

±10,000 SF INDUSTRIAL FLEX ON 1.53+/- AC

602 ELM STREET
TIOGA, ND 58852

Income-Producing Industrial Asset with Tenant in Place



Mike Elliott
CEO | Managing Broker
701.713.6606
mike.elliott@erescompanies.com



±10,000 SF INDUSTRIAL FLEX ON 1.53+/- AC

INCOME-PRODUCING INDUSTRIAL ASSET WITH TENANT IN PLACE

602 ELM STREET TIOGA, ND 58852

FOR SALE



SALE PRICE CALL FOR PRICING

PROPERTY HIGHLIGHTS

- 10,000± SF Industrial Flex Building on 1.53± AC
- Fully Leased Investment Opportunity
- Ideal for Investors Seeking Stable Cash Flow
- Available Individually or as Part of a Portfolio
- 6,500± SF Shop Work Area | (3) 100' Drive-Through Bays | (1) Pit | In-Floor & Overhead Heat & AC
- 2,020± SF Office Space | (8) Private Offices | (3) Bathrooms
- 960± SF Dedicated Parts Room
- 230± SF Kitchen
- Zoned I-2 (Heavy Industrial)
- Built in 2011
- APN: 03-000-00-49-04-020
- Well-Suited for Oil & Gas, Fleet Maintenance, Heavy Equipment, Construction, Manufacturing & Industrial Service Operations
- Located Just South of Downtown Tioga
- Approximately 4 Miles from U.S. Highway 2

PROPERTY OVERVIEW

602 S Elm Street presents a rare opportunity to acquire a fully leased 10,000± SF industrial flex facility on 1.53± acres in Tioga, North Dakota. Built in 2011 and zoned I-2 Heavy Industrial, the property features approximately 6,500± SF of shop space with three 100-foot drive-through bays, a service pit, 20-foot ceilings, and in-floor and overhead heating.

The facility also includes approximately 2,020± SF of office space with eight offices, three restrooms, a kitchen, and a dedicated parts room. Available individually or as part of a larger portfolio, this income-producing asset is well-suited for investors seeking stable cash flow in the Bakken region.

