



VARIANT

218K SF

MODERN
WAREHOUSE
BUILT TO SUIT
FOR LEASE

- OR -

13.02 ACRES OF
LAND FOR SALE

2880 42nd St N | Fargo, ND

AN ENCLAVE PROJECT

CBRE

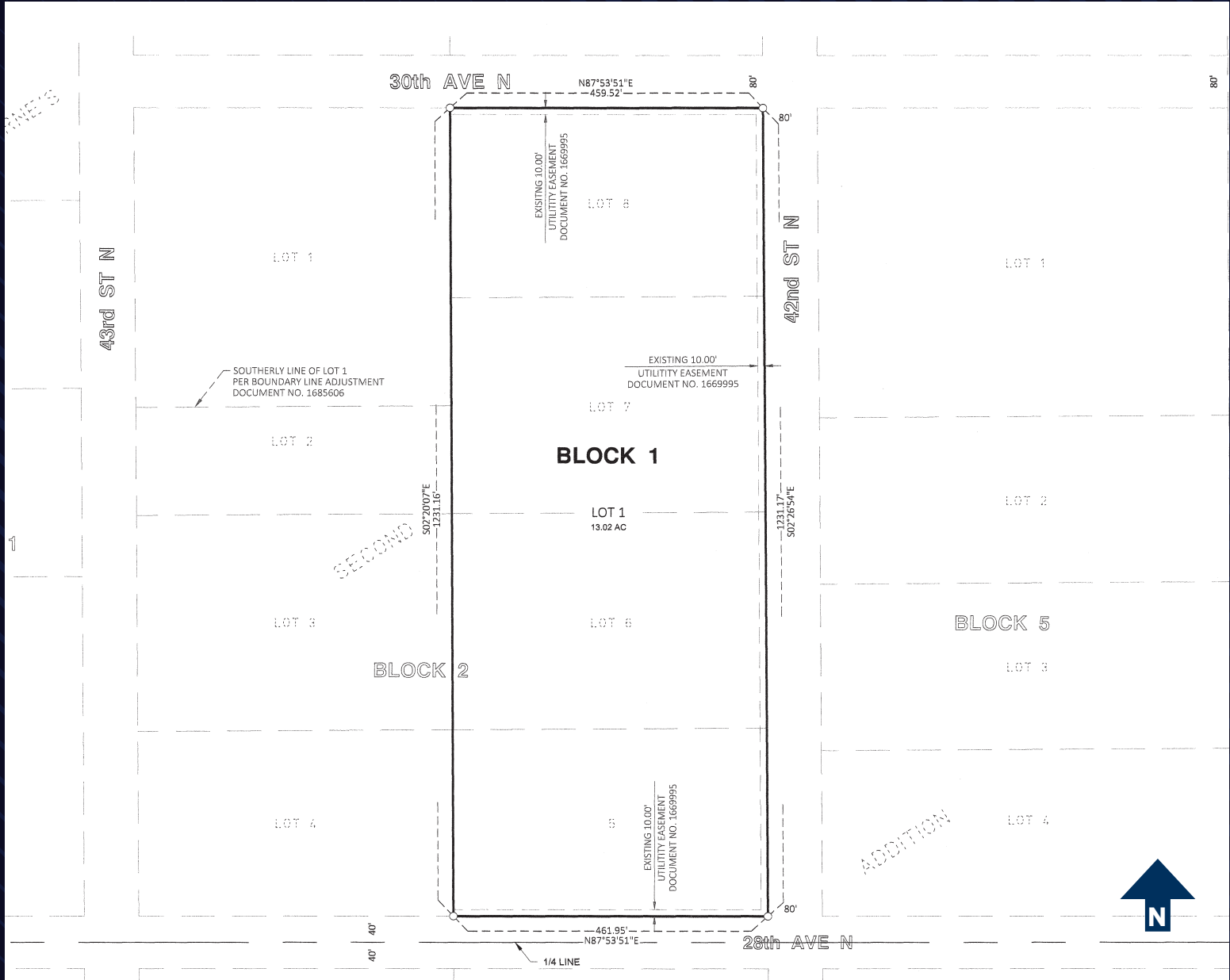
PROPERTY DETAILS

CBRE and Enclave are proud to present Variant5, a new spec 218k SF concrete tilt-up warehouse in Fargo, ND. The property features 28'+ ceilings, 1,600 amp 277/480volt 3-phase power, and ESFR fire suppression. Loading docks and drive-ins can be built-to-suit and there is plenty of room for extra trailer parking and/or building expansion on the 13.02 acres of land. The 13.02 acres of land can also be sold as vacant land.

Address	Total Proposed Building SF	13.02 Acres of Vacant Land	Lease Rate PSF/YR, NNN	Est. Total OPEX/PSF/YR
2880 42nd St N Fargo, ND 58102	217,810	Contact for pricing	Contact for pricing	\$2.75
Built-To-Suit	Construction	Clear Height Range	Loading Docks	Drive-ins
Inquire for Delivery Date	Tilt-up Concrete w/ Steel Frame	28'-36'	24 with the potential for 24 more	5
SF Available for Lease	Building Dimensions/ Column Spacing	Parcel Number	Zoning	Acres of Land
24,200 - 217,810	TBD	1885600100000	LI - Limited Industrial	13.02



Address
2880 42nd St N Fargo, ND 58102
Acres
13.02
Vacant Land Price
Contact for Pricing
Special Assessments
\$3.76 PSF



LAND PLAT



5
VARIANT


This property is located on the North side of Fargo near the I-29 / 19th Ave N intersection and Hector International Airport. I-29 is less than one mile away via brand new concrete-paved roads and the new 1.3M SF Amazon distribution center is just two miles North.

LOCATION


PROPERTY HIGHLIGHTS



Divisible - Call for Dimensions




6" reinforced concrete floors




TI Allowance available



Min 28' clear height




13.02 Acres of Land can be sold as-is



Build-to-suit or Turn-Key




3 phase 1,600 amps 277/480 volt



Natural Gas unit heaters




150+ vehicle parking spaces w/ ability to add more




Natural Gas & Electricity metered separately



Twenty four 48" recessed loading docks w/ up to 24 more




Five drive-ins w/ 14' W x 16' H overhead doors



Insulated concrete tilt-up walls



ESFR fire suppression



Trailer parking available



Inquire for Delivery Date





VARIANT

CONTACT

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