



INDUSTRIAL FOR LEASE

1620 PIPER ST, SUITE 3 | BISMARCK, ND





PROPERTY OVERVIEW

Functional shop space in a convenient location with easy access to major streets and key areas throughout Bismarck. The space offers a flexible, open layout and practical features for day-to-day operations. *Broker is related to Owner

PROPERTY HIGHLIGHTS

- Utilities are all separately metered
- Small, fenced-in yard area available
- (2) OH Doors with Operators - (1) 12'x14' & (1) 20'2"x14'
- Restroom
- Hot & Cold Water with Shop Sink
- Floor Drains

OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (NNN)
Building Size:	7,360 SF
Available SF:	2,880 SF
Lot Size:	24,770 SF
Year Built:	2022
Zoning:	IX - Industrial Mixed Use

Tenant Responsibility: NNN (Pro-rated share of real estate taxes, special assessments, building insurance, grounds & parking lot repairs, maintenance & snow removal), utilities (all separately metered), data, janitorial, insurance

Landlord Responsibility: Roof, structural walls, foundation, parking lot replacement

SPACES	LEASE RATE	SPACE SIZE
Suite 3	\$12.00 SF/yr	2,880 SF





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