

FOR SALE



3918
37TH AVENUE SOUTH

FARGO, NORTH DAKOTA

CLASS A INDUSTRIAL HEADQUARTERS



ASPIRE
— REALTY —

22,500 SF
TOTAL BUILDING

±5.05 ACRES
IMPROVED SITE

\$5,000,000
ASKING PRICE

EXECUTIVE SUMMARY

MODERN HEADQUARTERS.
EXCEPTIONAL SCALE.
BUILT FOR GROWTH.

Positioned in one of Fargo's premier commercial corridors, 3918 37th Avenue South presents a rare opportunity to acquire a modern Class A office and industrial facility designed for long-term operational success.

Constructed in 2015, the property encompasses approximately 22,500 square feet of improvements situated on an expansive ± 5.05 -acre site. The thoughtfully designed layout includes 4,500 square feet of finished executive office space seamlessly connected to 18,000 square feet of warehouse space, creating an ideal environment for contractors, manufacturers, logistics providers, and owner-users seeking a premium headquarters facility.

The site offers abundant parking, outdoor storage, efficient truck circulation, and meaningful expansion potential—providing flexibility to support future growth without the expense or uncertainty of new construction.

PROPERTY HIGHLIGHTS



CLASS A
INDUSTRIAL
FACILITY



EXPANSION
POTENTIAL



PREMIER
SOUTH FARGO
LOCATION



OWNER-USER
OPPORTUNITY

PROPERTY SNAPSHOT

	ASKING PRICE	\$5,000,000
	BUILDING SIZE	22,500 SF
	OFFICE	4,500 SF
	WAREHOUSE	18,000 SF
	SITE SIZE	± 5.05 ACRES
	YEAR BUILT	2015
	ZONING	COMMERCIAL / GENERAL
	PRIVATE OFFICES	16
	CONFERENCE ROOM	YES
	RECEPTION	YES
	KITCHEN	YES
	OVERHEAD DOORS	15
	FIRE SPRINKLERS	YES
	SECURITY SYSTEM	WIRED
	HVAC	DUAL FUEL / MULTI-ZONE



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02

INVESTMENT HIGHLIGHTS

WHY THIS PROPERTY?



1. HEADQUARTERS QUALITY

Purpose-built as a professional corporate headquarters with executive offices, conference facilities, modern reception areas, and premium finishes throughout.



2. INDUSTRIAL FUNCTIONALITY

Approximately 18,000 square feet of warehouse space supported by 15 overhead doors, efficient workflow, and generous staging areas.



3. EXCEPTIONAL SITE

Over 220,000 square feet of improved land provides abundant parking, equipment storage, outdoor operations, and meaningful expansion potential.



4. STRATEGIC LOCATION

Located in one of Fargo's strongest commercial growth corridors with convenient access to major transportation routes, retail amenities, and regional employers.



5. MODERN CONSTRUCTION

Built in 2015 utilizing durable metal construction, poured concrete foundation, slab-on-grade floor system, and professionally maintained building systems.



6. OWNER-USER OPPORTUNITY

A rare opportunity to acquire a move-in-ready headquarters without the cost, time, or uncertainty of new construction.



MODERN HEADQUARTERS WITH EXTENSIVE INDUSTRIAL CAPABILITIES
SITUATED ON APPROXIMATELY 5.05 ACRES.



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03

LOCATION ADVANTAGE

Ideally located in South Fargo's premier commercial corridor, 3918 37th Avenue South offers immediate access to major transportation routes, a strong labor market, and a thriving business community.

KEY DISTANCES



I-29 ACCESS

2.5 MILES
5 MINUTES



I-94 ACCESS

4.0 MILES
8 MINUTES



HECTOR INTERNATIONAL
AIRPORT (FAR)

8.0 MILES
12 MINUTES



DOWNTOWN FARGO

6.5 MILES
10 MINUTES



FARGO LABOR MARKET
(30-MILE RADIUS)

230,000+
WORKFORCE



EXCELLENT ACCESS

Quick access to I-29, I-94, 52nd Avenue South, and Fargo's major commercial thoroughfares.



STRONG GROWTH CORRIDOR

Located in one of Fargo's fastest-growing commercial and industrial submarkets with continued development and investment.