Mike Elliott
CEO | Managing Broker
701.713.6606
mike.elliott@erescompanies.com



±10,000 SF INDUSTRIAL FLEX ON 1.53+/- AC

INCOME-PRODUCING INDUSTRIAL ASSET WITH TENANT IN PLACE

602 ELM STREET TIOGA, ND 58852

FOR SALE

AERIAL PHOTO



Mike Elliott
CEO | Managing Broker
701.713.6606
mike.elliott@erescompanies.com



ERES | erescompanies.com

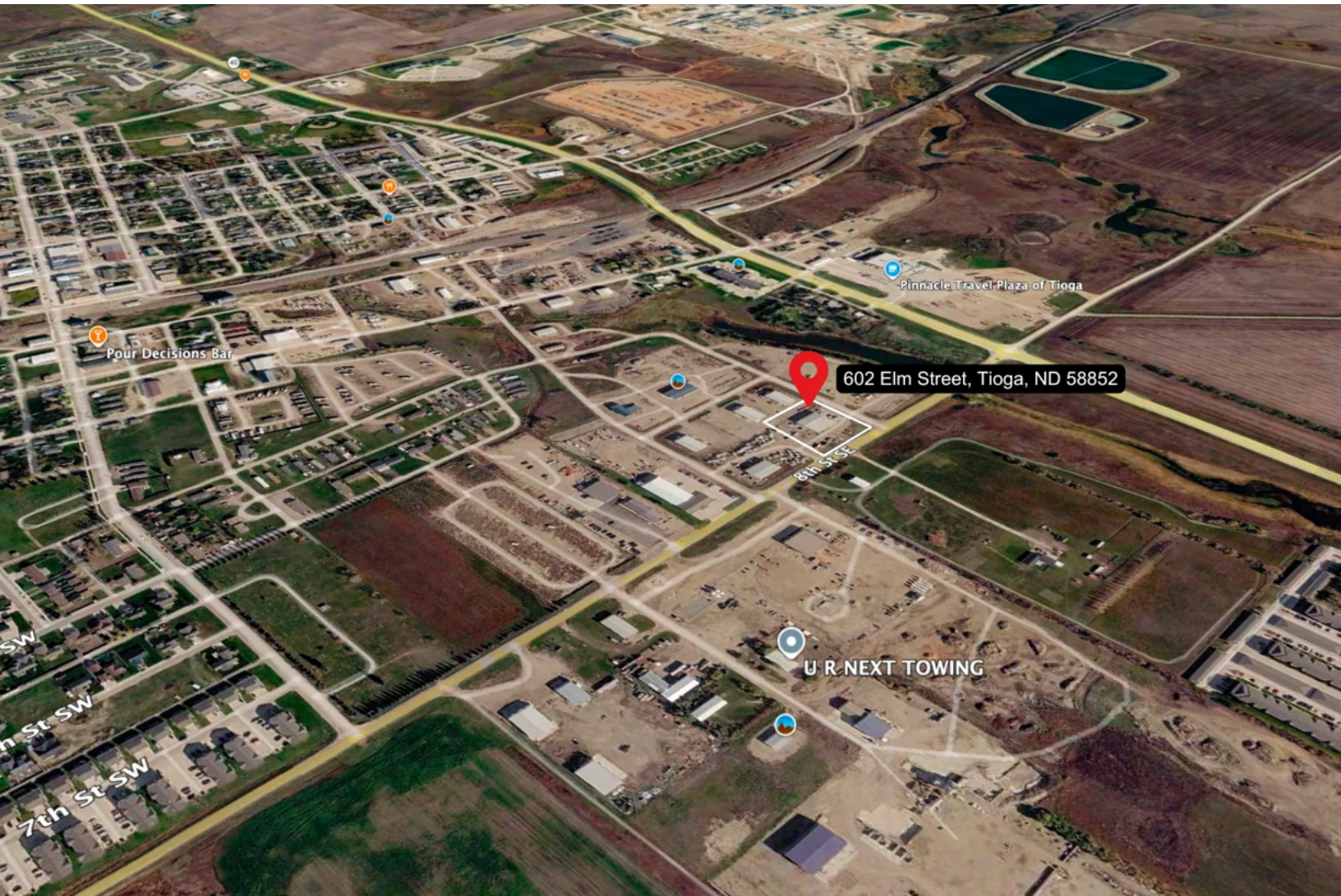
±10,000 SF INDUSTRIAL FLEX ON 1.53+/- AC

