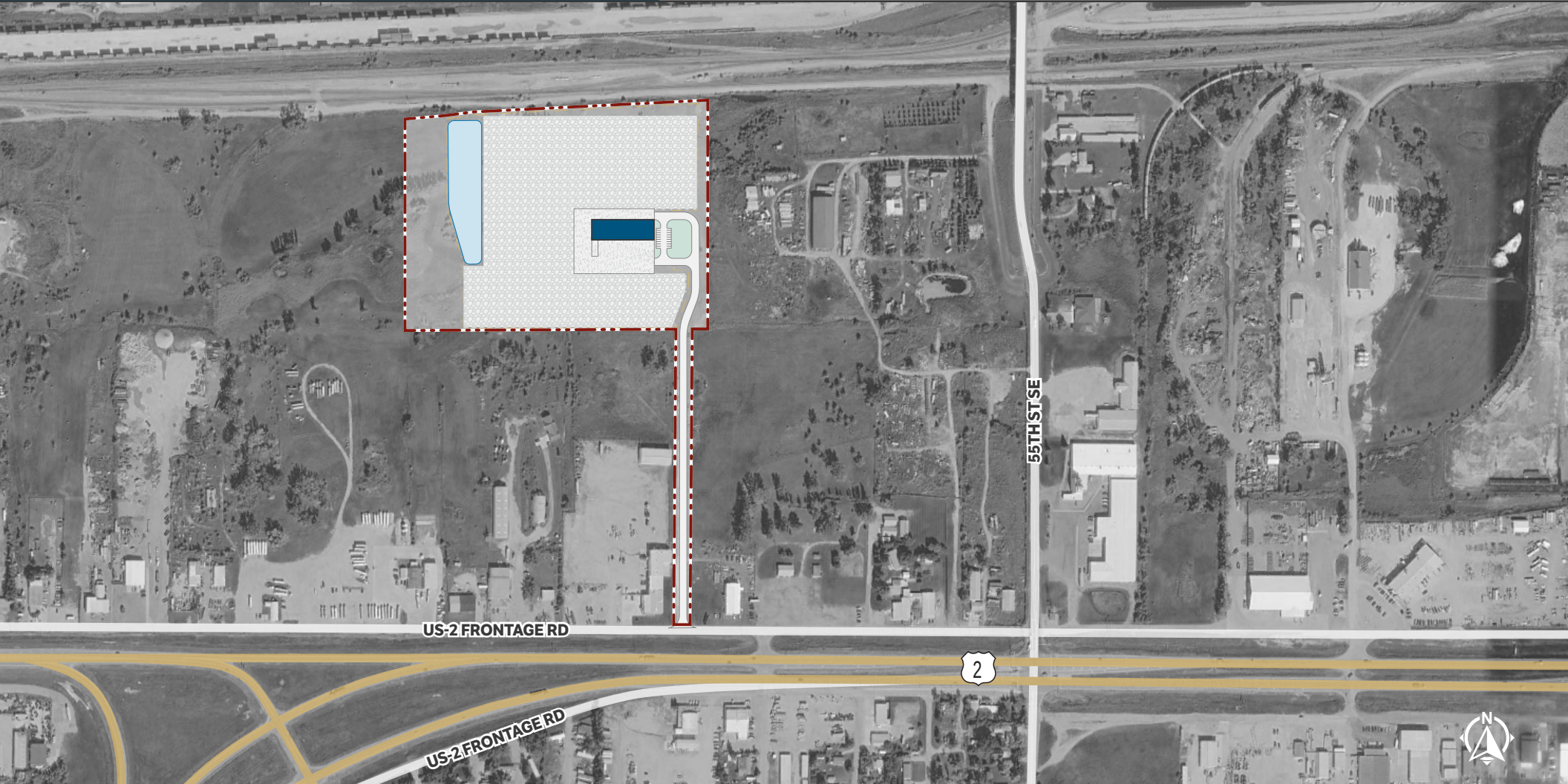




US-2 FRONTAGE RD, MINOT, ND 58701

FOR LEASE

Flexible Build-to-Suit on ± 15.75 Acres



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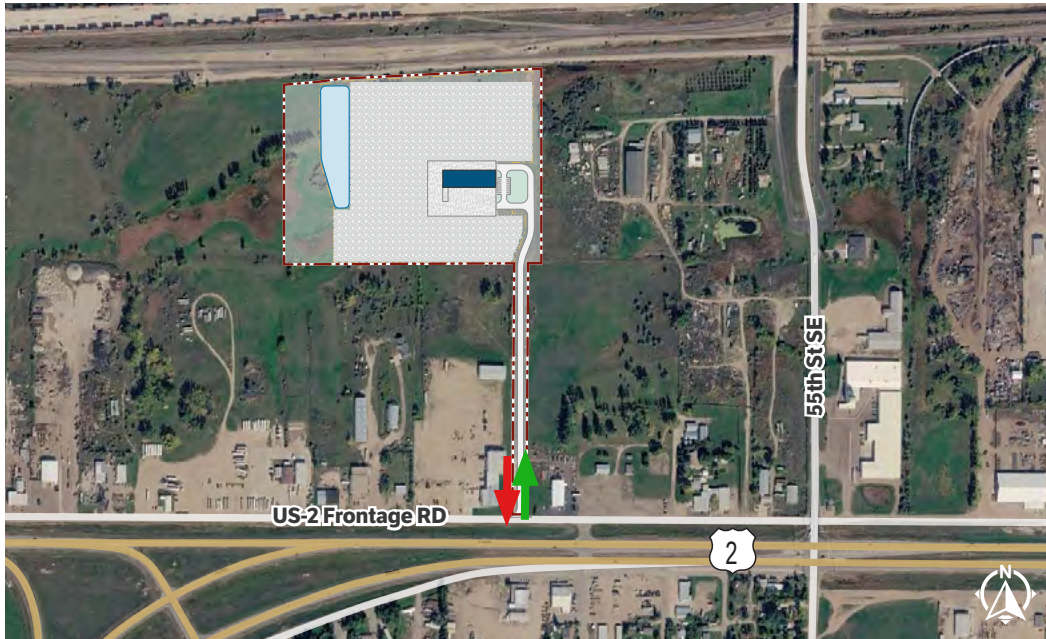
CBRE

BLUE STEEL
DEVELOPMENT

PROPERTY OVERVIEW



±15.75-Acre Industrial Site with Flexible Site Planning and Ample Yard Space



LOCATION

Address US-2 Frontage Rd, Minot, ND 58701

Submarket/County Northeast / Ward

BUILDING & SITE

Building Size To Suit

Dimensions To Suit

Loading Flexible

Total Site Size ± 15.75 Acres

Laydown Yard Area Up to ± 15.75 Acres

Auto Parking To Suit

ZONING & USE

Zoning M2

Permitted Uses Open (Outdoor) Warehousing, Construction Yards, Industrial Equipment Sales/Service, Enclosed Warehousing, Truck / Rail Terminals

