

# GEN II WAREHOUSE/YARD SPACE

11510 38TH STREET S., HORACE, ND 58047



## WAREHOUSE WITH LARGE YARD SPACE FOR LEASE



Space Available: 6,500 SF

Base Rent: \$10.50 PSF

CAM: \$0 PSF

Expenses: Janitorial, Garbage

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# GEN II WAREHOUSE/YARD SPACE - BUILDING 3

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## SPACE AVAILABLE

Warehouse - 6,500SF  
Yard - 15,000 SF

## BASE RENT:

Warehouse - \$10.50 PSF  
Mezz - \$5.00 PSF  
Yard - \$0.75 PSF

## TENANT EXPENSES:

Phone/Internet  
Janitorial/Garbage

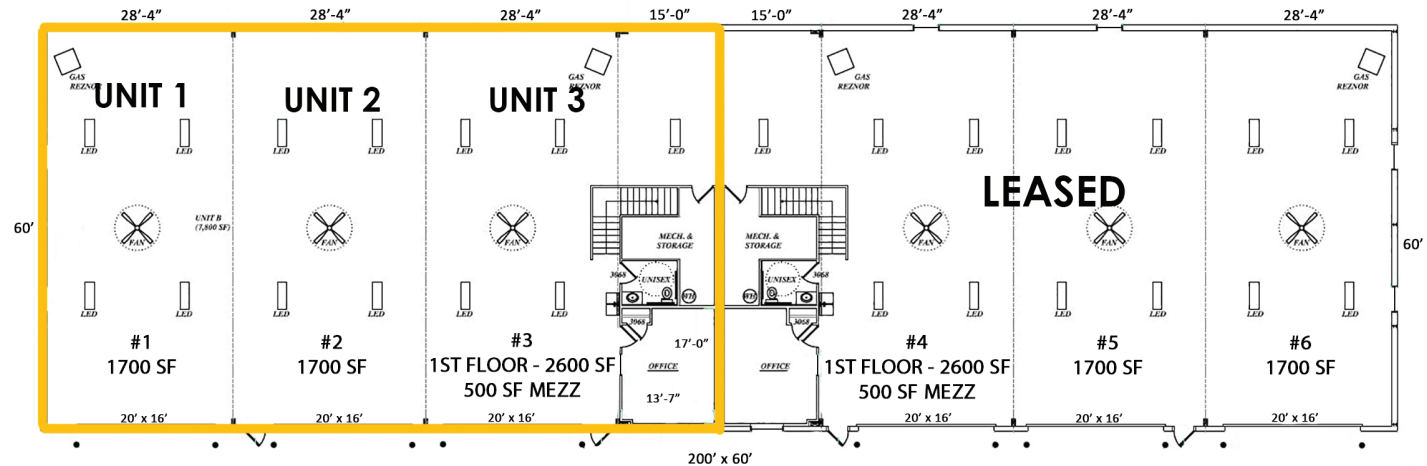
## LANDLORD EXPENSES:

Utilities  
Water/Sewer  
Snow/Lawn  
Taxes/Insurance  
Repairs/Maintenance

## PROPERTY DESCRIPTION:

Industrial building for lease. Great visibility off Interstate I-29. Great accessibility off Interstate, close to Intersection of I-29 and 100th Ave S. and I-29 and 124th Ave S. Office space, restroom, mechanical, and mezzanine all finished. In-floor heat with make-up gas fired heaters. Interior of building has liner panel on all walls and ceiling. 18'h x 20'w overhead doors. Ample yard space for truck/trailer parking. You won't find yard space like this in the city.

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Interested parties should conduct their own independent investigations and rely only on those results.



