



Konrad Olson
COMMERCIAL REAL ESTATE



AVAILABLE FOR LEASE
PRIME BUTLER BUSINESS PARK END CAP

100 36TH ST S
FARGO, NORTH DAKOTA

PROPERTY DETAILS

ADDRESS:	100 36 St S - Fargo, North Dakota 58103		
ZONING:	LI – Limited Industrial		
TOTAL BUILDING SF:	64,480 SF		
SPACE AVAILABLE:	19,824 SF		
SHOWROOM:	1,479 SF		
OFFICE:	1,599 SF		
WAREHOUSE:	16,746 SF		
COLUMN SPACING:	40' x 40'		
CLEAR HEIGHT:	24'		
DOCK HIGH DOORS:	(2) 9' x 10' Dock Doors		
DRIVE-IN DOORS:	(1) 12' x 14' Drive-In Door		
FIRE SPRINKLERS:	ESFR		
LIGHTING:	High-Bay LED		
ELECTRICAL SERVICE:	Main Service: 1,000 amp 277/480v 3-phase 4-wire		
FLOOR SLAB:	6" Superflat concrete floors over 3' sand cushion base		
OPERATING EXPENSES:	\$ 2.76 PSF Estimated Annual Operating Expense for 2019		
LEASE RATE:	\$ 6.33 PSF Base Rate + Operating Expenses		
TRAFFIC COUNT:	80,000 cars/day (Main Ave & I-29)		
NEIGHBORING TENANTS:	XPO Logistics	Hirschfield's Paints	Schiele Logistics
	Fastenal	Batesville Casket	

Prime 19,884 sf of showroom, office, and warehouse space is now available at Butler Business Park, a state-of-the-art institutional grade business park in Fargo. Butler Business Park is strategically located at the intersection of Main Avenue & I-29, and this suite offers end-cap exposure at the northwest corner of the park, providing excellent visibility and signage opportunities. Extensive glass brings natural light into the showroom, offices, and warehouse. Professionally developed and managed by Hyde Development.

