

±7,000 SF INDUSTRIAL FLEX WITH SHOP & OFFICE ON 1.53 +/- AC

601 GILBERTSON ST S
TIOGA, ND 58852

Available for Sale or Lease in Tioga's Established Industrial Corridor



Mike Elliott
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FOR SALE & LEASE



SALE PRICE **CALL FOR PRICING**
LEASE RATE **\$12 SF/YR**

PROPERTY HIGHLIGHTS

- ±7,000 SF Industrial Flex with Shop & Office on 1.53 +/- AC
- Available for Sale or Lease
- Available Individually or as Part of a Portfolio
- Ideal for Owner-Users, Investors, Contractors, Energy Service Companies & Industrial Operators
- Well-Suited for Oil & Gas, Construction, Equipment Service, Manufacturing, Logistics & Fleet Operations
- Includes ±1,750 SF of Office Space Featuring Lobby | Storage | Restroom | Breakrooms | Floor Heat | Overhead Heat | Air Conditioning (Dedicated HVAC system)
- Includes ±5,250 SF of Heated Shop Space | 20' ceilings | Floor Heat | Overhead Heat | Air Compressor | Crane | Restroom with Shower
- Parcel ID: 03-000-00-49-04-025
- Zoned: I-2
- Built: 2011
- Prime Tioga location with Highway 2 access to Williston
- Located in Tioga's Established Industrial Corridor

PROPERTY OVERVIEW

601 Gilbertson Street S presents a versatile industrial flex opportunity in Tioga, North Dakota, offering approximately 7,000± SF on 1.53± acres. The property features a well-balanced mix of office and shop space, including approximately 1,750± SF of office area and 5,250± SF of heated shop space with 20-foot clear heights.

Designed to accommodate a variety of industrial, service, and operational users, the facility includes floor and overhead heating, air conditioning, an air compressor, crane, storage areas, breakrooms, and a restroom with shower.

Zoned I-2 Heavy Industrial and strategically located with convenient access to U.S. Highway 2, the property is available for sale or lease, offering flexibility for both investors and owner-users.

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AERIAL PHOTO



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LOCATION OVERVIEW



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EXTERIOR PHOTOS



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WAREHOUSE PHOTOS



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OFFICE PHOTOS



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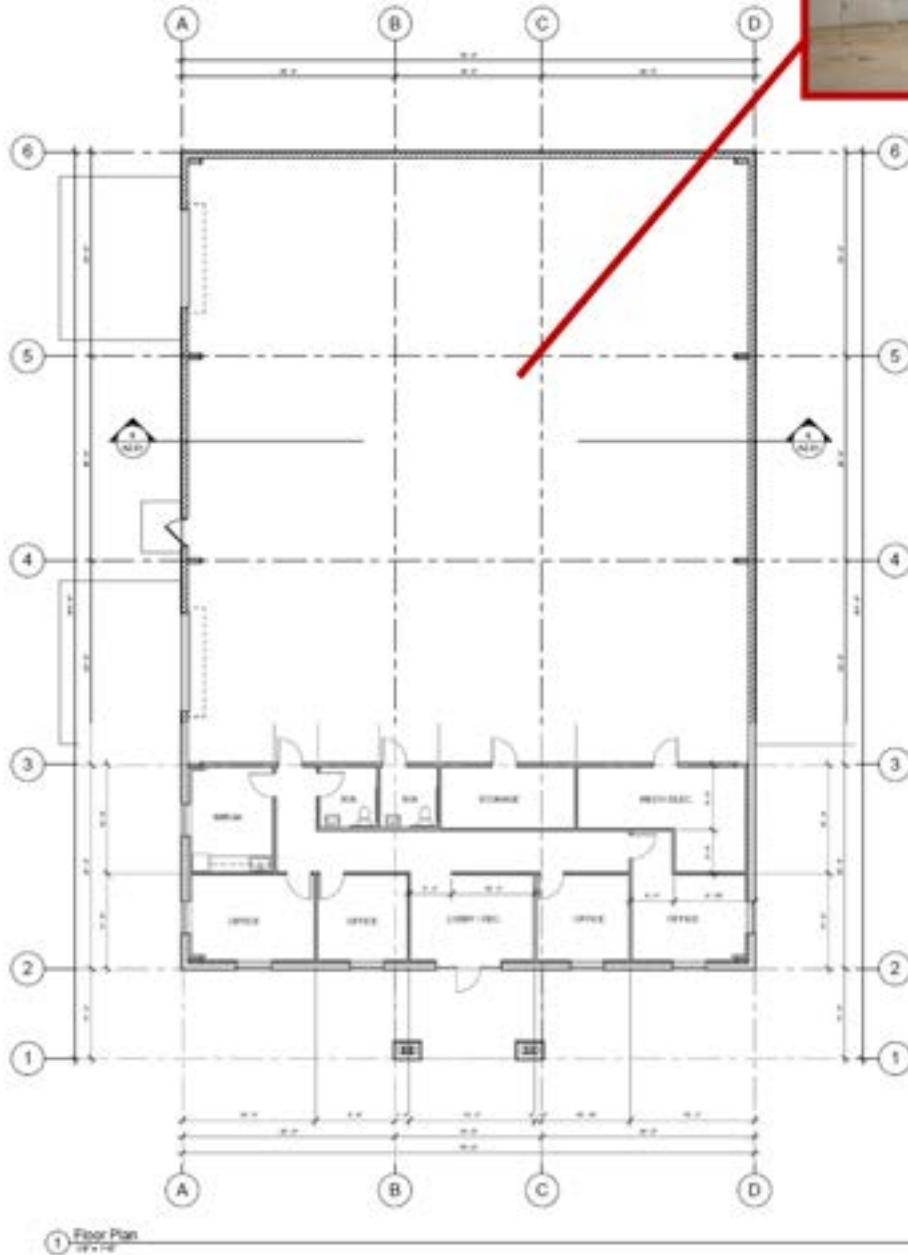
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BUILDING LAYOUT



