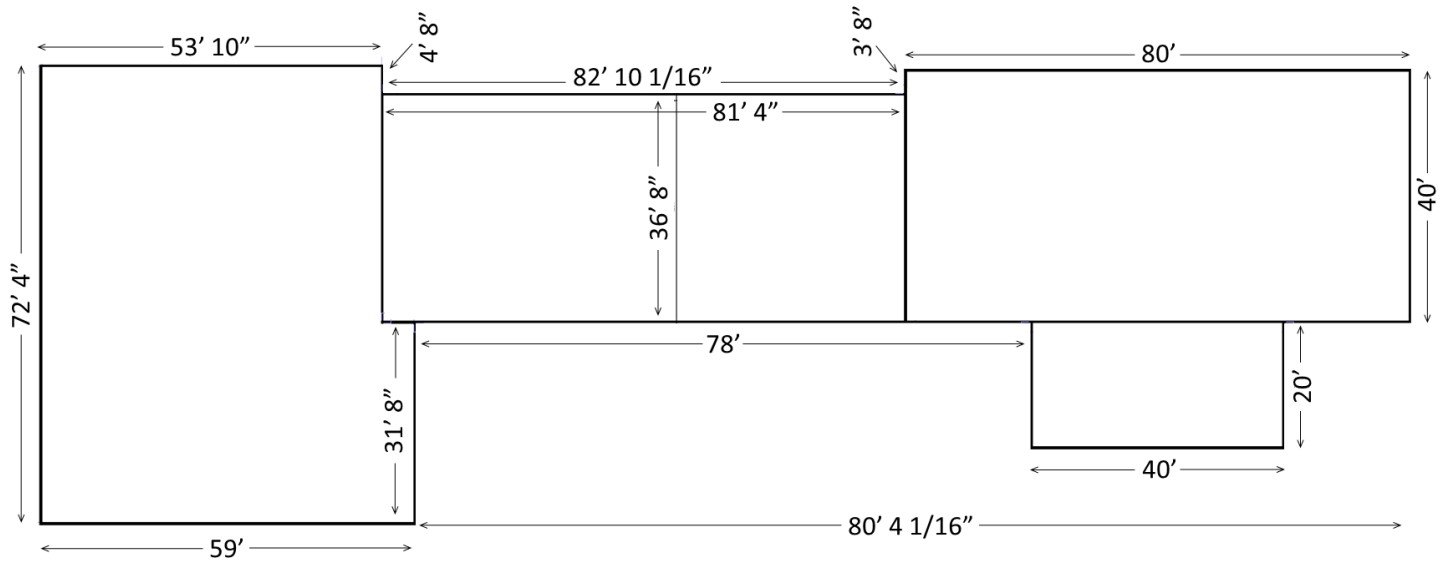
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# FLOOR PLAN



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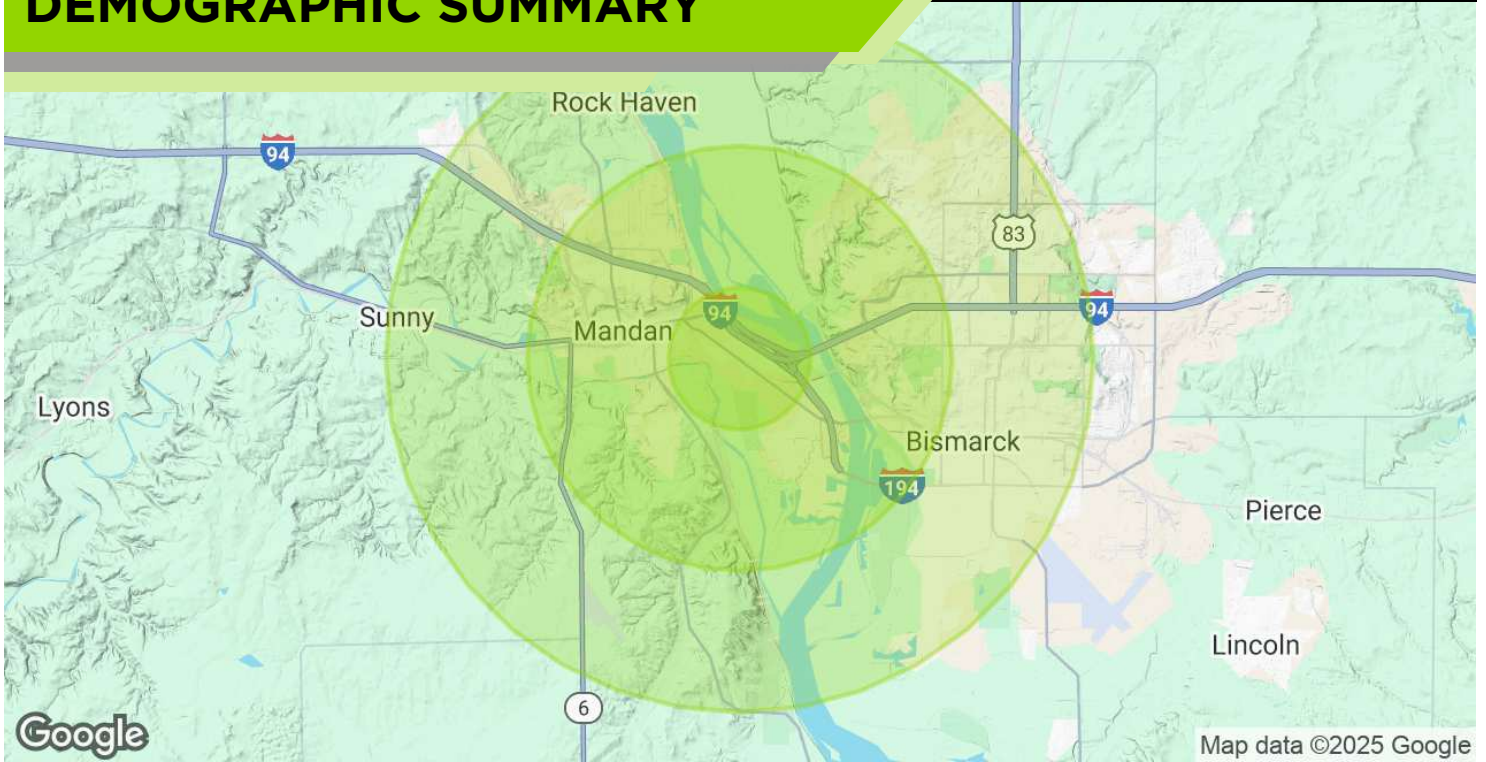
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# DEMOGRAPHIC SUMMARY



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,867	37,878	84,827
Average Age	38	40	40
Average Age (Male)	38	39	39
Average Age (Female)	38	41	41

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	773	16,112	36,744
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$94,421	\$102,841	\$97,331
Average House Value	\$275,918	\$322,186	\$306,941

## TRAFFIC COUNTS

Memorial Highway	15,710/day
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Demographics data derived from AlphaMap



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# PROPERTY LOCATION



## LOCATION OVERVIEW

Located in Mandan

High Visibility and High Traffic with 15,710 Vehicles Per Day on Memorial Highway



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