AVAILABILITY

Date Available Immediately

Lease Terms Contact Broker for Details



Build-to-Suit
BUILDING SIZE



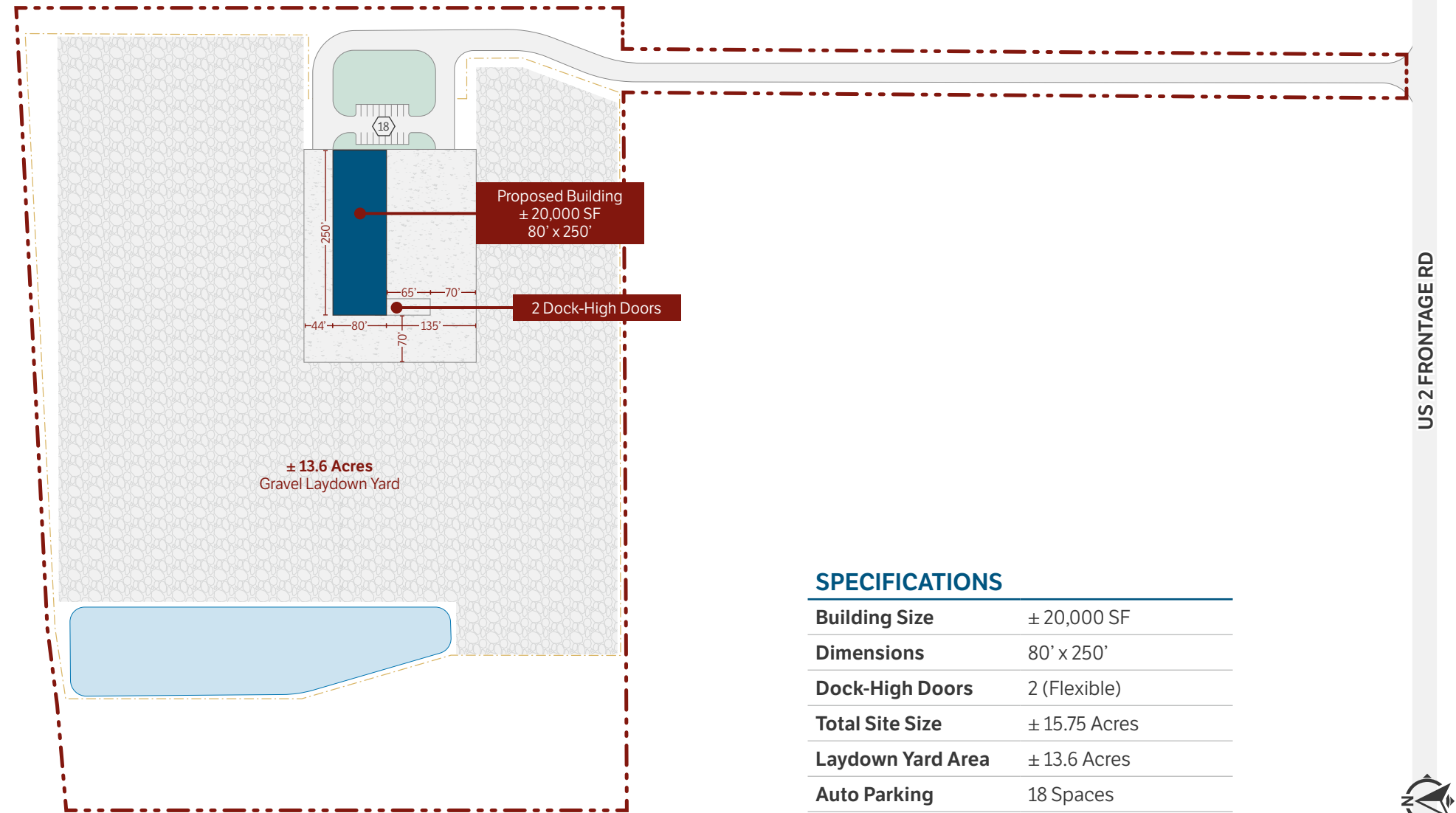
Up to ± 15.75 Acres
LAYDOWN YARD

HIGHLIGHTS

- Exceptional Heavy Industrial Development Opportunity with Extensive Outdoor Storage Capacity
- M-2 Heavy Industrial Zoning allowing a wide range of industrial uses
- High-Visibility Location with Direct Frontage along the US-2 Corridor
- Strategic Access just minutes from Downtown Minot, Highway 83, and Minot International Airport
- Established Industrial Hub surrounded by rail, logistics, energy, and manufacturing operations

