

Distribution / Warehouse Center
2225 Vermont Av / Bismarck Expwy – Bismarck ND

- Sales Price
\$1,350,000
- Building Size
23,320 sf
- Lot Size
181,645 sf (4.17 ac)
- Zoned MA
- Built in 1976
- Taxes: **\$14,409**
- Special Assessments
Installment **\$9,318**
Balance **\$59,941**
- High Visibility Easy Access

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DanielCompanies.com

Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the information through personal inspectors or with appropriate professionals.



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Potential Uses

- Heavy Equipment Dealership
- Distribution Center
- Light Manufacturing
- Wholesale
- Refrigerated Storage Complex
- Industrial Shop
- Trucking / Transportation Facility
- Auto / RV / Boat Dealership
- Construction Company
- Retail

Area Businesses

- United States Post Office
- Northern Plains Plumbing & Heating
- Carpet Garage
- Slumberland Furniture
- Western Steel Wholesale Plumbing & Heating
- Abra Auto Body & Glass
- Fireside Office Products
- Vallely Sport & Marine
- Northern Tool & Supply
- Force America
- General Equipment
- Presort Plus
- Indigo Signs



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OFFICES

- **Main Office**
 - Security system (entire building)
 - Phone & Cat-5 wiring
 - 4 private offices
 - Gas forced air heat / central air
 - (2) 80 gallon hot water heaters
 - 4 private offices
 - Bryant high efficiency furnace with April Air humidifier
 - 2 restrooms
 - 2' X 4' recessed fluorescent lighting
- **First Floor Warehouse Office**
 - Open office area
 - Fluorescent lighting
 - Electric baseboard heat
 - Phone & Cat-5 wiring
 - Storage
- **Second Floor Warehouse Office**
 - Window overlooking warehouse
 - Electric baseboard heat
 - Wall air conditioning
 - Storage

COOLERS

- **North Cooler**
 - Super insulated to keep product under 75 degrees
 - Metal liner panel wall coverings
 - Mercury vapor high bay lighting
 - Concrete floor
 - Ceiling fans
 - North drive in door ... 8' X 9' with opener
 - ... Overhead cooler
 - South drive in door ... 8' X 9' with opener
 - ... overhead cooler
 - 2 cooling units
- **South Cooler**
 - Super insulated to keep product under 40 degrees
 - Metal liner panel wall coverings
 - Mercury vapor high bay lighting
 - Concrete floor
 - Outside air intake ventilation
 - High efficiency ceiling air circulation fans
 - 4 cooling units

