

Flex Industrial Space + Office

15,000 SF

2201 12th St N
Fargo, ND 58102



Industrial Shop Suites

2201 12th St N. Suite E | Fargo, ND 58102

The Property

CBRE is pleased to present 15,000 SF of flex industrial space for lease. Offered as a build-to-suit solution, the space accommodates varying space requirements from 1,600 SF - 15,000 SF. The Site features convenient access to I-29, University Dr, and numerous dining and convenience amenities.

Property Type	Flex
Zoning	Limited Industrial
Parcel Number	01-0010-00279-000
Total Building SF	25,000
Lease Rate	Now \$8.00/SF, NNN Previously 9.50/SF
CAM	\$1.10/SF
Year Built	1996
Construction	Metal w/ Steel Frame
Acres of Land	2.6
Total Space Availalbe	10,042 SF
Suite 1 - Office	4,522 SF
Suite 2 - Industrial	1,625 SF
Suite 3 - Industrial	1,889 SF
Suite 4 - Industrial	2,006 SF
Features	+ OH Door - Suite 2, 3 ,4 + 2nd Floor Mezzanine + Ability to demise or reconfigure

For Lease



CBRE

Concept Plan

2201 12th St N. Suite E | Fargo, ND 58102

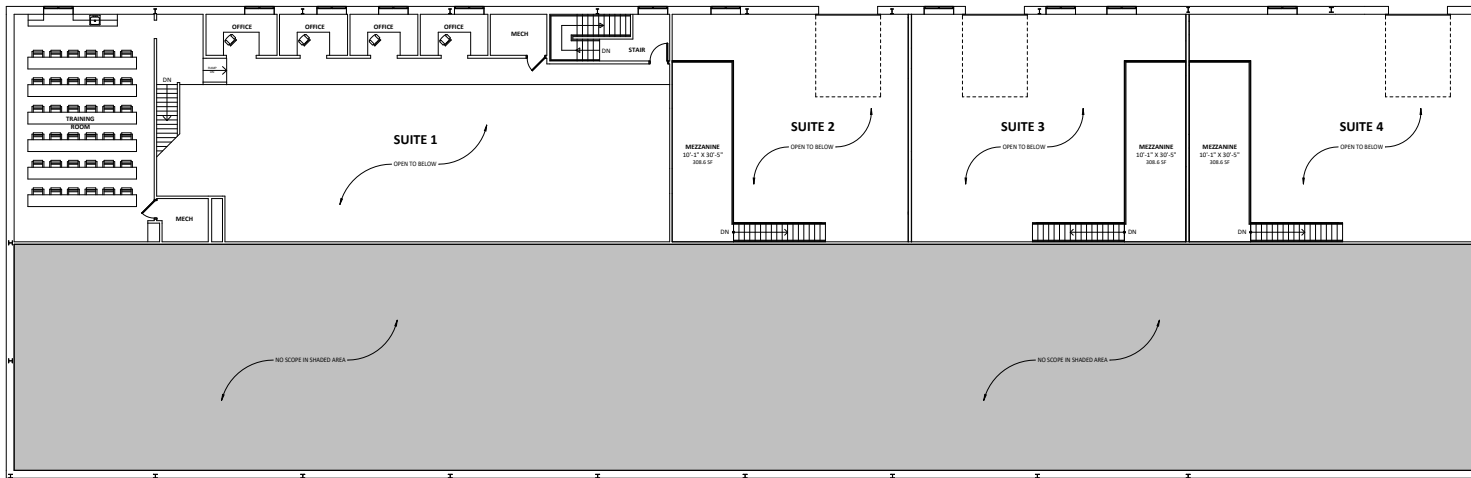
For Lease



Concept Plan

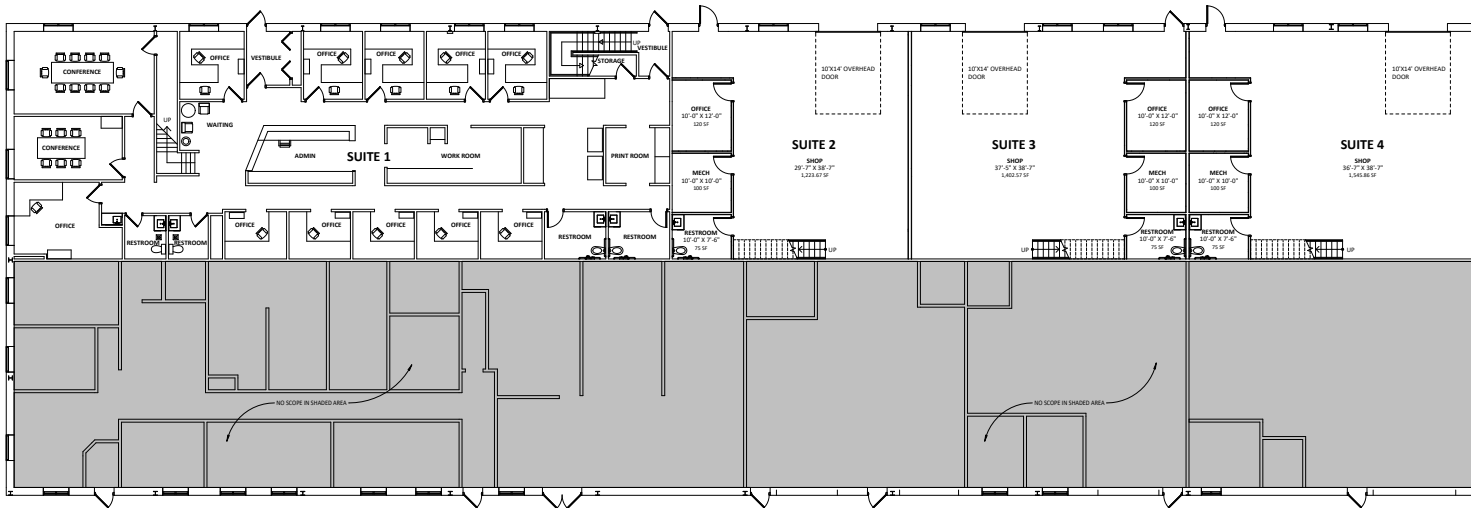
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For Lease