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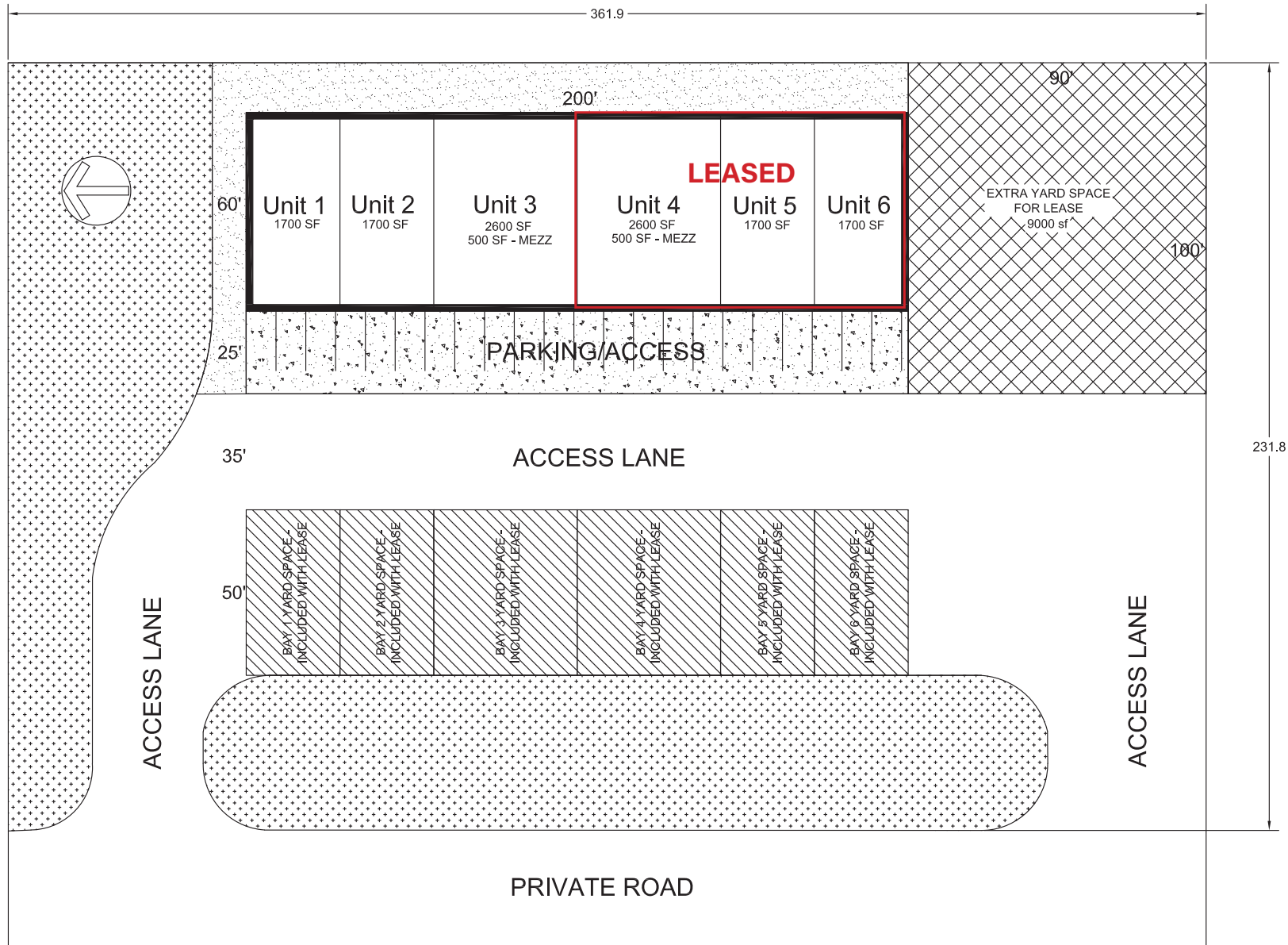
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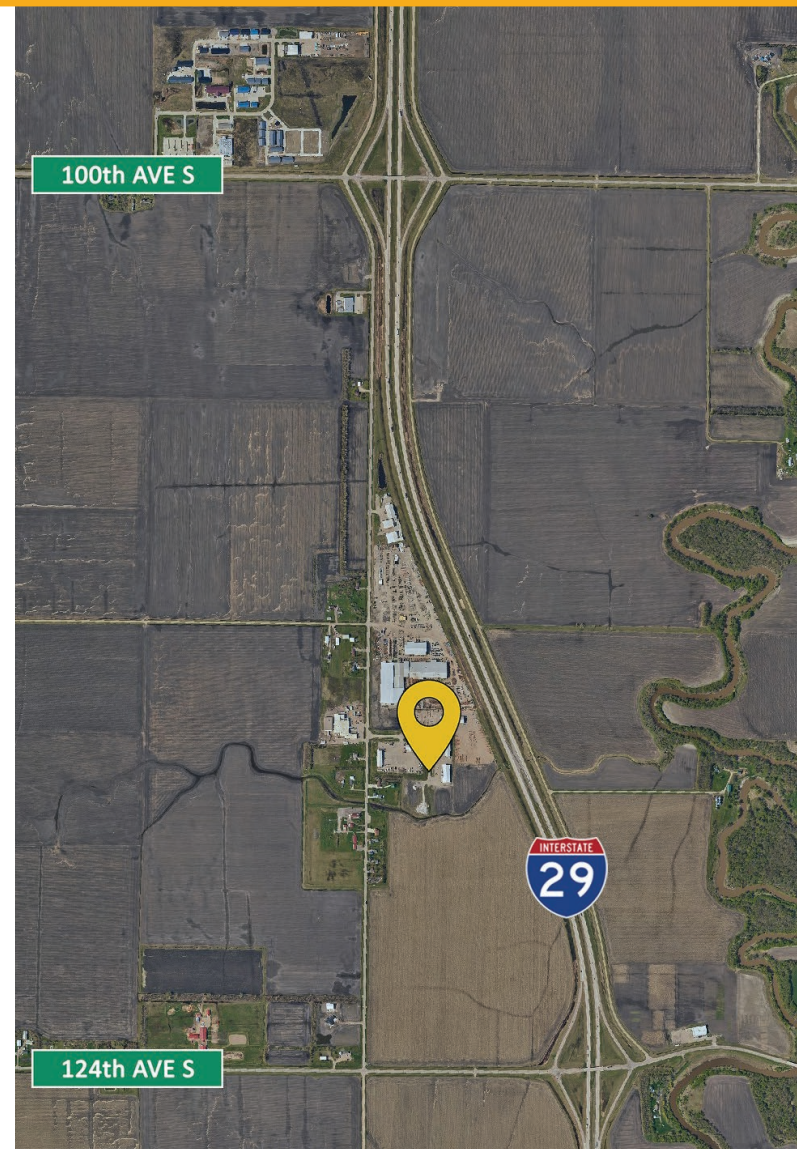