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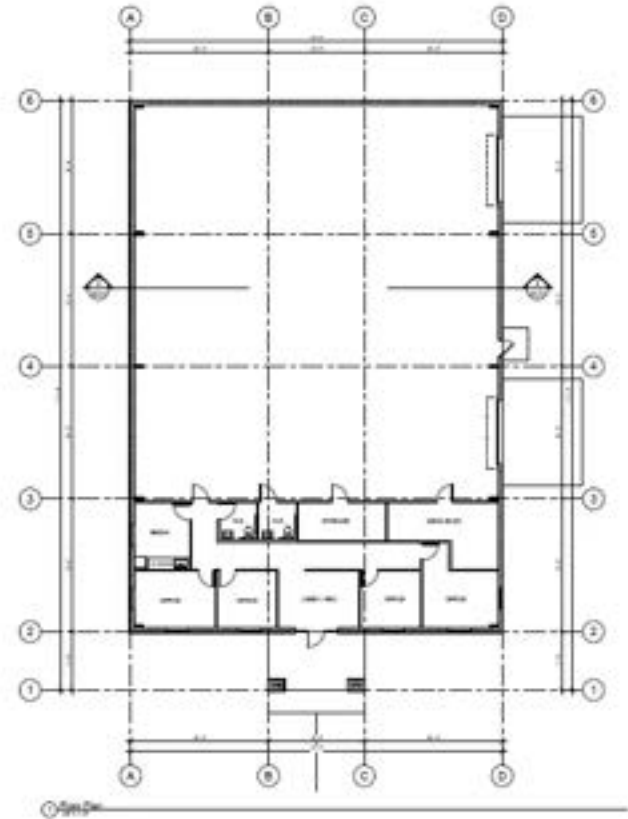
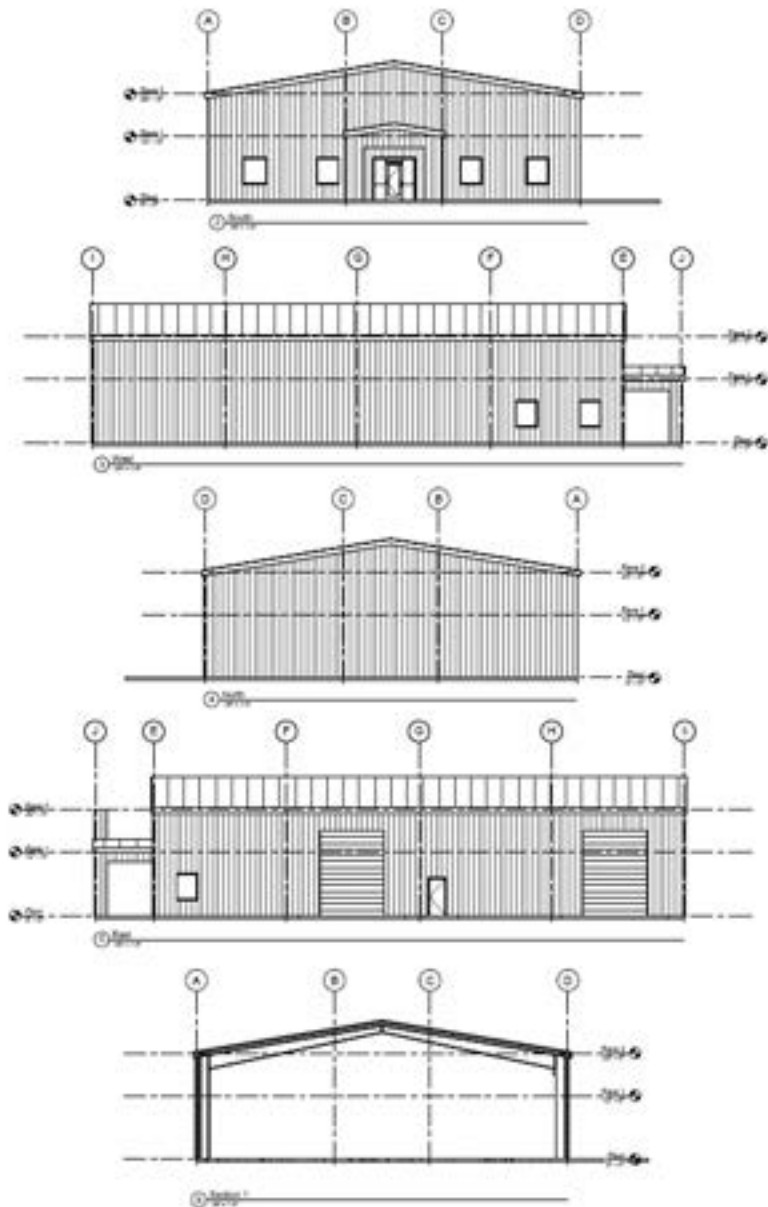
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BUILDING SPECIFICATIONS



