

3205

EAST THAYER

AVENUE



CBRE

**3205 EAST THAYER AVENUE
BISMARCK, NORTH DAKOTA 58501**



TABLE OF CONTENTS

01

EXECUTIVE
SUMMARY

02

PROPERTY
HIGHLIGHTS

03

PROPERTY
DESCRIPTION

04

LOCATION
OVERVIEW

05

MARKET
OVERVIEW

AFFILIATED BUSINESS DISCLOSURE

CBRE, Inc. (“CBRE”) operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Investment Management, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”) and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.



01

EXECUTIVE SUMMARY



3205 E. Thayer Ave

THE OFFERING

CBRE, as the exclusive advisor, is pleased to present for sale 3205 E Thayer Avenue, a highly functional industrial asset located in Bismarck, North Dakota. Offered at a discount to replacement cost, this second-generation facility provides a rare combination of dock-high loading capabilities and an infill location. Positioned with immediate access to Interstate 94 via the Bismarck Expressway, the property offers exceptional connectivity for inbound and outbound freight movement. The asset features three dock-high loading positions, two drive-in doors, and clear heights ranging from 18' - 23', creating a unique opportunity for infill warehousing and operations.



EXECUTIVE SUMMARY



The offering of 3205 E Thayer Avenue presents a unique opportunity to acquire a highly functional infill industrial facility totaling 48,740 SF in Bismarck, North Dakota. Originally constructed in 1973 and with renovations in 2018. The asset features three dock-high loading positions, two drive-in doors, and clear heights ranging from 18' - 23', creating a turnkey solution for logistics, warehousing, and operations alike.

Strategically positioned with immediate access to Interstate 94 via the Bismarck Expressway, the property serves as a connectivity hub for regional and national distribution networks. The infill location supports service-based businesses requiring proximity to rooftops and fleet deployment. With strong local fundamentals, including a 1.20% industrial vacancy rate, population growth, and healthy economic indicators; 3205 E Thayer Avenue offers a high-utility solution in North Dakota's Capital City.



02

**PROPERTY
HIGHLIGHTS**





Rare Infill Industrial Offering

Highly functional asset in Bismarck, ND, offered at a discount to replacement cost



Dock-High Loading & Drive-In Access

Three dock-high positions and two drive-in doors for efficient freight handling



Immediate Interstate Connectivity

Direct access to I-94 via the Bismarck Expressway, enabling seamless regional and national distribution



Turnkey Operational Functionality

Existing infrastructure reduces time-to-service and capital outlay for occupiers



Scarcity of Comparable Product

Functional infill industrial space with dock-high loading is extremely limited in the Bismarck/Mandan market