INCOME-PRODUCING INDUSTRIAL ASSET WITH TENANT IN PLACE

602 ELM STREET TIOGA, ND 58852

FOR SALE

LOCATION OVERVIEW



Mike Elliott
CEO | Managing Broker
701.713.6606
mike.elliott@erescompanies.com



±10,000 SF INDUSTRIAL FLEX ON 1.53+/- AC

INCOME-PRODUCING INDUSTRIAL ASSET WITH TENANT IN PLACE

602 ELM STREET TIOGA, ND 58852

FOR SALE

EXTERIOR PHOTOS



Mike Elliott
CEO | Managing Broker
701.713.6606
mike.elliott@erescompanies.com

ERES | erescompanies.com



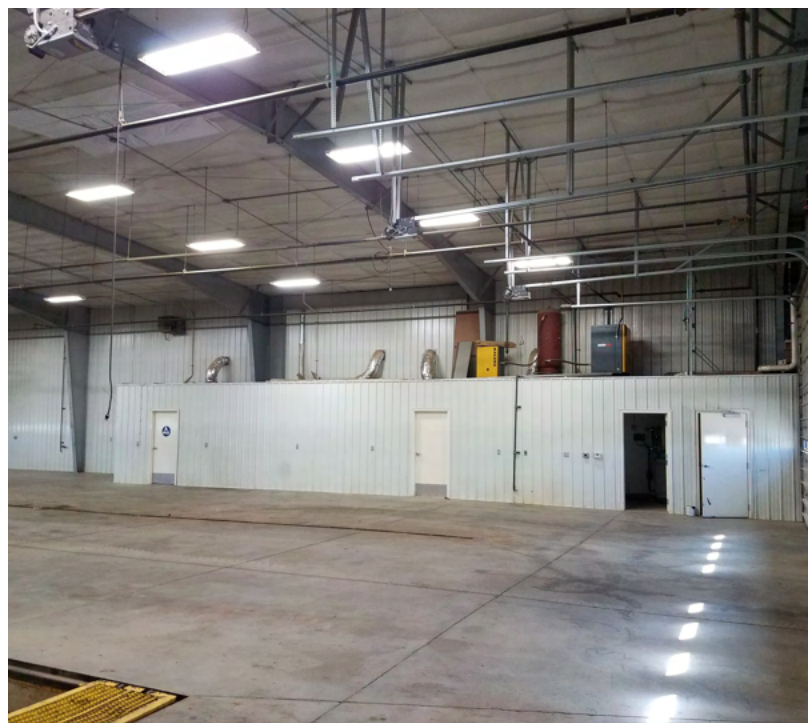
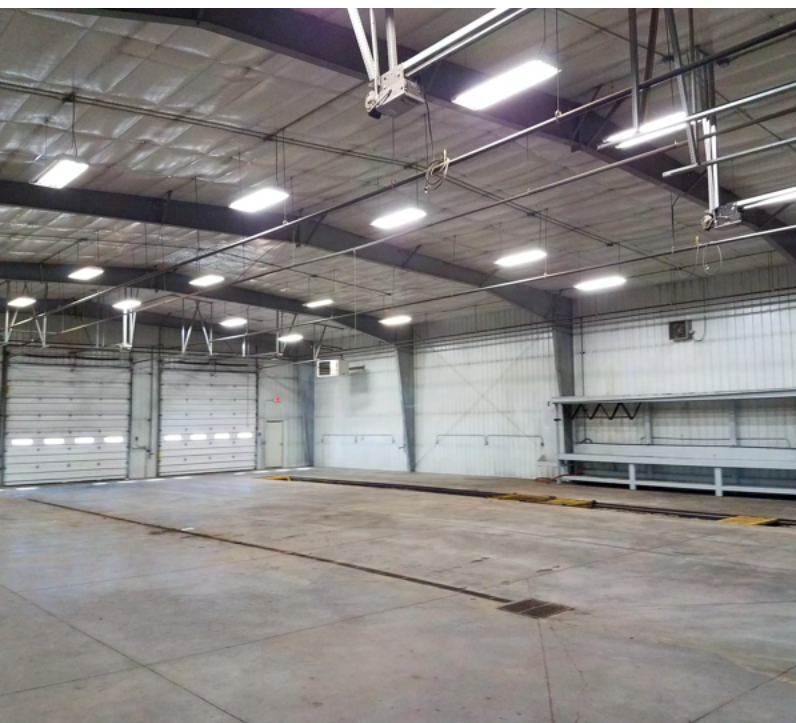
±10,000 SF INDUSTRIAL FLEX ON 1.53+/- AC