SITE PLAN | OPTION 1 | ±20,000 SF WAREHOUSE

US-2 Frontage Rd, Minot, ND 58701



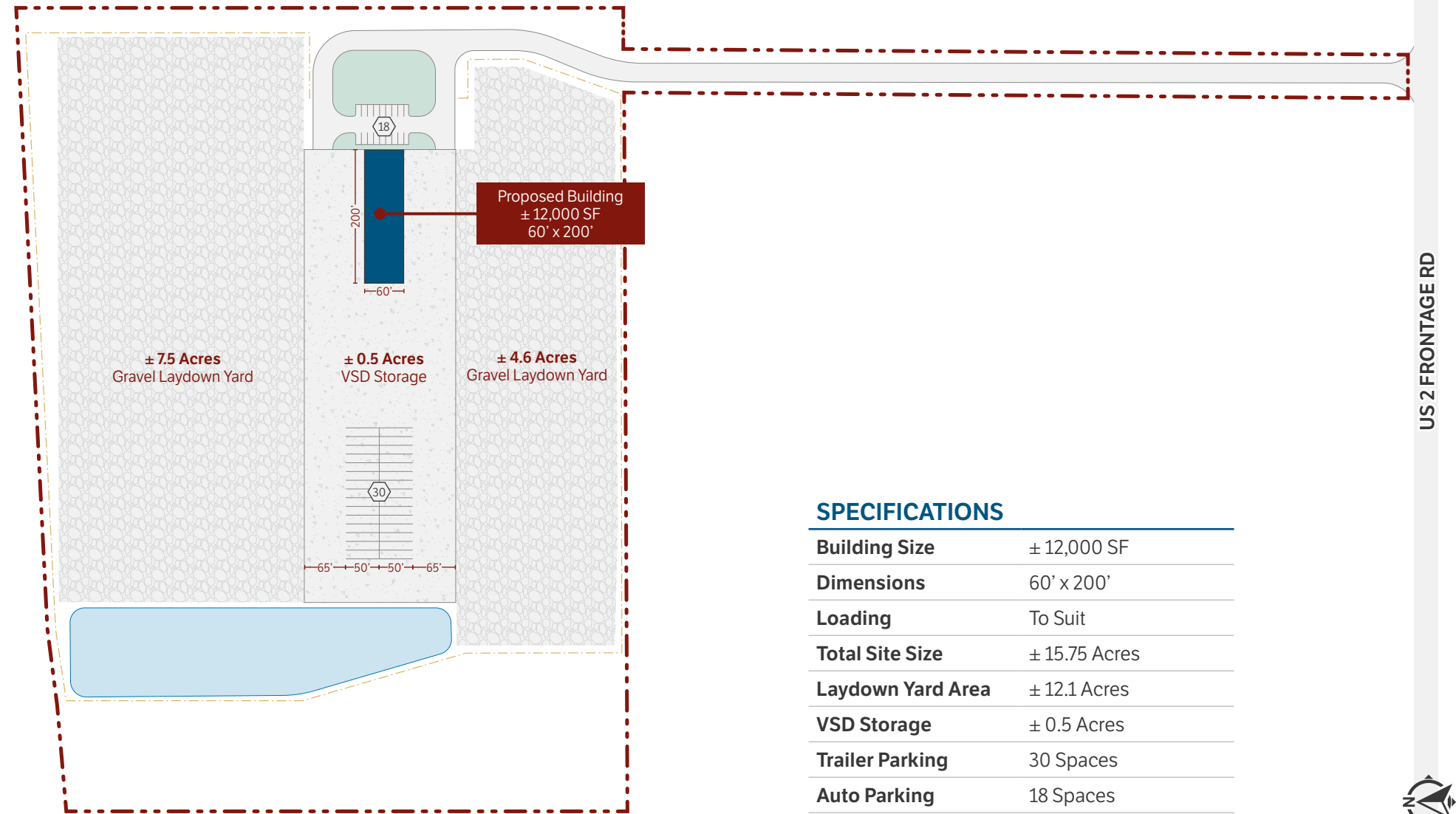
SPECIFICATIONS

Building Size	± 20,000 SF
Dimensions	80' x 250'
Dock-High Doors	2 (Flexible)
Total Site Size	± 15.75 Acres
Laydown Yard Area	± 13.6 Acres
Auto Parking	18 Spaces



