

UNION STORAGE WAREHOUSE

4267 MAIN AVENUE, FARGO, ND 58103


GOLDMARK™
COMMERCIAL REAL ESTATE INC

FOR LEASE



INDUSTRIAL BUILDING DIRECTLY OFF MAIN AVE!

AVAILABLE AUGUST 1, 2025

BASE RENT: \$8.00 PSF | CAM: \$2.52 PSF

SPACE AVAILABLE: 16,085 SF

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Goldmark Commercial Real Estate

www.goldmarkcommercial.com

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SPACE AVAILABLE

16,085 SF (Approx 201' x 80')

BASE RENT

\$8.00 PSF

CAM

\$2.52 PSF

PROPERTY SIZE

1.45 Acres

TENANT EXPENSES

Water/Sewer/Garbage
Electric/Gas
Phone/Internet
Janitorial

CAM INCLUDES

Taxes/Specials/Insurance
Snow/Lawn

PROPERTY DESCRIPTION:

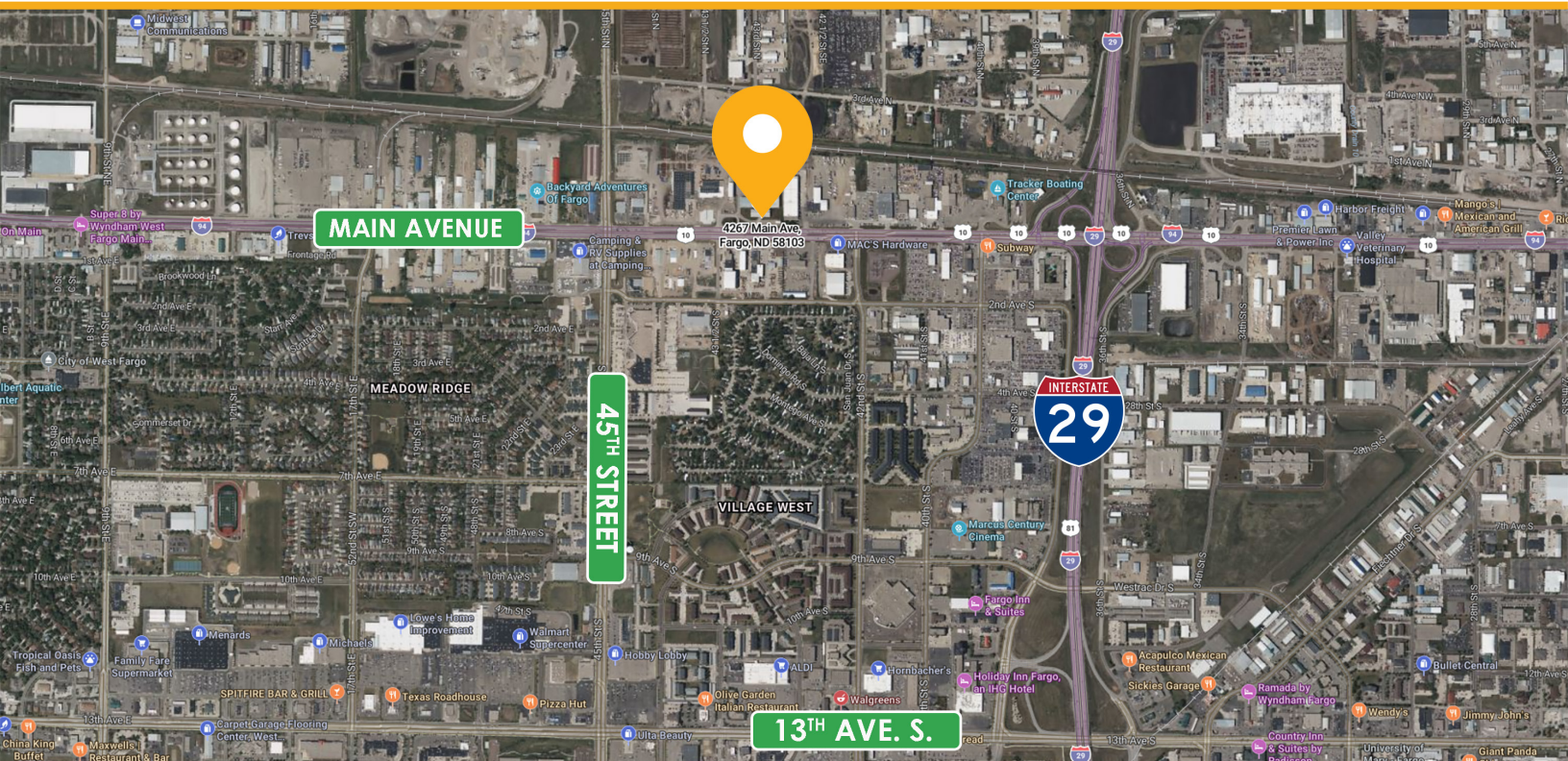
Great opportunity to lease an industrial property directly off Main Avenue in Fargo, ND! This property features a 16,085 SF building, on a 1.45-acre parcel, that includes a bathroom and two (2) loading dock doors. The building has a multitude of uses and any business will be able to take advantage of this easily accessible location just off I-29.

*Available August 1, 2025.

HIGHLIGHTS:

- Easily accessible, central location
- 2 dock-high doors (8' x 9')
- 17' clear span
- 6 Reznor heaters
- 2 entrance/exits
- Owner's would consider installing overhead door and ramp for long term lease

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Interested parties should conduct their own independent investigations and rely only on those results.



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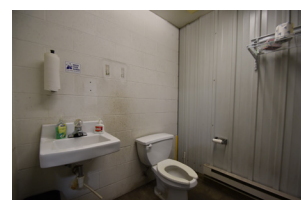
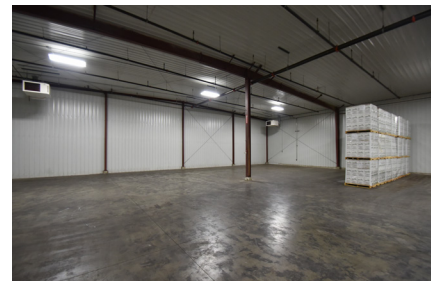
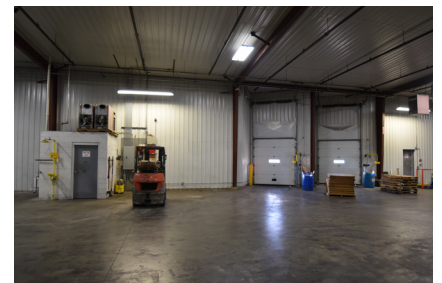
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PARCEL VIEW



INTERIOR IMAGES



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EXTERIOR IMAGES

