

**Office / Warehouse Space**  
**1600 Basin Av - Bismarck ND**

- Lease Rate  
\$3,295 per mo
- Lease Space  
4,750 sf
- Tenant's Responsibilities
  - .. All utilities
  - .. Pro-rata snow removal
  - .. Pro-rata taxes
  - .. Pro-rata special assessments
- Landlord Responsibilities
  - .. Exterior building Maintenance
  - .. Garbage
- Outside storage

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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.

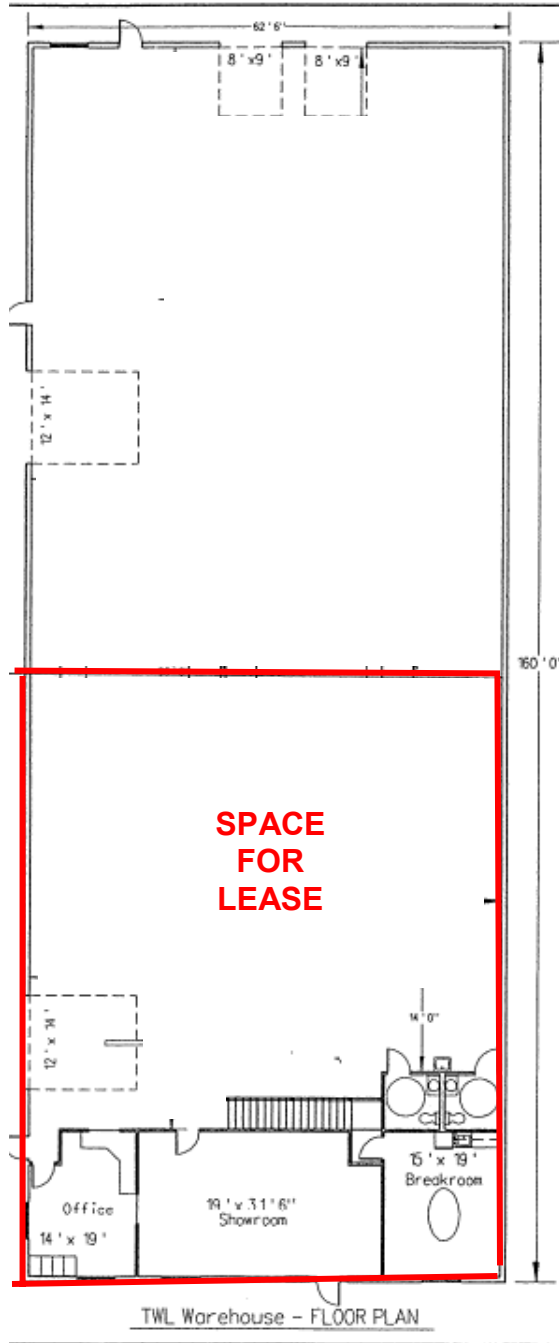
**1600 Basin Av**

- **Potential Uses**
  - Warehouse
  - Shop Space
  - Mechanic Shop
  - Storage
  - Distribution
  - Manufacturing
  - Professional Services
  
- **Area Businesses Include**
  - Midwest Doors
  - Computer One
  - Edling Electric
  - Race Day Quick Lube
  - Bismarck Airport
  
- **Great Access to**
  - Airport Road
  - Bismarck Expressway
  - Highway 1804
  
- **19' Sidewalls**
  
- **12' X 14' overhead doors**
  
- **15' X 19' office**
  
- **19' X 31' X 6' showroom**
  
- **14' X 14' office**
  
- **Floor drain**
  
- **Mezzanine**

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**1600 Basin Av**





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## ABOUT BISMARCK-MANDAN

The Bismarck MSA's estimated 2009 population is 106,286 up from 94,719 as recorded by the 2000 Census.

Bismarck-Mandan has been named the "Best Place to Retire" according to CBS, Money Affordable Homes, U.S. News Jobs for Retirees and Retirement Living.

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

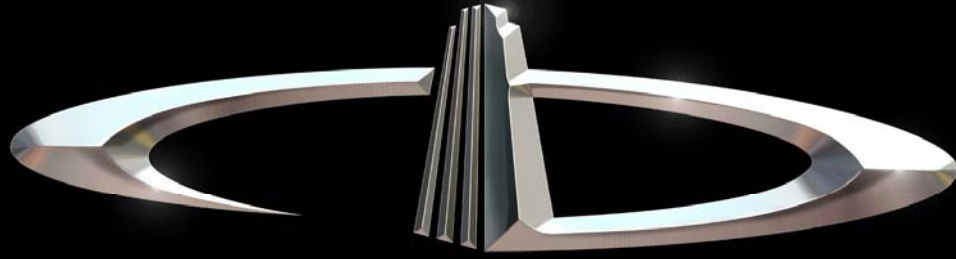
One of the 'Best Places to Live' according to Money Magazine

### 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
- #3 Safest Metro Area in America – Morgan Quinto
- #4 Best Small Places for Business and Careers – Forbes, April 2010
- #4 Income Growth – Forbes, March 2010
- #6 Best Places to Live – Outdoor Life Magazine
- #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          | ✓ Nutrition Zone         |
| ✓ David's Bridal    | ✓ Dress Barn             |
| ✓ Olive Garden      | ✓ Ruby Tuesdays          |



# DANIEL COMPANIES

The Leader in Commercial Real Estate

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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