SITE PLAN | OPTION 2 | ±12,000 SF WAREHOUSE

US-2 Frontage Rd, Minot, ND 58701



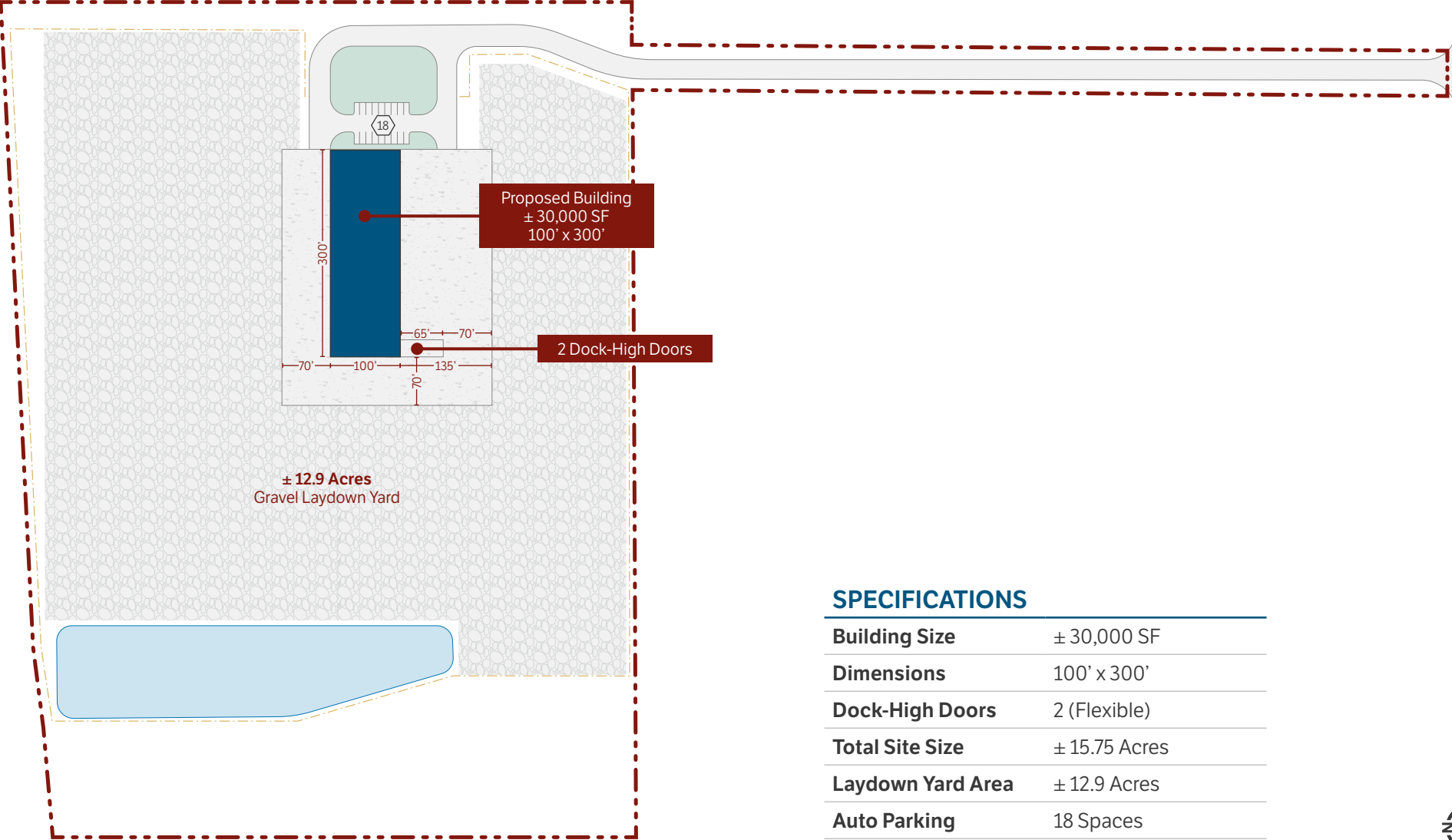
SPECIFICATIONS

Building Size	± 12,000 SF
Dimensions	60' x 200'
Loading	To Suit
Total Site Size	± 15.75 Acres
Laydown Yard Area	± 12.1 Acres
VSD Storage	± 0.5 Acres
Trailer Parking	30 Spaces
Auto Parking	18 Spaces