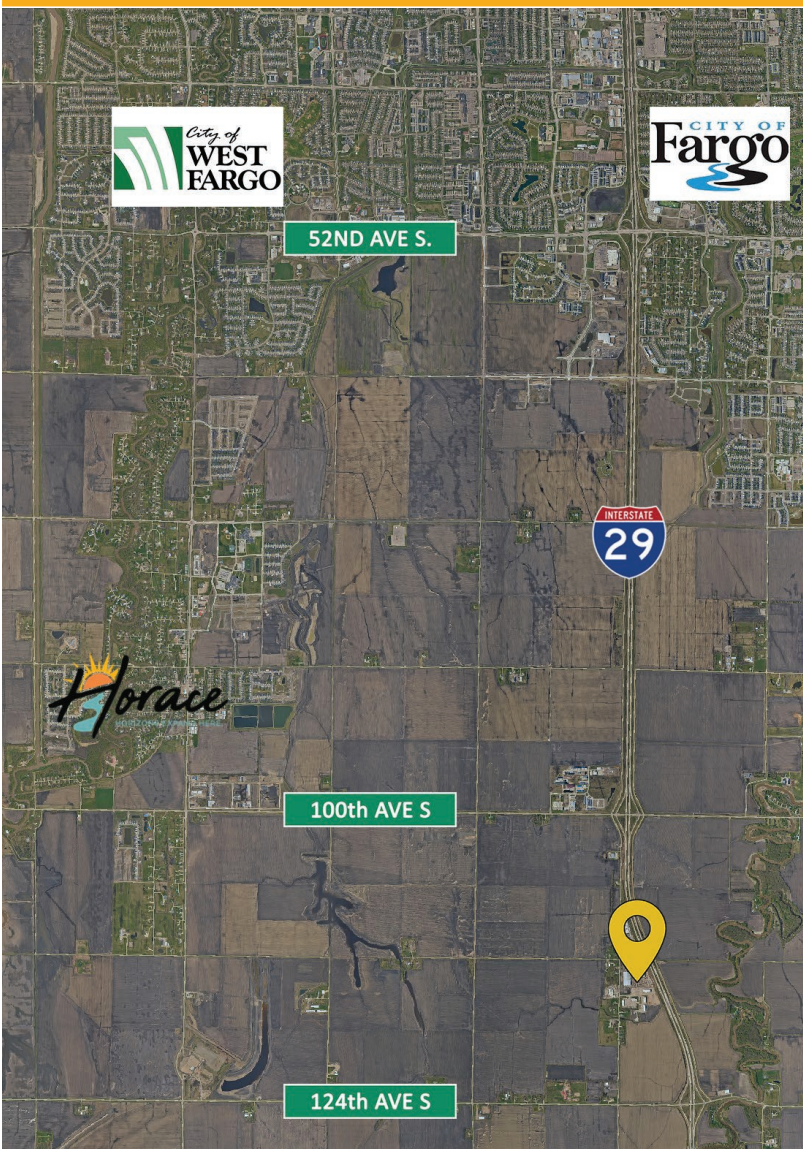
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SITE PLAN FOR BUILDING 3



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