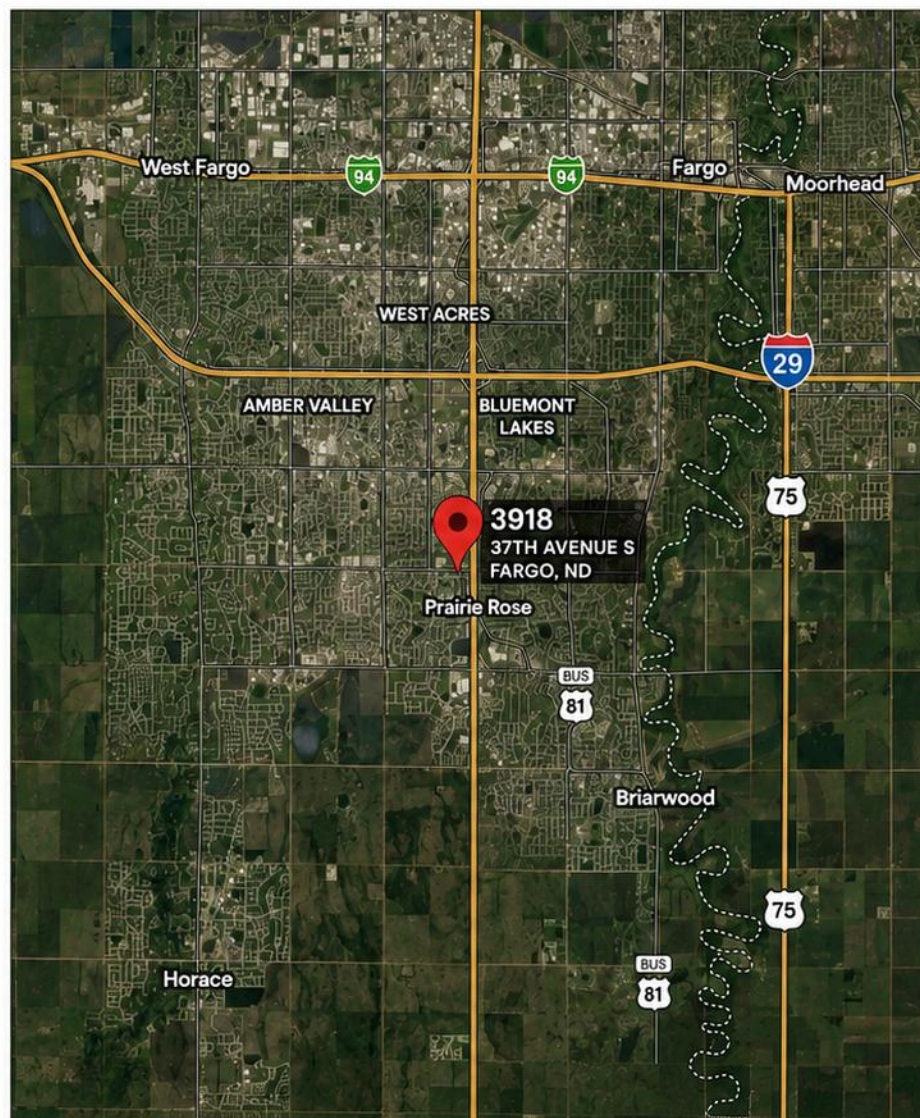
QUALITY LABOR POOL

Access to a diverse and educated workforce supporting a wide range of industries.



NEARBY AMENITIES

Convenient to restaurants, retail, hotels, and everyday services for your team and visiting clients.



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04

BUILDING SPECIFICATIONS & PROPERTY FEATURES

A modern, well-maintained Class A industrial headquarters offering premium office space, functional warehouse operations, and a rare ± 5.05 -acre site in South Fargo.

	TOTAL BUILDING SIZE	22,500 SF (4,500 SF Office / 18,000 SF Warehouse)
	SITE SIZE	± 5.05 Acres (219,960 SF Improved Site)
	OVERHEAD DOORS	15 Total
	OFFICE LAYOUT	16 Offices Conference Room Reception Kitchen 2 Floors
	YEAR BUILT	2015
	ZONING	Commercial / General
	EXTERIOR / ROOF	Metal / Metal
	FOUNDATION	Poured Concrete / Slab on Grade
	SAFETY FEATURES	Fire Sprinklers Wired Security System
	HEATING	Dual Fuel Off-Peak Floor Heat Forced Air Multi-Zoned Natural Gas
	COOLING	Central Air



Private Office



Recreation / Lounge Area



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05

FLOOR PLAN & BUILDING LAYOUT

A functional office and warehouse configuration designed to support administrative, service, and industrial operations within a single integrated facility.



22,500 SF Building



4,500 SF Office



18,000 SF Warehouse



16 Offices



Conference Room



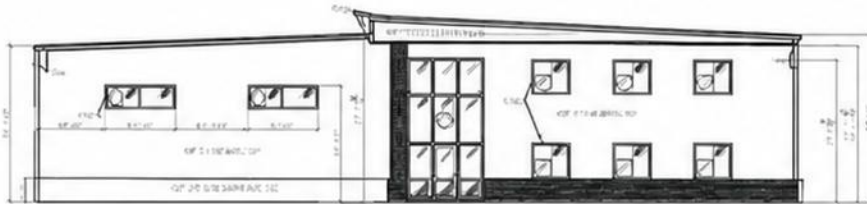
Reception & Kitchen



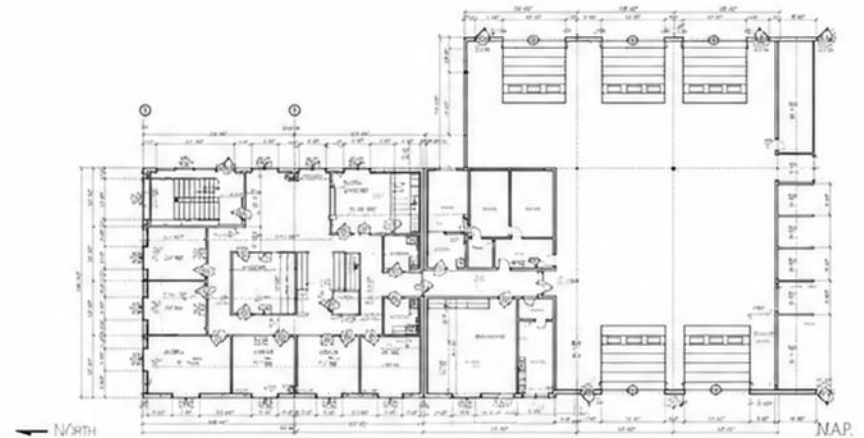
15 Overhead Doors



2 Floors



Front/North Elevation



Floor Plan (North End)



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SCHEDULE A PRIVATE TOUR

For additional information or to schedule a confidential tour of 3918 37th Avenue South, please contact Katherine Kiernan at Aspire Realty.



Katherine Kiernan

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