WAREHOUSE

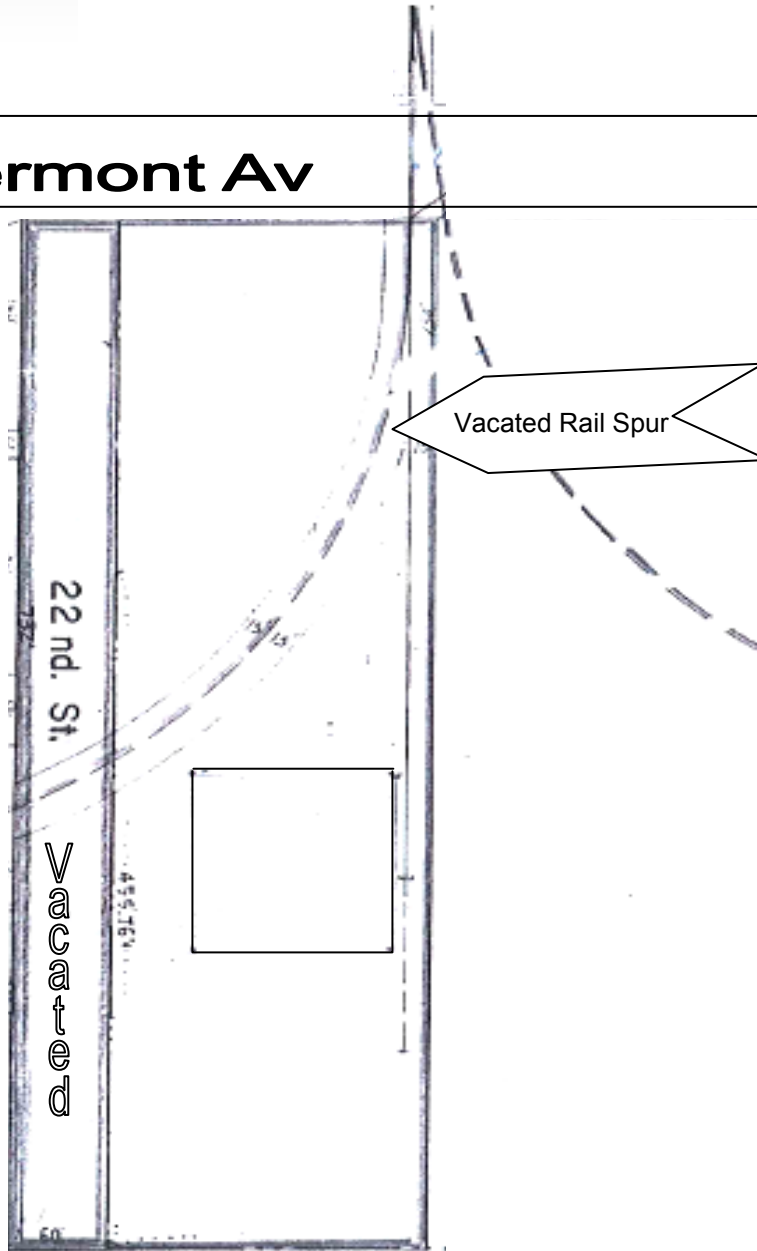
- 400 amp, 240 volt, 3 phase electrical
- 16' side wall height
- North drive in door is 14' X 14' with opener
- North dock door
 - 14' X 14' interior with opener
 - 8' X 8' exterior
 - 50" high dock with leveler and dock seal
- 2 south drive in doors are 14' X 14 with opener
- Trane unit heater
- Modine unit heater
- Metal Halide light
- Drain with sand interceptor
- Walls are metal line panel covering
- 2 compartment shop sink
- Concrete floor

