

Industrial | Warehouse

44,485 SF | 5.23 Acres
Warehouse Opportunity

Price Reduction!

601 Main Street
New Town, ND 58763

CBRE



The Property

CBRE is pleased to present 44,485 SF of premium warehouse space for sale or lease. This site is well-equipped with industrial infrastructure and offers excellent rail access for efficient logistics and distribution.

Property Type	Warehouse/ Light Manufacturing
Parcel Number	56-0059600
Sale Price	\$2,225,000 \$2,125,000
Lease Rate	\$8.00 –PSF \$6.75 PSF (NNN)
Number Of Buildings	1
Total Building Square Feet	44,485
Industrial Sq. Ft.	34,712
Office / Lab Sq. Ft.	7,082
Storage Sq. Ft.	2,691
Clear Height	8’ 11”
Dock Doors	5 Total (2) 7.75’ x 8.9’
Year Built	1965
Construction	Metal w/ Steel Frame, Metal w/ Wood Frame, Tilt Up Concrete, Precast Concrete
Acres Of Land	5.23
Zoning	Commercial
Annual RE Taxes & Assessments (2024)	\$7,685

- Notes
- Fenced Yard
 - Two Ingress / Egress Points
 - City Services
 - Roof Coating Under Warranty
 - Interior Can Be Reconfigured to Fit a New Use



