

# NORTH FARGO WAREHOUSE

3073 42<sup>ND</sup> STREET N, FARGO, ND 58102



FOR LEASE



## INDUSTRIAL WAREHOUSE W/OFFICE FOR LEASE

Space Available: 13,475 SF

Base Rent: \$11.00 PSF

CAM:\$2.50 PSF

**Aaron Hill | Paul Campbell**

701.893.2827 | 701.893.2826

[aaron.hill@goldmark.com](mailto:aaron.hill@goldmark.com) | [paul.campbell@goldmark.com](mailto:paul.campbell@goldmark.com)

[www.goldmarkcommercial.com](http://www.goldmarkcommercial.com)

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## SPACE AVAILABLE

13,476 SF  
(11,850 Warehouse + 1,625 Office)

## LEASE RATE

\$11.00 PSF + \$2.50 CAM

## TENANT EXPENSES

Heat/AC/Electric  
Water/Sewer/Garbage  
Janitorial

## CAM INCLUDES

Snow/Lawn  
Taxes/Insurance

## ZONING

Limited Industrial

## NEIGHBORING BUSINESSES

American Engineering Testing  
PRx Performance  
ABF Freight  
EW Wylie Corporation  
Frito-Lay

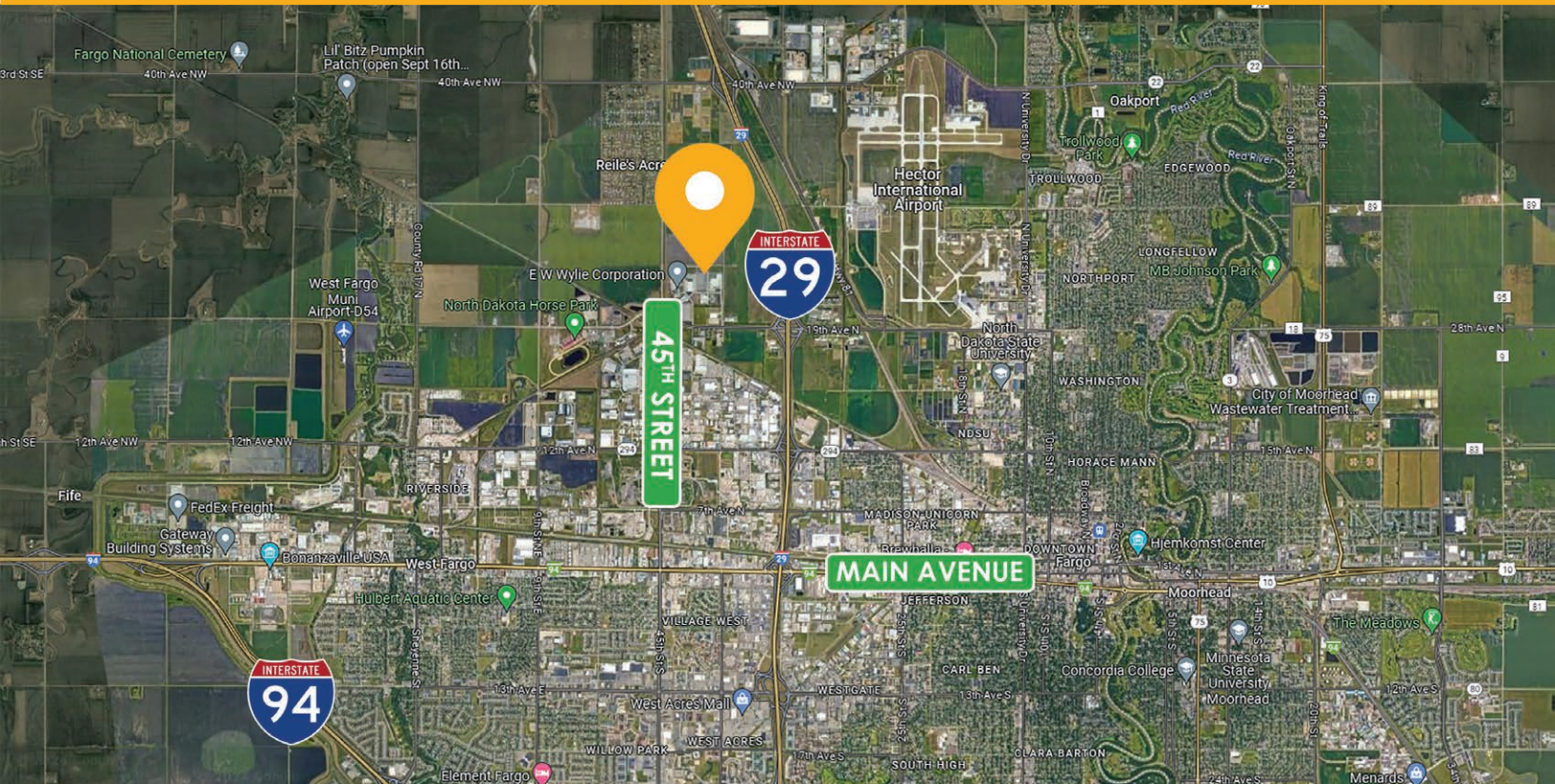
## PROPERTY DESCRIPTION:

Prime industrial opportunity in Fargo's thriving industrial corridor. With two dock doors, two overhead doors, office space and close proximity to 19th Ave. N. and I-29, this is the perfect fit for your expanding business. Plans include a second phase development, which could be used for yard storage or future expansion.

## KEY FEATURES:

- 2 Dock Doors
- 2 Overhead Doors
- 20' Clear Height
- 11 Parking Spaces
- 3-Phase Power
- Yard storage available for an additional cost
- Current office plan includes 4 offices, conference room, break room, restrooms
- Office plan can be amended depending on user needs (additional charges may apply)

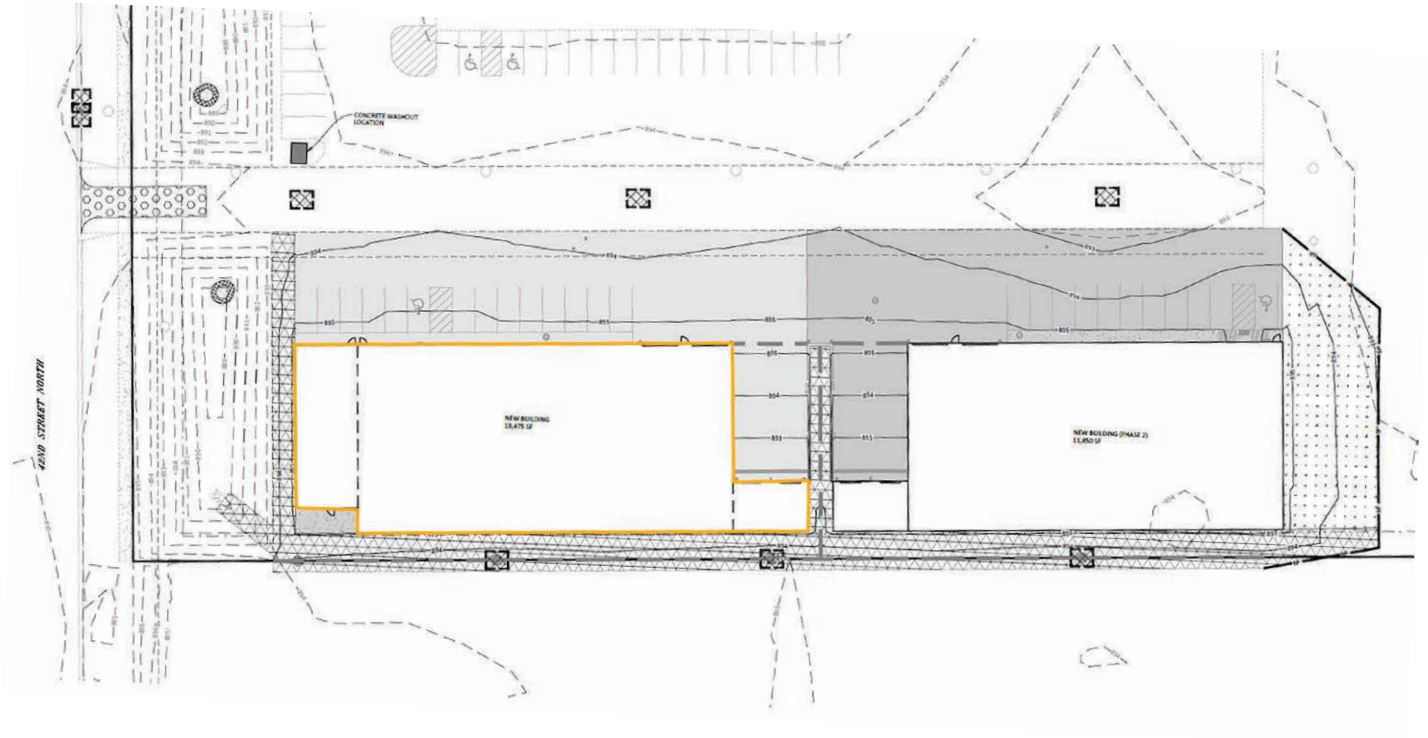
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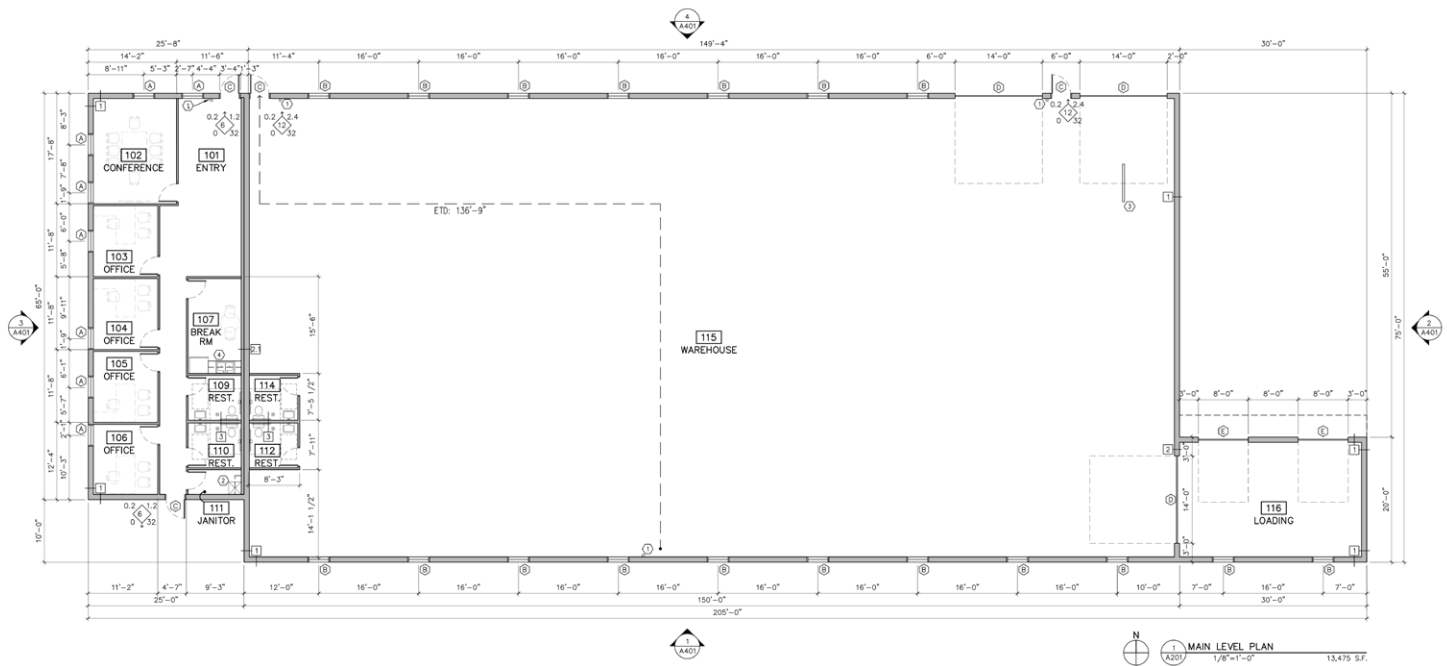
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SITE PLAN