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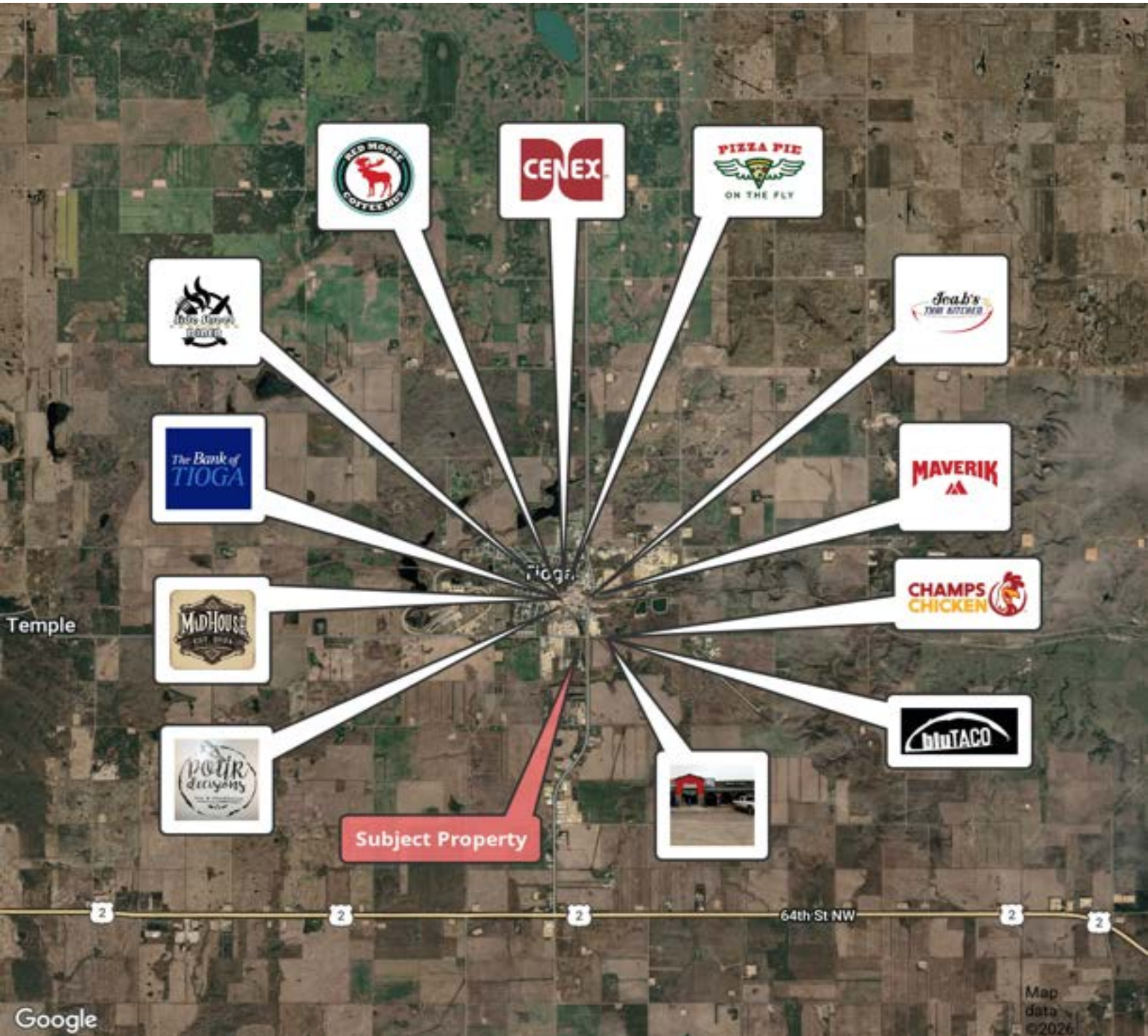
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RETAILER MAP