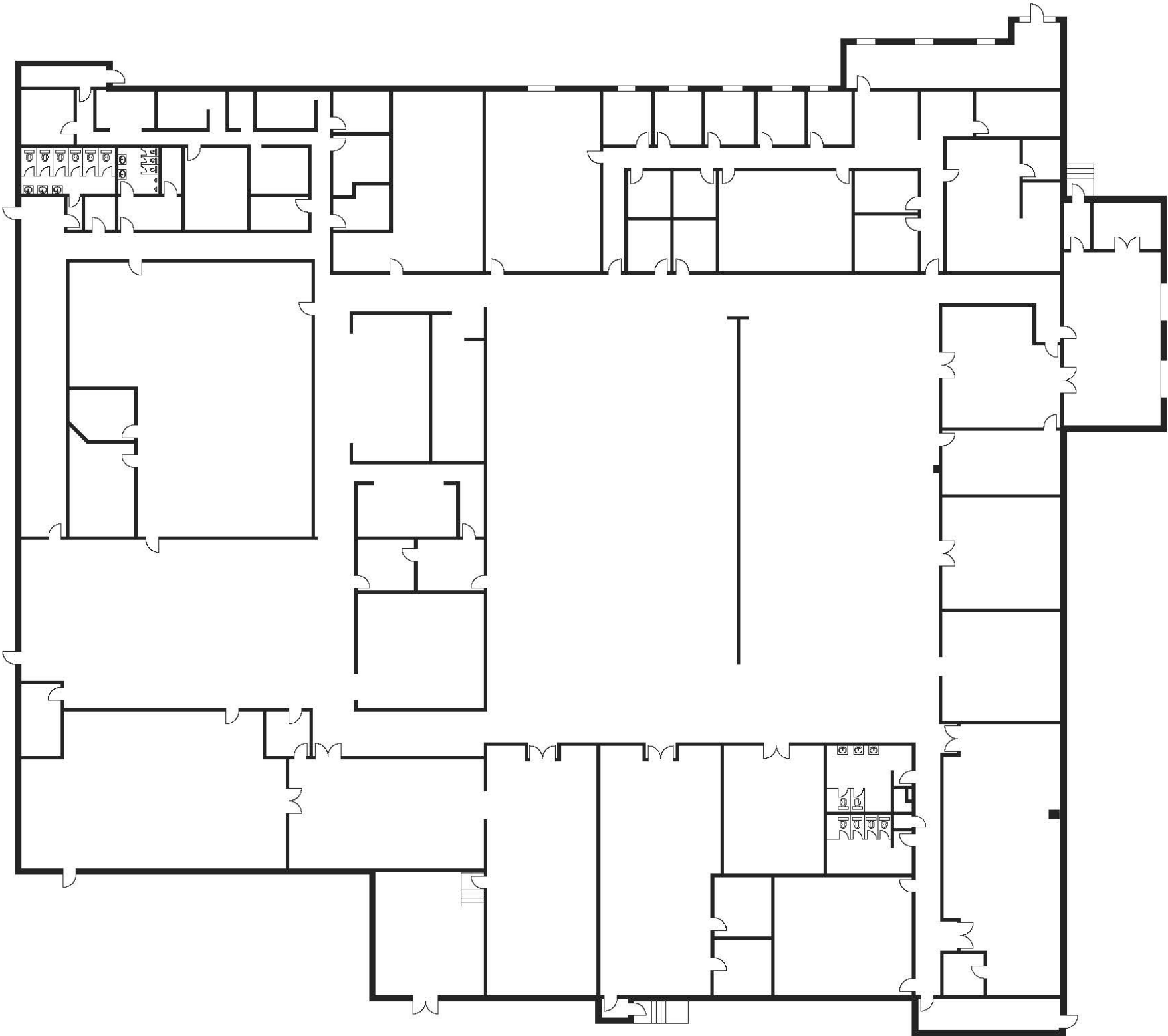




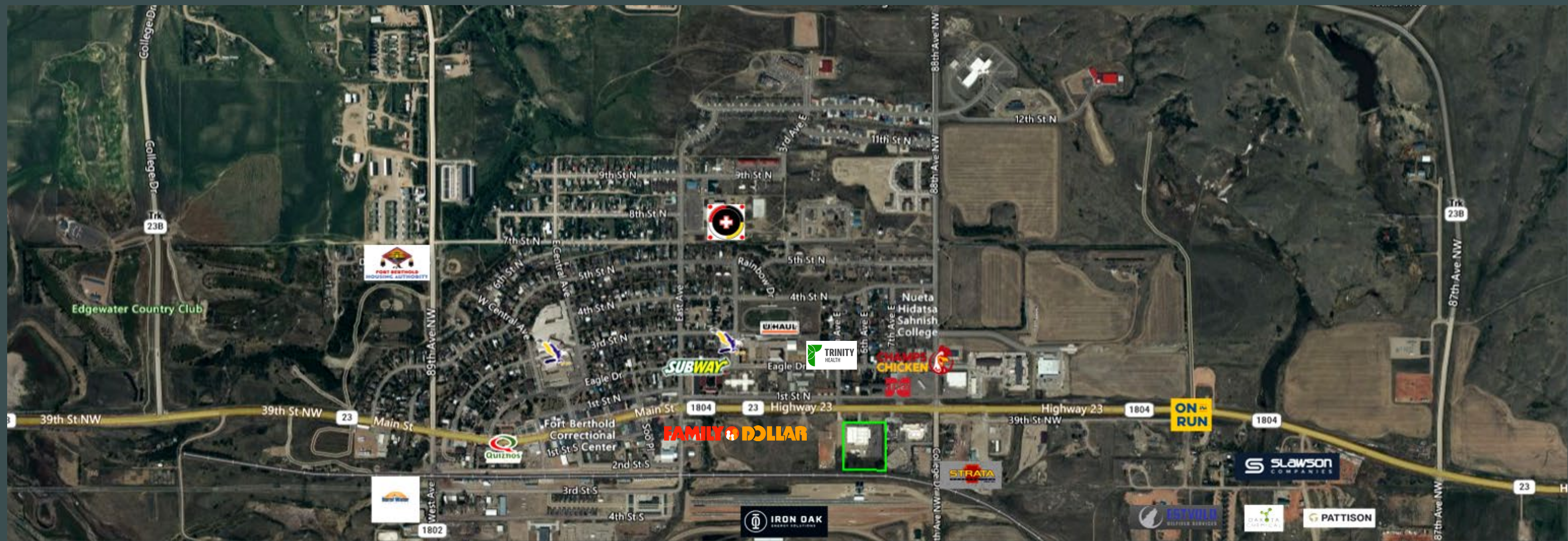




Floor Plan



Situated on 5 acres along Main Street, this property offers prime, centralized location less than 4 miles from the Missouri River, facilitating access to Watford City and Western North Dakota.



Let’s Connect!

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

KYLE FERDERER
Senior Vice President
+1 612 709 7950
kyle.ferderer@cbre.com

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

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