INCOME-PRODUCING INDUSTRIAL ASSET WITH TENANT IN PLACE

602 ELM STREET TIOGA, ND 58852

FOR SALE

WAREHOUSE PHOTOS



Mike Elliott
CEO | Managing Broker
701.713.6606
mike.elliott@erescompanies.com

ERES | erescompanies.com



±10,000 SF INDUSTRIAL FLEX ON 1.53+/- AC

INCOME-PRODUCING INDUSTRIAL ASSET WITH TENANT IN PLACE

602 ELM STREET TIOGA, ND 58852

FOR SALE

ADDITIONAL PHOTOS



Mike Elliott
CEO | Managing Broker
701.713.6606
mike.elliott@erescompanies.com

ERES | erescompanies.com



±10,000 SF INDUSTRIAL FLEX ON 1.53+/- AC

INCOME-PRODUCING INDUSTRIAL ASSET WITH TENANT IN PLACE

602 ELM STREET TIOGA, ND 58852

FOR SALE

RETAILER MAP



Mike Elliott
CEO | Managing Broker
701.713.6606
mike.elliott@erescompanies.com



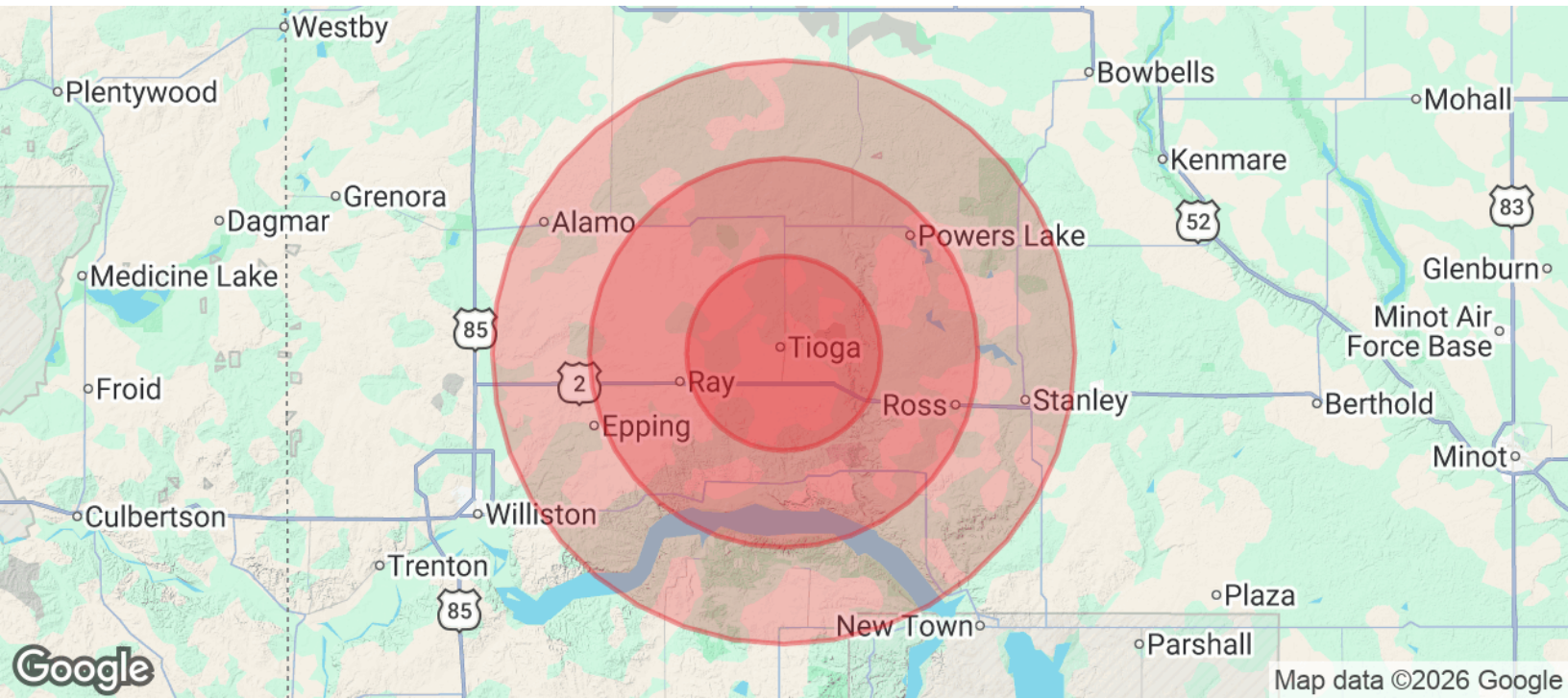
±10,000 SF INDUSTRIAL FLEX ON 1.53+/- AC

INCOME-PRODUCING INDUSTRIAL ASSET WITH TENANT IN PLACE

602 ELM STREET TIOGA, ND 58852

FOR SALE

DEMOGRAPHICS MAP & REPORT



POPULATION	10 MILES	20 MILES	30 MILES
Total Population	2,350	4,379	10,324
Average Age	36.6	37.9	37.2
Average Age (Male)	36.6	38.1	37.0
Average Age (Female)	36.4	38.0	38.3

HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total Households	1,024	1,865	4,318
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$100,175	\$117,437	\$124,274
Average House Value	\$195,235	\$202,482	\$237,867

2023 American Community Survey (ACS)

Mike Elliott
CEO | Managing Broker
701.713.6606
mike.elliott@erescompanies.com