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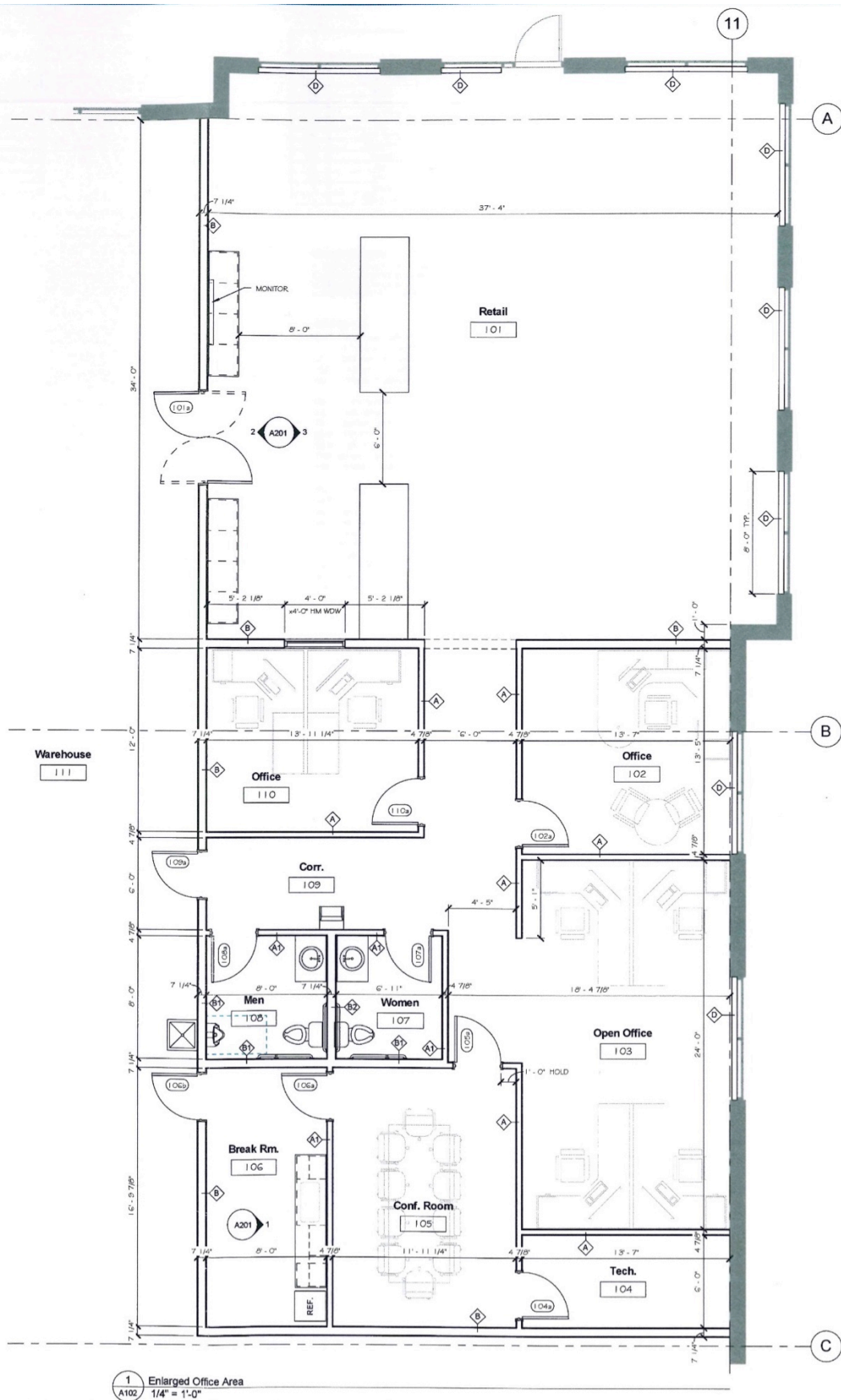
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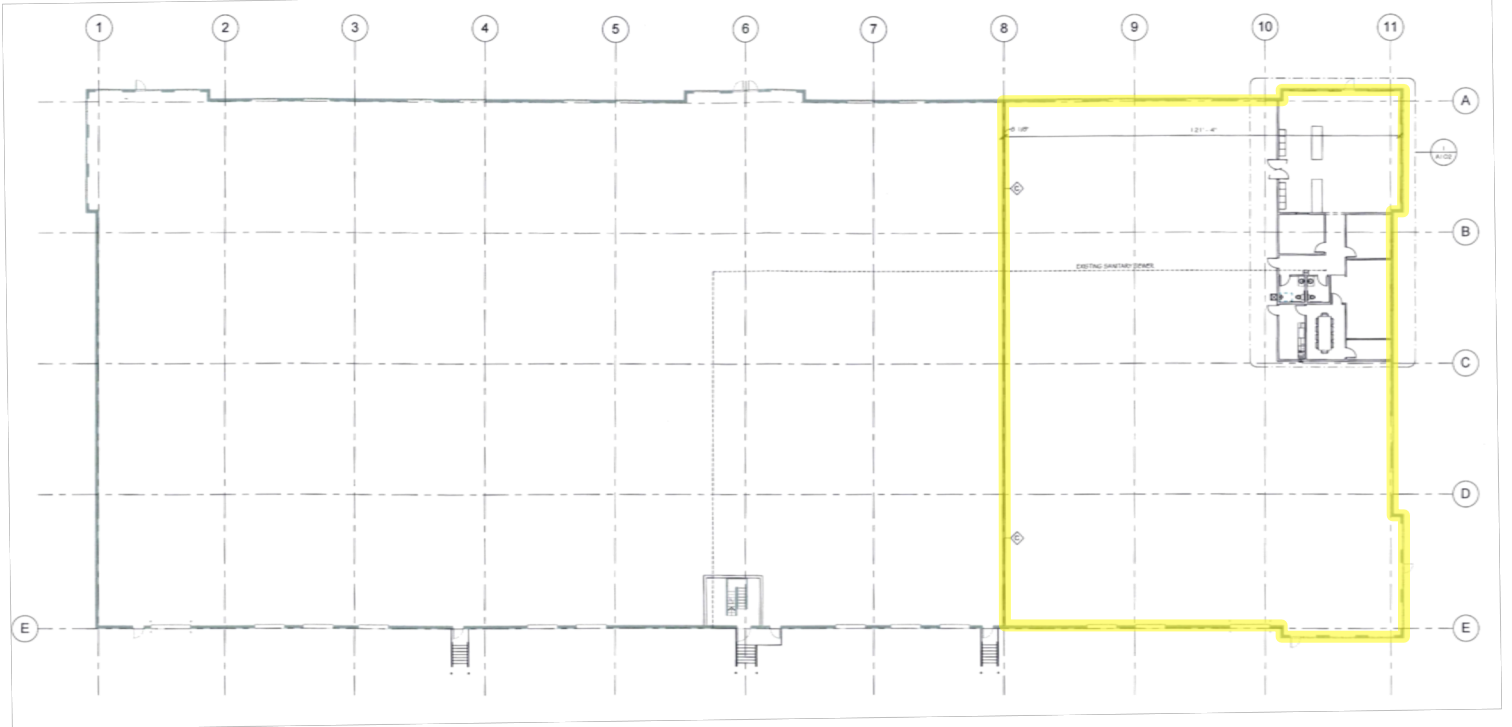


SHOWROOM/OFFICE DETAIL



1 Enlarged Office Area
 A102 1/4" = 1'-0"

FLOOR PLAN



SITE PLAN



PROJECT INFORMATION	
Site Area	15.68 Acres 683,167 sf
Building Area	
Building 1	125,060 sf
Building 2	64,480 sf
Parking Required (city) (L1 zoning, schedule "B" parking)	
Building 1 (1/2500)	51 Stalls
Building 2 (1/2500)	26 Stalls
Parking Required (owner)	
Building 1 (1/1000)	126 Stalls
Building 2 (2/1000)	130 Stalls
Parking Provided	
Building 1	127 Stalls
Building 2	132 Stalls



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JOHN P. BOYER