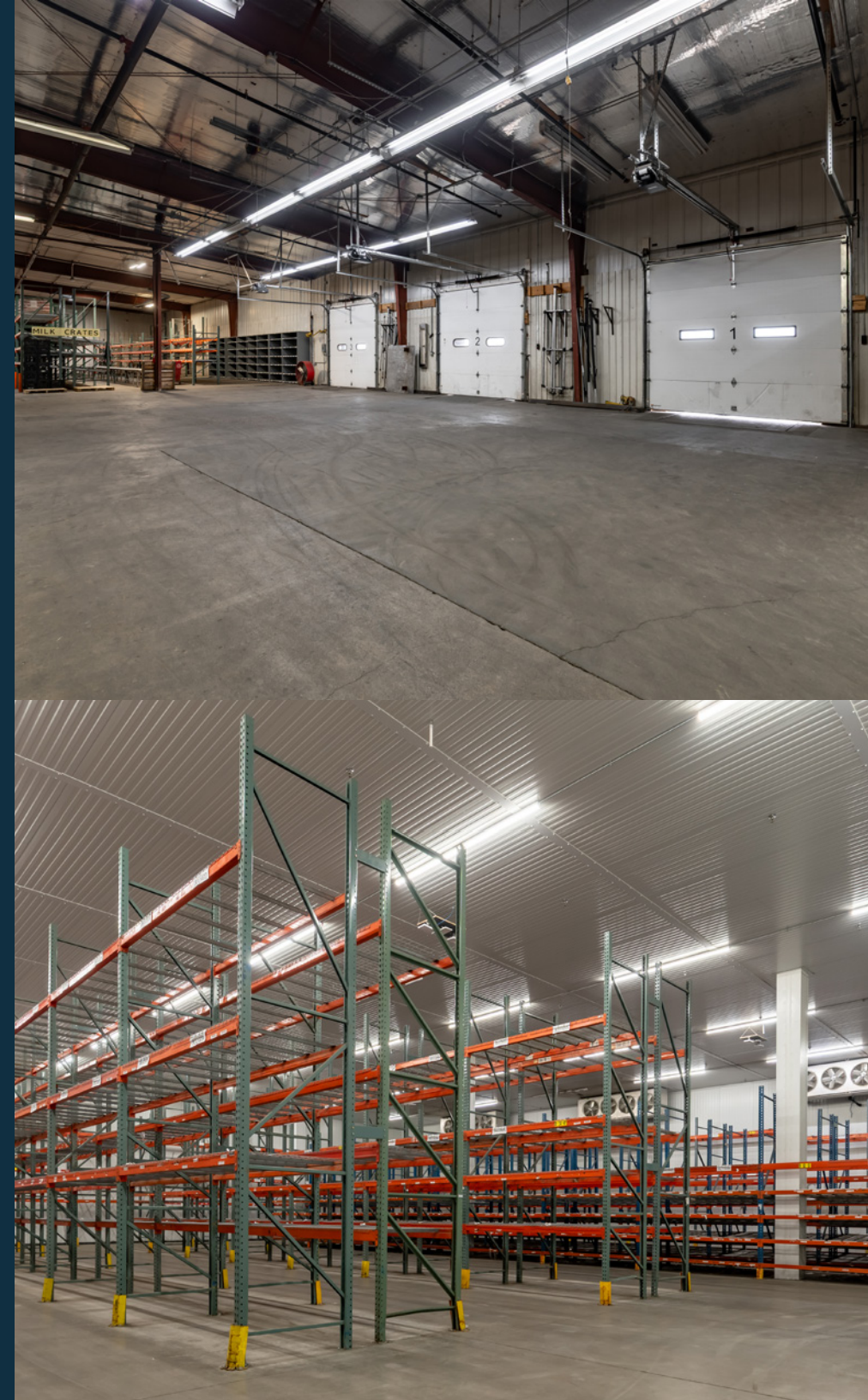
Strong Local Fundamentals

Market vacancy at 1.20%, population growth of +1.6% YoY, and median household income of \$84,948 in Burleigh County



Long-Term Value Preservation

Infill industrial assets remain irreplaceable given current construction costs and rental economics. Favorable elevation promoting efficient site drainage



03

PROPERTY
DESCRIPTION



PROPERTY OVERVIEW

3205 East Thayer Ave, Bismarck, ND 58501

LISTING PRICE **\$3,000,000**

LEASE RATE **CONTACT FOR MORE INFO**

BUILDING SF	48,740
OFFICE SF	5,080
CONSTRUCTION	Metal w/ Steel Frame
YEARS BUILT RENOVATED	1973 2018
LOADING AREA	3 Dock-Doors
CLEAR HEIGHT	18' - 23'
LAND AREA (ACRES)	2.09
ZONING	Light Industrial
PARCEL NUMBERS	0655-008-010
RE TAXES & SPECIALS (2025)	\$34,493
REMAINING SPECIALS	-
FEATURES / COMMENTS	<ul style="list-style-type: none">• 1 OH Door 12' x 14'<ul style="list-style-type: none">• Second OH door accessible by removing warehouse office• Exposed Wet Sprinklers• 16' Tall x 8' Wide Pallet Racking• Radiant Heat *Propane*• Multiple Reznor Heaters• Shipping Receiving Office• Warehouse Restrooms• Alarm / Surveillance System Throughout• Fans Throughout• Mechanical Dock Levelers





04

LOCATION
OVERVIEW



KEY LOCATION BENEFITS

Bismarck is North Dakota's capital city, creating a strategic hub for commerce and distribution in the Upper Midwest. The region benefits from exceptional highway connectivity, anchored by Interstate 94, which runs east-west from Montana to Michigan and links Bismarck directly to major markets such as Billings, Minneapolis, Milwaukee, Chicago, and Detroit. Complementing this is U.S. Highway 83, a north-south corridor stretching from Canada to the Gulf of Mexico, providing direct access to national supply chains and key distribution routes across North America.

The city's multimodal infrastructure further enhances its appeal. Bismarck Airport offers daily flights to major hubs including Minneapolis/St. Paul, Denver, Dallas/Fort Worth, and Chicago, with additional service to leisure destinations through Allegiant Airlines. Rail service from Burlington Northern Santa Fe Railway and Dakota Missouri Valley Western Railroad ensures reliable freight movement nationwide. Positioned along the Missouri River and nearly equidistant from Los Angeles and New York City, Bismarck delivers a central location with world-class transportation options, making it an ideal base for logistics, distribution, and service-oriented operations.