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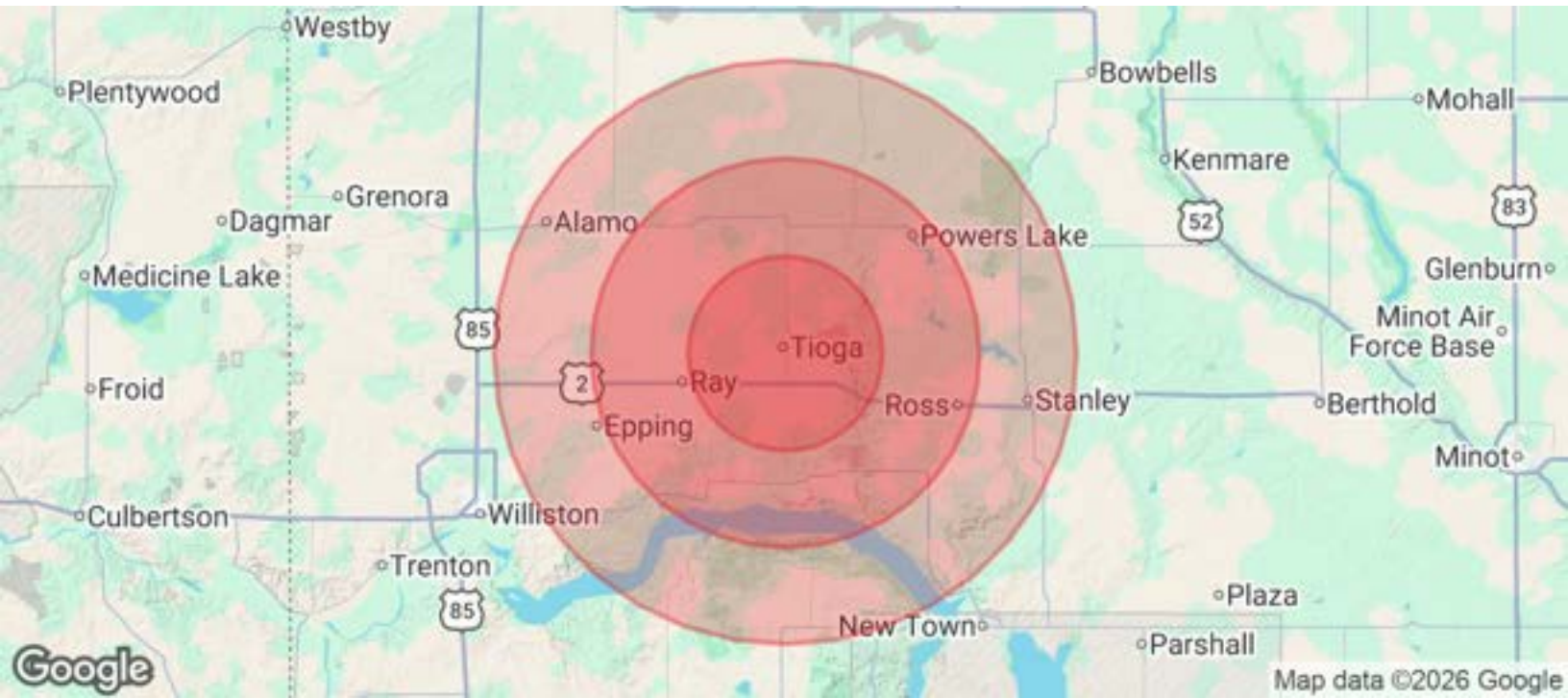
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DEMOGRAPHICS MAP & REPORT



POPULATION	10 MILES	20 MILES	30 MILES
Total Population	2,351	4,383	10,331
Average Age	36.6	37.9	37.2
Average Age (Male)	36.6	38.1	37.0
Average Age (Female)	36.5	38.0	38.3

HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total Households	1,025	1,867	4,319
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$100,165	\$117,407	\$124,349
Average House Value	\$195,039	\$202,215	\$237,988

2023 American Community Survey (ACS)

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