FLOORPLAN

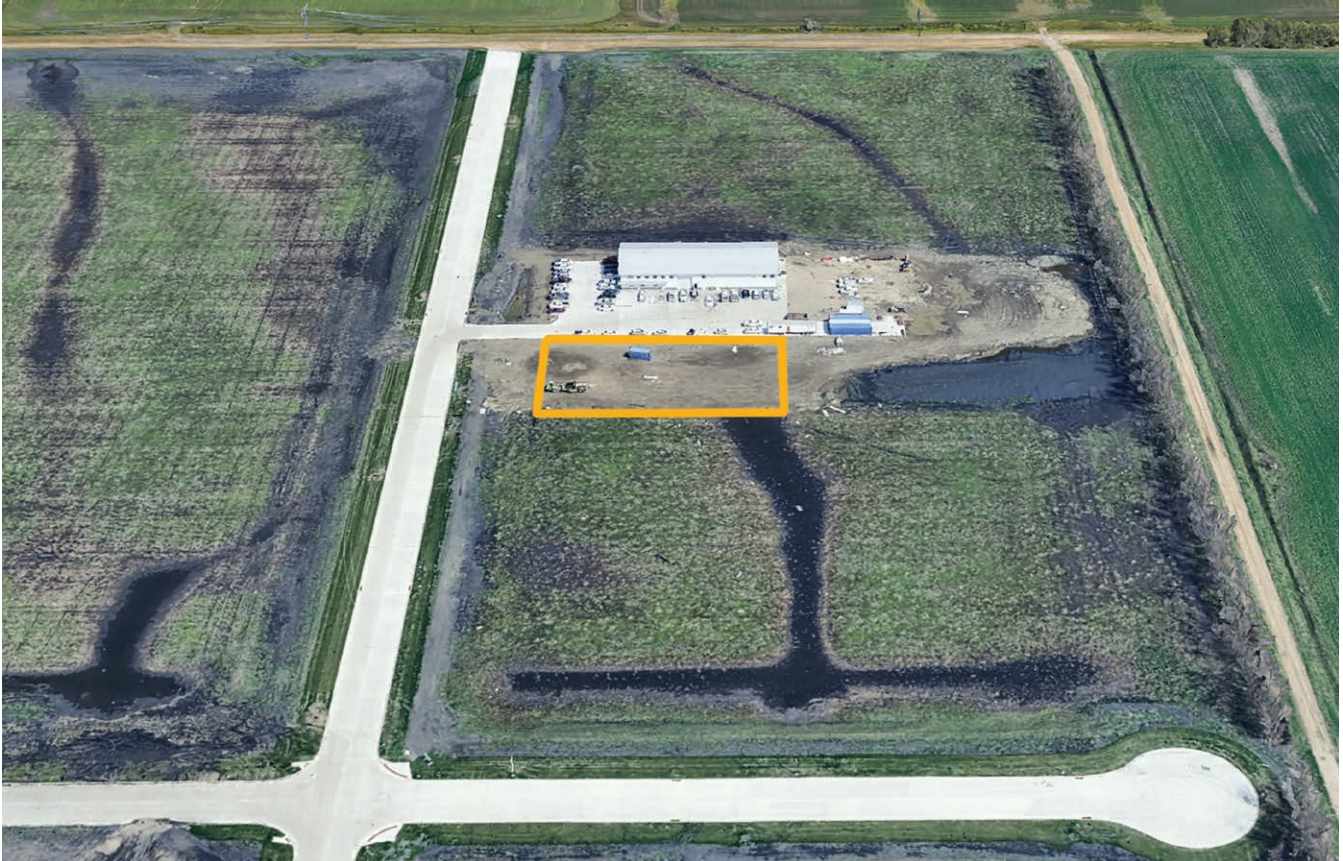


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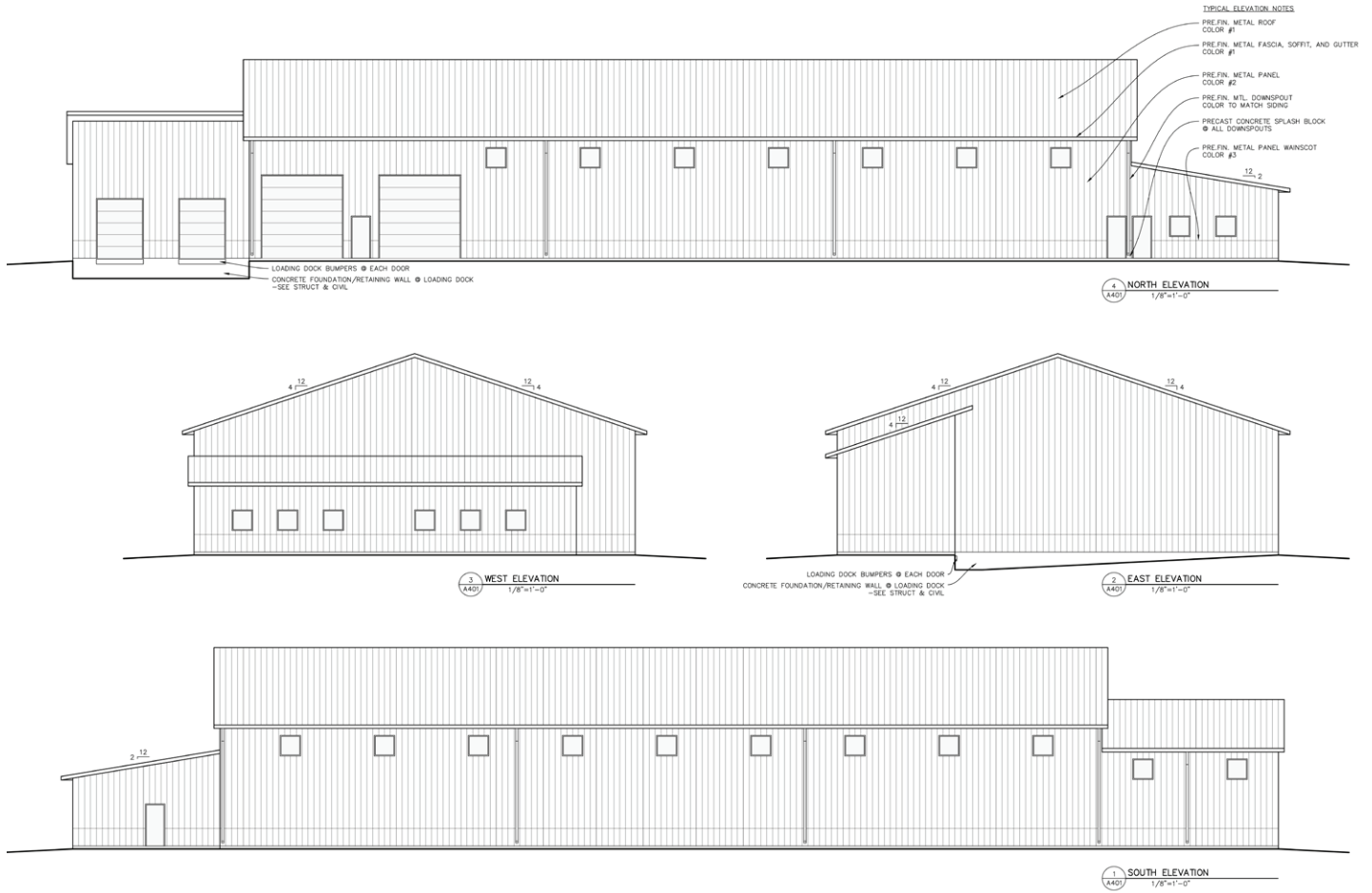
PARCEL VIEW



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ELEVATIONS



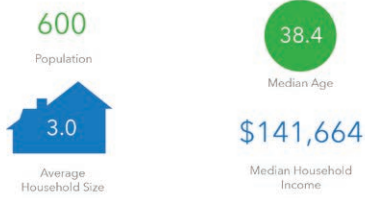
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## 1-MILE RADIUS