SITE PLAN | OPTION 3 | ±30,000 SF WAREHOUSE

US-2 Frontage Rd, Minot, ND 58701



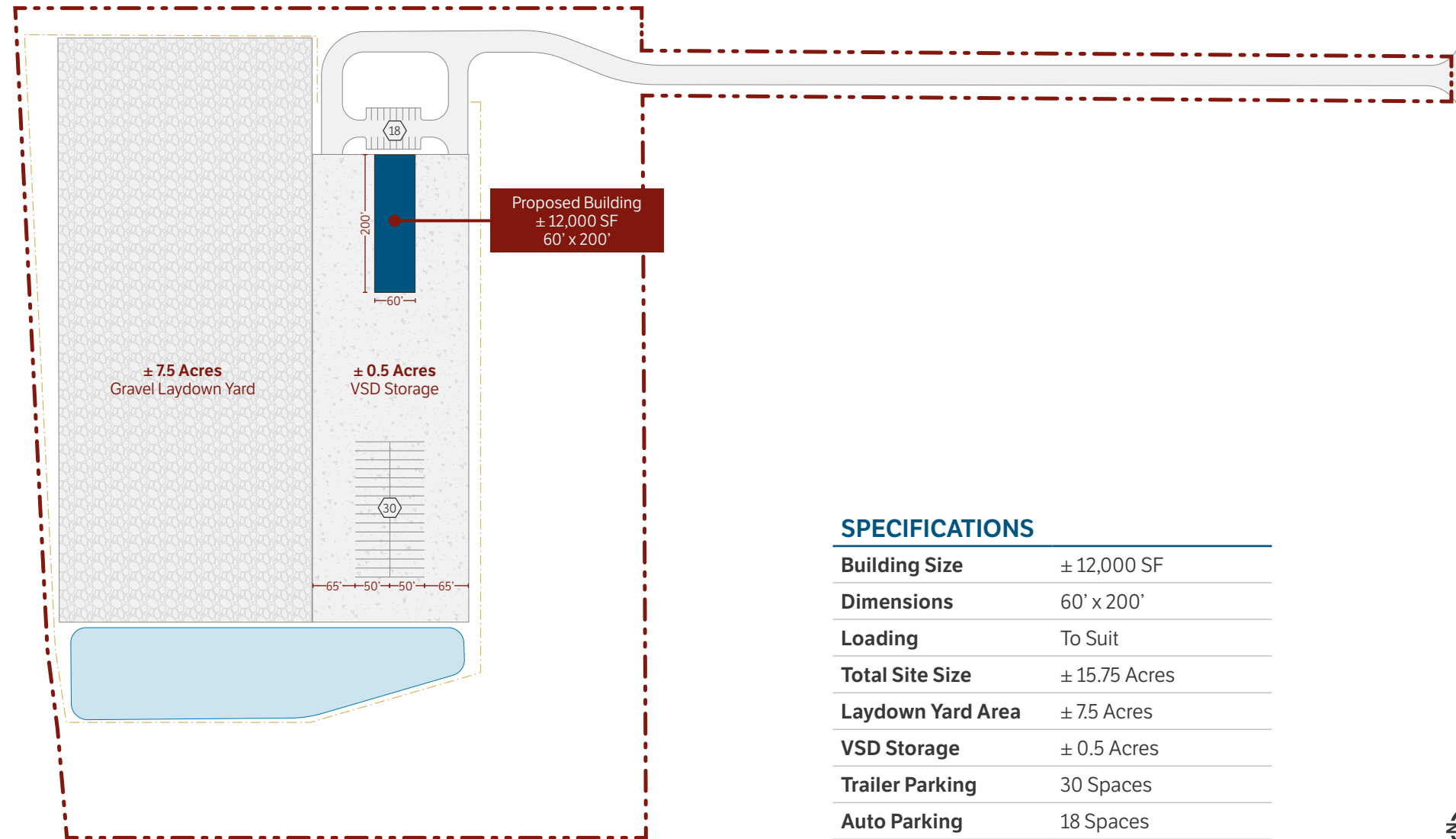
SPECIFICATIONS

Building Size	± 30,000 SF
Dimensions	100' x 300'
Dock-High Doors	2 (Flexible)
Total Site Size	± 15.75 Acres
Laydown Yard Area	± 12.9 Acres
Auto Parking	18 Spaces