MEZZANINE LEVEL FLOOR PLAN

1/8" = 1'-0"



FIRST FLOOR PLAN

1/8" = 1'-0"



SUITE 1

GROSS SQUARE FOOTAGE: 6,793.39' (BOMA)
FIRST LEVEL SQUARE FOOTAGE: 4,522.42' (BOMA)
MEZZANINE SQUARE FOOTAGE: 2,270.97' (BOMA)

SUITE 2

GROSS SQUARE FOOTAGE: 1,942.58' (BOMA)
FIRST LEVEL SQUARE FOOTAGE: 1,625.48' (BOMA)
MEZZANINE SQUARE FOOTAGE: 317.10' (BOMA)

SUITE 3

GROSS SQUARE FOOTAGE: 2,206.46' (BOMA)
FIRST LEVEL SQUARE FOOTAGE: 1,889.36' (BOMA)
MEZZANINE SQUARE FOOTAGE: 317.10' (BOMA)

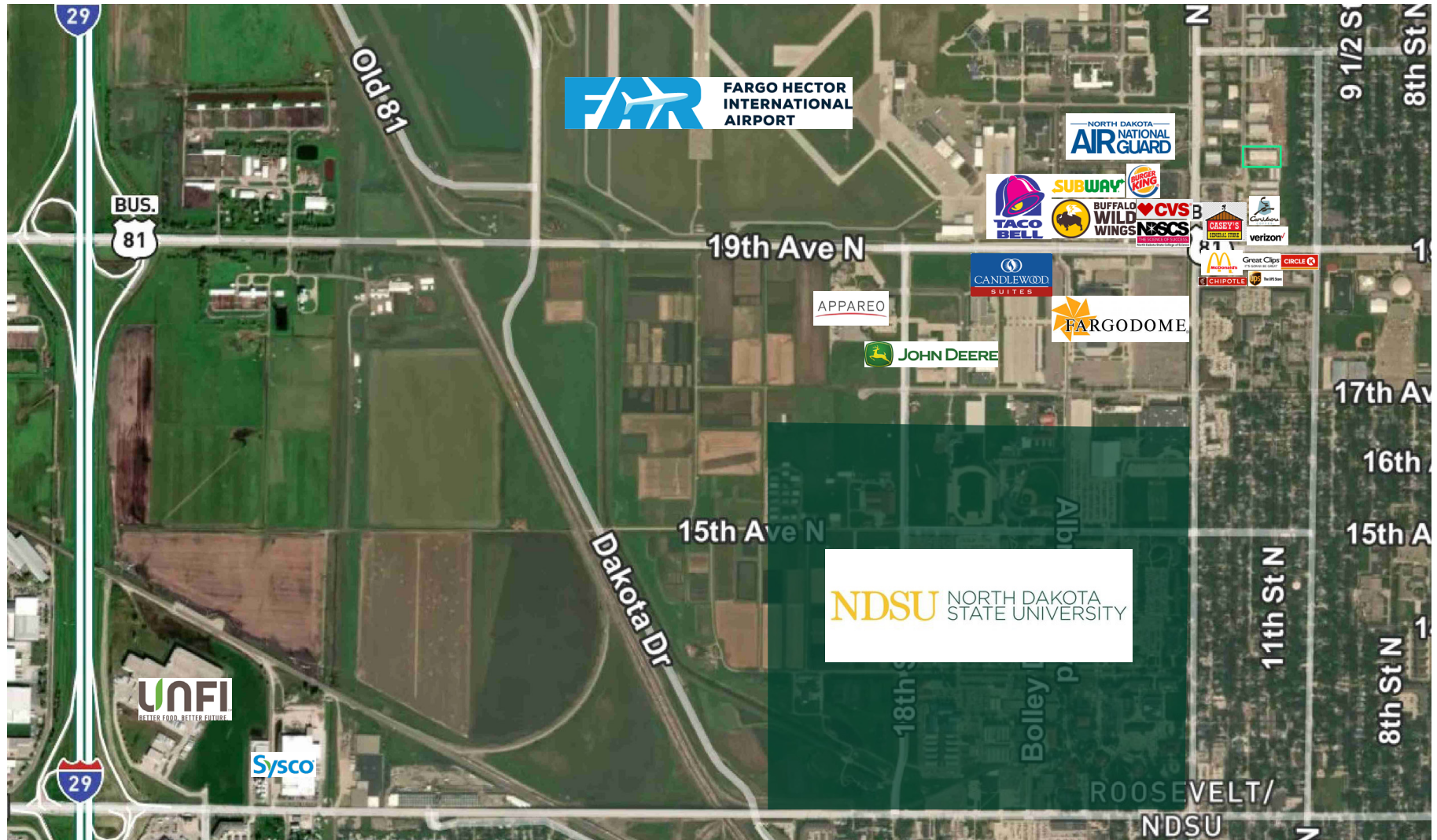
SUITE 4

GROSS SQUARE FOOTAGE: 2,322.79' (BOMA)
FIRST LEVEL SQUARE FOOTAGE: 2,005.69' (BOMA)
MEZZANINE SQUARE FOOTAGE: 317.10' (BOMA)

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Contact Us

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