

Industrial | For Sale

34,000 SF

Industrial Facility

on 8 Acres

10475 1A St SW
Killdeer, ND 58640

CBRE



Property Details

CBRE is pleased to offer for sale this 34,000 SF industrial property on eight acres in Killdeer, ND. This property is just off Highway 22 and has numerous rare features such as a truck scale, tank farm, loading docks, and sprinkler system. The 2013-built, steel-framed building is fully heated, has over 2,000 SF of office space with AC, and numerous drive-ins with a mix of large and small overhead doors.

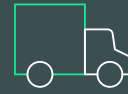
Address	10475 1A St SW Killdeer, ND 58640
Parcel #	01-1228-205
Assessed Value (2024)	\$3,640,730
Annual RE Taxes (2023)	\$24,344
Sale Price	\$1,450,000
Total Building SF	34,000
Shop SF	31,840
Office SF	2,160
Mezzanine SF	2,160
Parcel ID	01-1228-205
Drive-Ins	20 total as follows: Ten w/ 14' W x 14' H OH door Five w/ 10' W x 10' H OH door Two w/ 14' W x 16' H OH door One w/ 12' W x 12' H OH door One w/ 9' W x 12' H OH door One w/ 8' W x 8' H OH door
Tanks	One - 130,000 Gallon (Large bulk) One - 6,000 Gallon (pressurized) Two - 20,000 Gallon (Small bulk) One - 30,000 Gallon (Small bulk) Twelve - 7,500 Gallon (Small bulk - fiberglass)
Loading Docks	Four w/ 6' W x 8' H OH doors & hydraulic levelers
Ceiling Height	20' - 21'
Year Built	2013
Construction	Metal w/ steel frame
Lot Size (acres)	8.4
Zoning	Industrial



Property Highlights



Two Tank Farms with
200k+ Gallons of
Total Storage Capacity



45-ton Truck Scale
(70' L x 12' W)



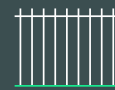
Wet Sprinkler System



85k SF of
Exterior Concrete Paving



13k SF of Covered Storage
(not included in total building SF)



Fenced, Concrete-Paved Yard
w/ Loading Docks



Fully Heated
Office has AC



6" & 8"
Reinforced Concrete Floors

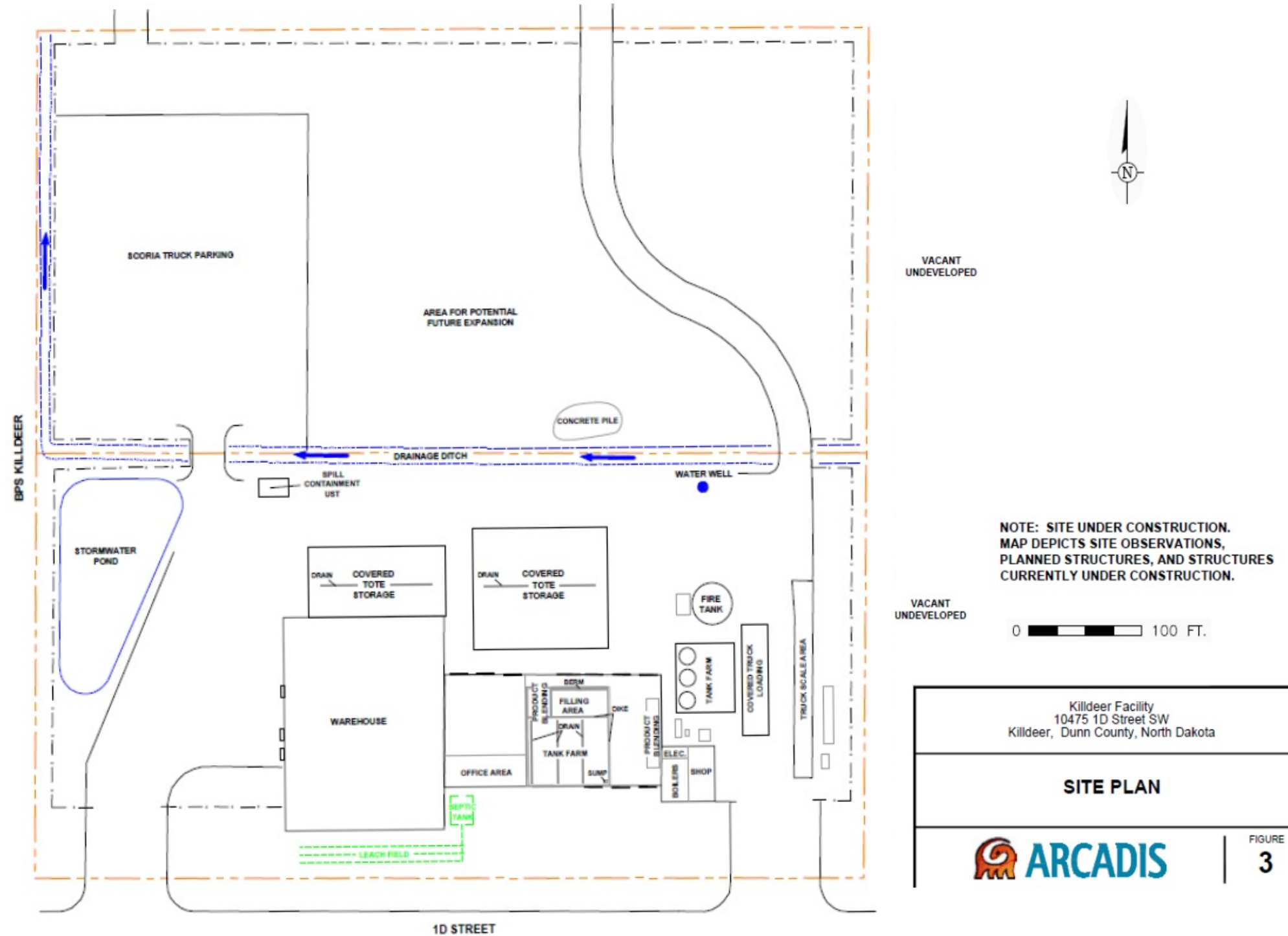


Location

This property is in the Killdeer Industrial Park Subdivision which is North of Killdeer on the East side of Highway 22. The property has quick and easy access to Highway 22, which is the primary thoroughfare in the market. Dickinson, ND is 35 miles South of Killdeer, Watford City, ND is 56 miles NW of Killdeer, and Williston, ND is 101 miles NW of Killdeer.



Site Plan



NOTE: SITE UNDER CONSTRUCTION.
MAP DEPICTS SITE OBSERVATIONS,
PLANNED STRUCTURES, AND STRUCTURES
CURRENTLY UNDER CONSTRUCTION.

0 100 FT.

Killdeer Facility
10475 1D Street SW
Killdeer, Dunn County, North Dakota

SITE PLAN



FIGURE
3



Let's Connect!

CHANCE LINDSEY
Senior Vice President
+1 701 660 3500
chance.lindsey@cbre.com

KYLE FERDERER
Senior Associate
+1 612 709 7950
kyle.ferderer@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.