SITE PLAN | OPTION 4 | ±12,000 SF WAREHOUSE

US-2 Frontage Rd, Minot, ND 58701



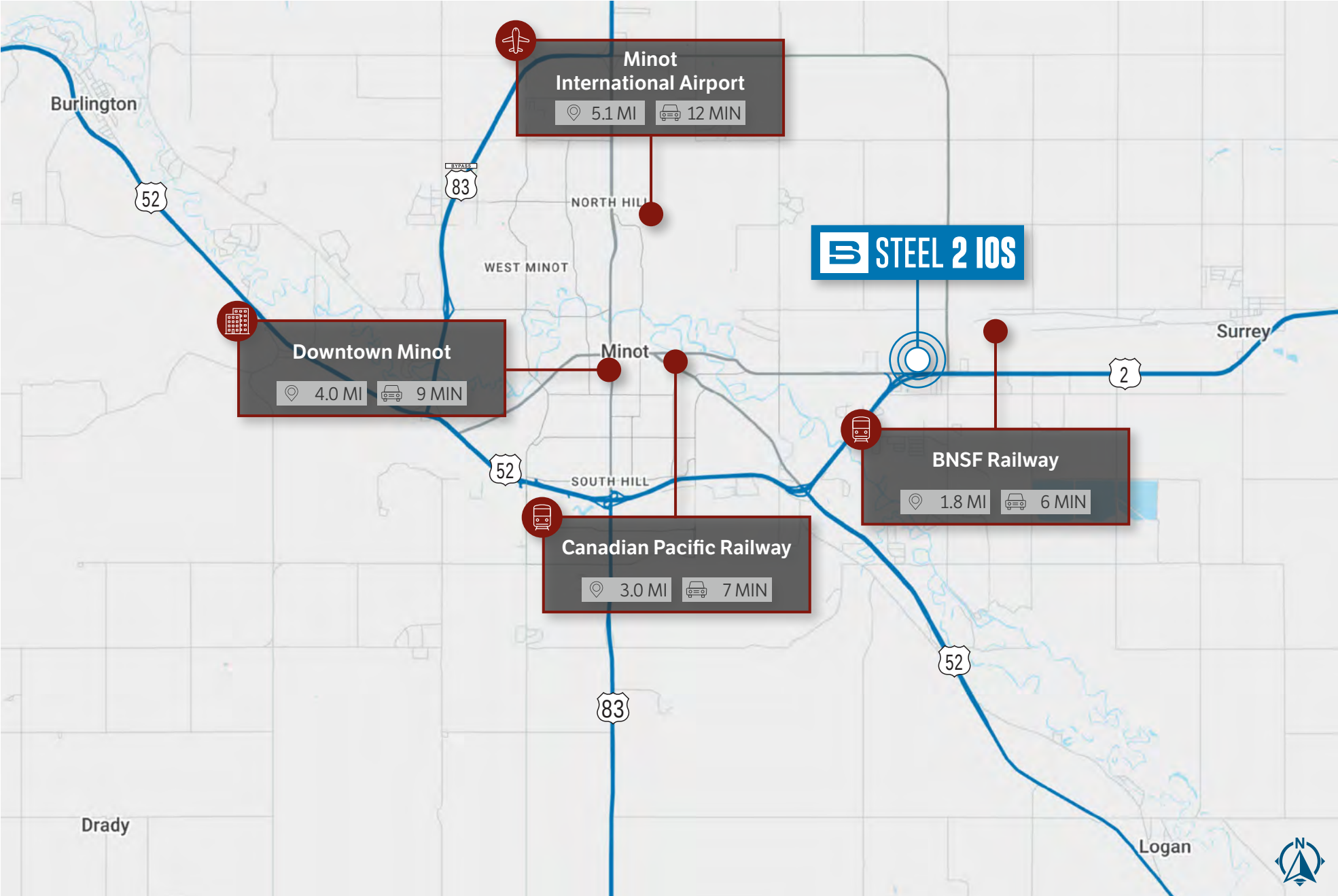
LOCATION OVERVIEW



Strategically located directly on the US-2 Frontage Road corridor, this site offers exceptional access to Highway 2 and Highway 83, and is only minutes from downtown Minot, providing seamless connectivity to major regional transportation and distribution networks. Situated within Minot's established northeast industrial submarket, the property is surrounded by heavy industrial and logistics users - including BNSF Railway, Amazon, TechnipFMC, Gerdau, and Magnum - and benefits from nearby rail access and utility infrastructure already serving neighboring industrial operations. With a generous 15.75-acre site, 7.5 acres of dedicated laydown yard, and flexible M-2 zoning, this parcel is well suited for heavy industrial storage, build-to-suit distribution, and equipment-intensive operations.



REGIONAL CONNECTIVITY



For more information, please contact:

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