### KEY FACTS



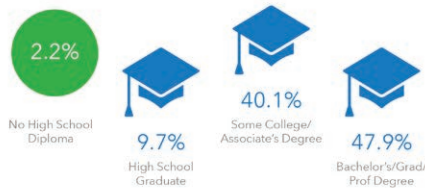
### BUSINESS



### INCOME



### EDUCATION



### EMPLOYMENT



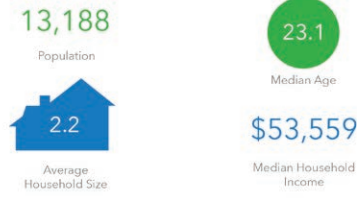
2025 Households by income (Esri)  
The largest group: \$100,000 - \$149,999 (26.4%)  
The smallest group: \$25,000 - \$34,999 (0.5%)

Indicator ▲	Value	Diff	
<\$15,000	1.0%	-4.7%	
\$15,000 - \$24,999	6.6%	0	
\$25,000 - \$34,999	0.5%	-6.4%	
\$35,000 - \$49,999	7.1%	-4.2%	
\$50,000 - \$74,999	3.6%	-13.1%	
\$75,000 - \$99,999	9.6%	-3.0%	
\$100,000 - \$149,999	26.4%	+6.5%	
\$150,000 - \$199,999	19.3%	+10.2%	
\$200,000+	25.9%	+14.9%	

Bars show deviation from Cass County

## 3-MILE RADIUS

### KEY FACTS



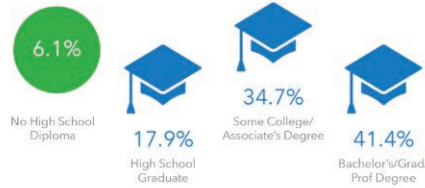
### BUSINESS



### INCOME



### EDUCATION



### EMPLOYMENT



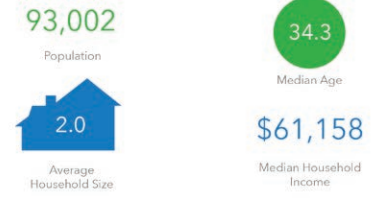
2025 Households by income (Esri)  
The largest group: \$50,000 - \$74,999 (19.2%)  
The smallest group: \$150,000 - \$199,999 (4.7%)

Indicator ▲	Value	Diff	
<\$15,000	9.2%	+3.5%	
\$15,000 - \$24,999	8.7%	+2.1%	
\$25,000 - \$34,999	11.8%	+4.9%	
\$35,000 - \$49,999	14.5%	+3.2%	
\$50,000 - \$74,999	19.2%	+2.5%	
\$75,000 - \$99,999	10.4%	-2.2%	
\$100,000 - \$149,999	14.4%	-5.5%	
\$150,000 - \$199,999	4.7%	-4.4%	
\$200,000+	6.5%	-4.5%	

Bars show deviation from Cass County

## 5-MILE RADIUS

### KEY FACTS



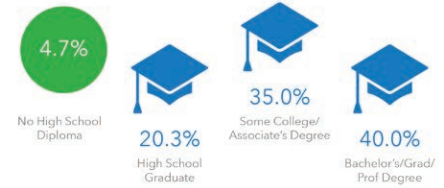
### BUSINESS



### INCOME



### EDUCATION



### EMPLOYMENT



2025 Households by income (Esri)  
The largest group: \$50,000 - \$74,999 (19.0%)  
The smallest group: \$200,000+ (6.4%)

Indicator ▲	Value	Diff	
<\$15,000	7.8%	+2.1%	
\$15,000 - \$24,999	9.1%	+2.5%	
\$25,000 - \$34,999	9.0%	+2.1%	
\$35,000 - \$49,999	12.8%	+1.5%	
\$50,000 - \$74,999	19.0%	+2.3%	
\$75,000 - \$99,999	13.0%	+0.4%	
\$100,000 - \$149,999	16.1%	-3.8%	
\$150,000 - \$199,999	6.9%	-2.2%	
\$200,000+	6.4%	-4.6%	

Bars show deviation from Cass County