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Vermont Av

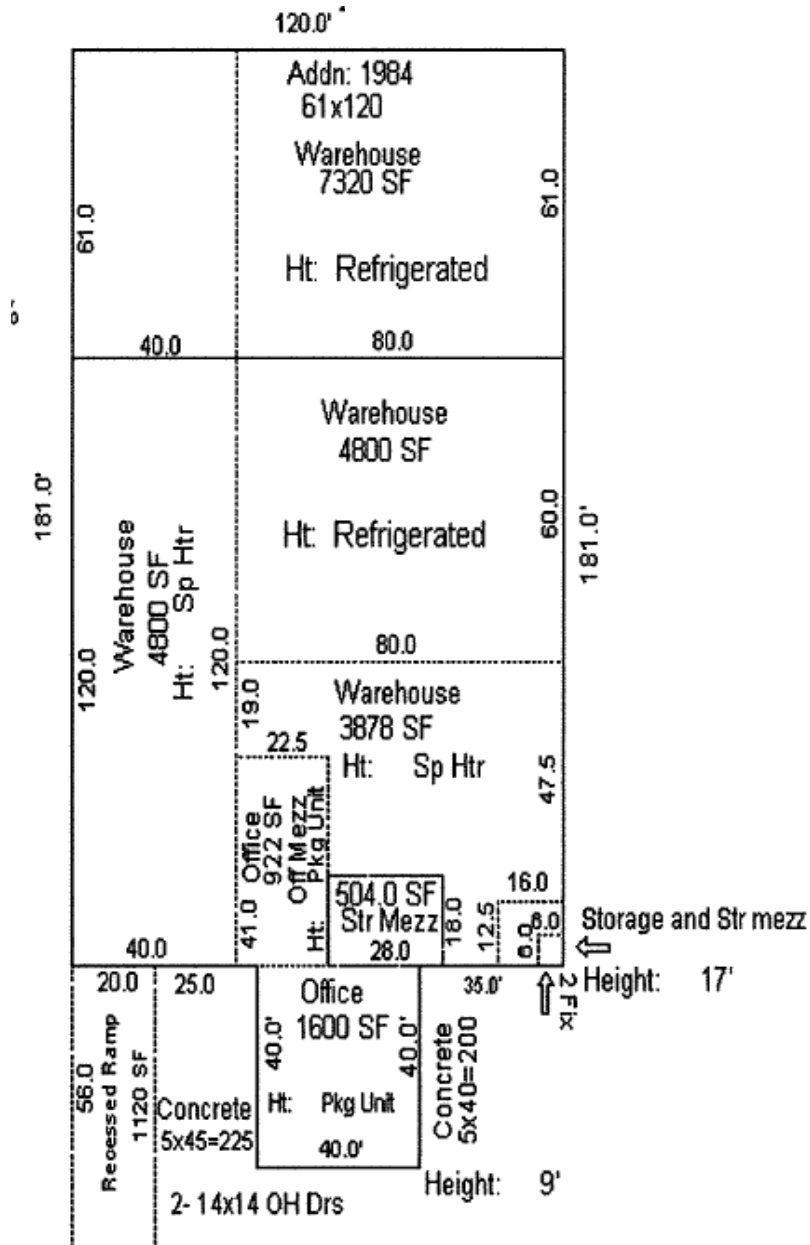


Bismarck Expwy

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North Side
Facing Vermont Av