BURLEIGH COUNTY OVERVIEW	
Market Vacancy	1.2%
Bismarck Population 2024	77,772
Population (Burleigh County) 2024	103,107
Change	+1.6%
Median HH Income (Burleigh County)	\$84,948
Median HH Income (North Dakota)	\$75,949
Unemployment Rate (Burleigh County) Sept. 2025	2.00%
Unemployment Rate (North Dakota) Sept. 2025	2.20%
Taxable Sales (Jan-Mar 2025)	\$388,200,000
YoY Change	+\$6,900,000

MAJOR EMPLOYERS



LOCATION MAP

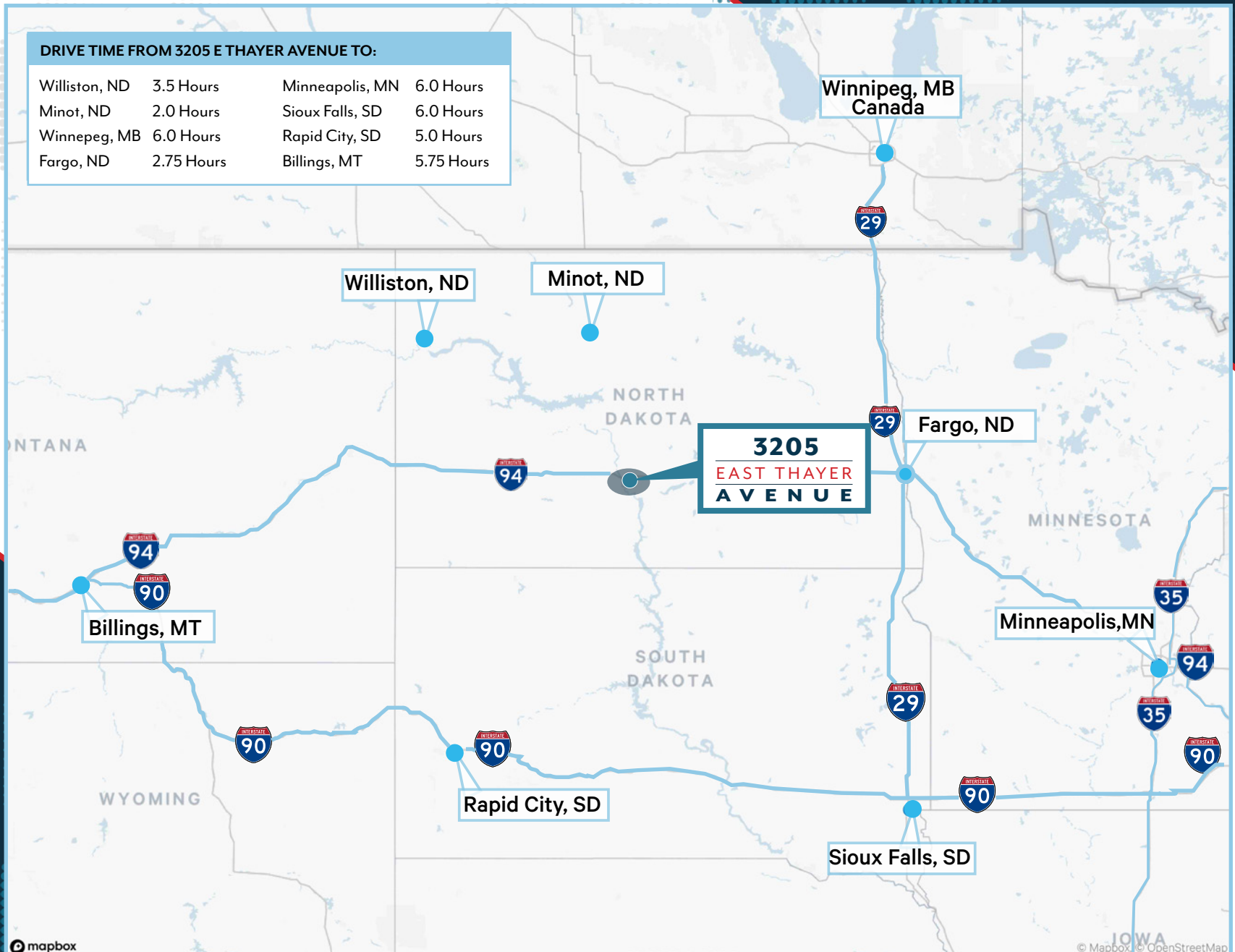


05

MARKET
OVERVIEW



CONNECTIVITY





CONTACTS

CHANCE LINDSEY

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

KYLE FERDERER

First Vice President
+1 612 709 7950
kyle.ferderer@cbre.com

LEVI GROSS

Associate
+1 218 242 9338
levi.gross@cbre.com

MICHAEL MCCALL

Senior Vice President
+1 914 806 2246
michael.mccall@cbre.com

© 2026 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.