South Side
Facing Bismarck Expwy

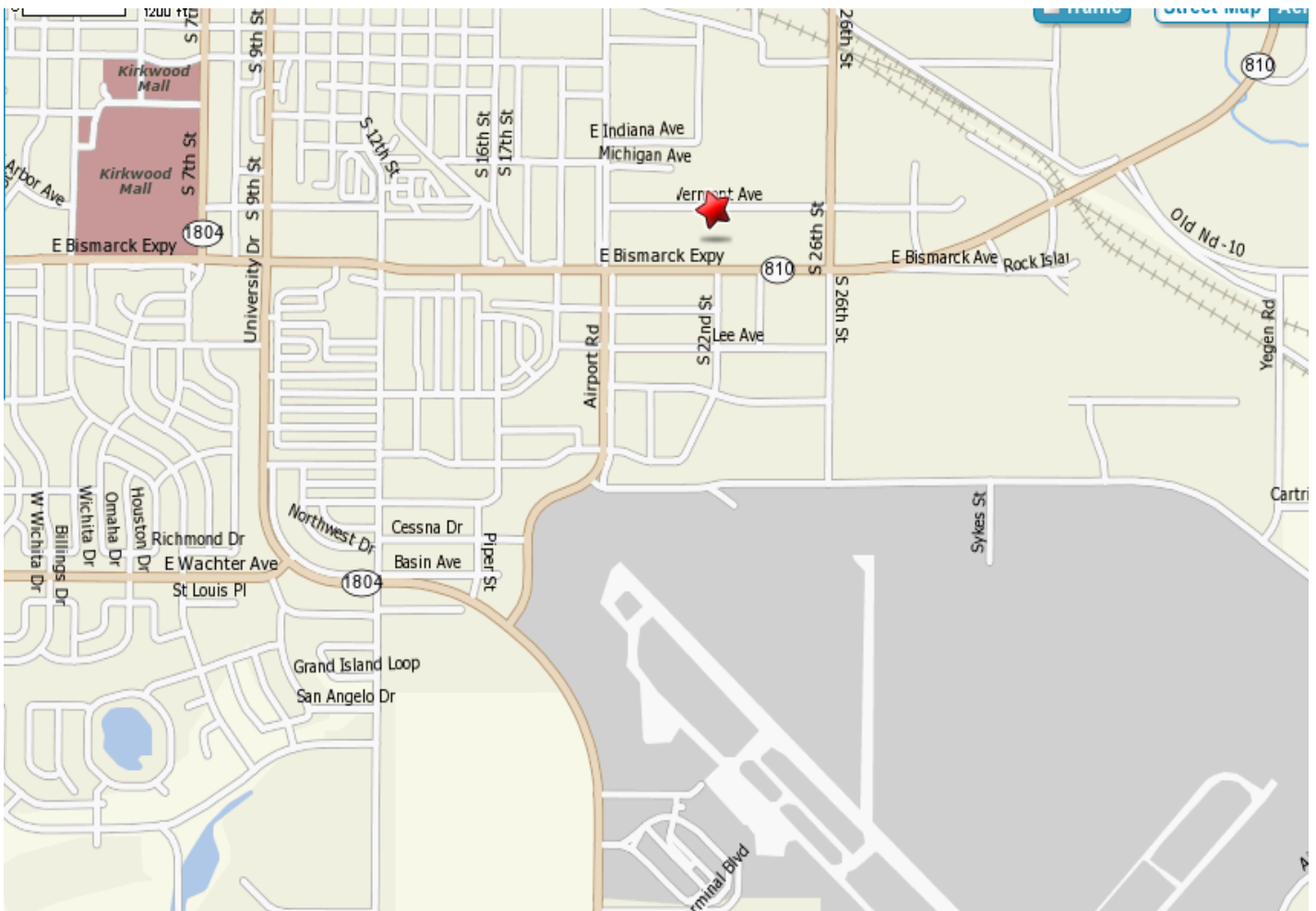




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Our Client / Customer List:



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ABOUT BISMARCK-MANDAN

The Bismarck MSA's estimated 2008 population is 105,000 up from 94,719 as recorded by the 2000 Census.

Bismarck jumps to #15 on 'Best Performing Cities Index'

One of the 'Best Places to Live' according to Money Magazine

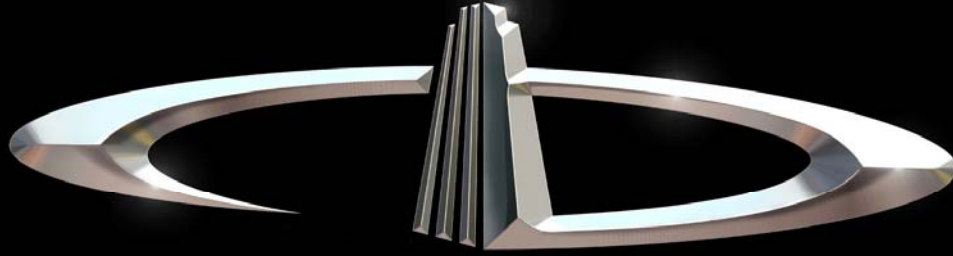
Top five of 'Best Smaller Metro Areas for Business and Careers according to Forbes Magazine

What's being said about Bismarck-Mandan:

- #1 Most Secure Place to Live – Farmers Insurance
- #1 Least Stressful Small City – Sperling's Best Places
- #2 Safe & Trusting Community – Harvard University
- #2 Best Small Places for Business and Careers – Forbes, April 2007
- #3 Safest Metro Area in America – Morgan Quinto
- #16 Best Small Metro in Which to do business – Inc. magazine

Retailers that joined or expanded in Bismarck-Mandan recently

- | | |
|---------------------|--------------------------|
| ✓ 2 CVS Stores | ✓ Coldwater Creek |
| ✓ 2 Super Wal-marts | ✓ Johnny Carinos |
| ✓ Sam's Club | ✓ Furniture Row |
| ✓ Kohl's | ✓ Tractor Supply Company |
| ✓ Lowe's | ✓ Dollar Tree |
| ✓ Target | ✓ Family Dollar |
| ✓ Best Buy | ✓ Scheel's Sports |
| ✓ TJ Maxx | ✓ Shoe Carnival |
| ✓ Petsmart | ✓ Lane Bryant |
| ✓ Old Navy | ✓ Tuesday Morning |
| ✓ David's Bridal | ✓ Dress Barn |
| ✓ Olive Garden | ✓ Ruby Tuesdays |



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Serving commercial real estate customers with unmatched market knowledge, experience, and well-deserved reputation for integrity.

They know the Bismarck-Mandan commercial real estate market better than anyone. This powerful team delivers powerful results



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