

# OFFICE WAREHOUSE

896 22ND AVENUE NORTH, WAHPETON, ND 58075



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**FOR SALE OR LEASE**

[www.dakotaindustrial.com](http://www.dakotaindustrial.com)



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## Property Overview:

Turn-key warehouse for sale in Wahpeton, ND. Clean, well maintained building with office furniture included and six-foot reinforced concrete floors throughout. Food grade facility with floor drains and propane curtailment system. Water pump booster provides additional water pressure to the building. Also available for lease.

## Sale Price:

Warehouse - \$1,350,000.00

\*Additional land (lots 7/8) may be available at \$1.25 PSF

**Lot Size:** 3.22 acres

**Rent:** \$5.25 PSF  
NNN

**Building Size:**  
Approx. 39,570 SF  
(Office Space: 2,000 SF)

## Year Built:

Phase 1 - 1988  
Phase 2 - 1994  
Phase 3 - 2002  
Phase 4 - 2011

## Parcel Numbers:

50-4201-15744.600  
50-4201-15744.750  
50-4201-15744.700

## Legal Description:

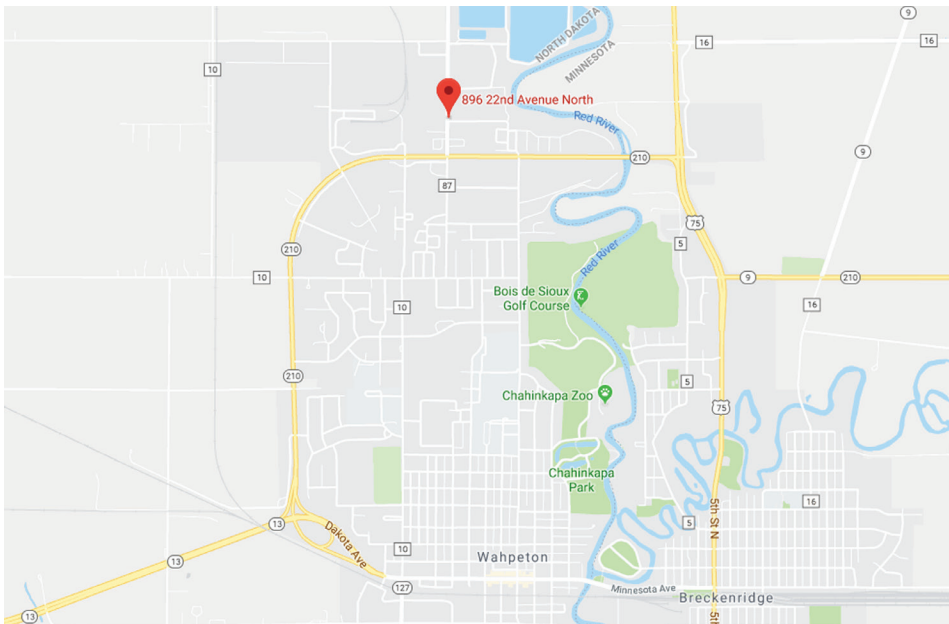
WAHP SCHUETT  
Lots 5,6,7,8 Blk 2

## Taxes/Specials:

(2017) \$13,698

## Neighboring Businesses:

Tesoro  
Firestone  
Goodyear  
Primewood, Inc.  
Bobcat Company



## Property Features:

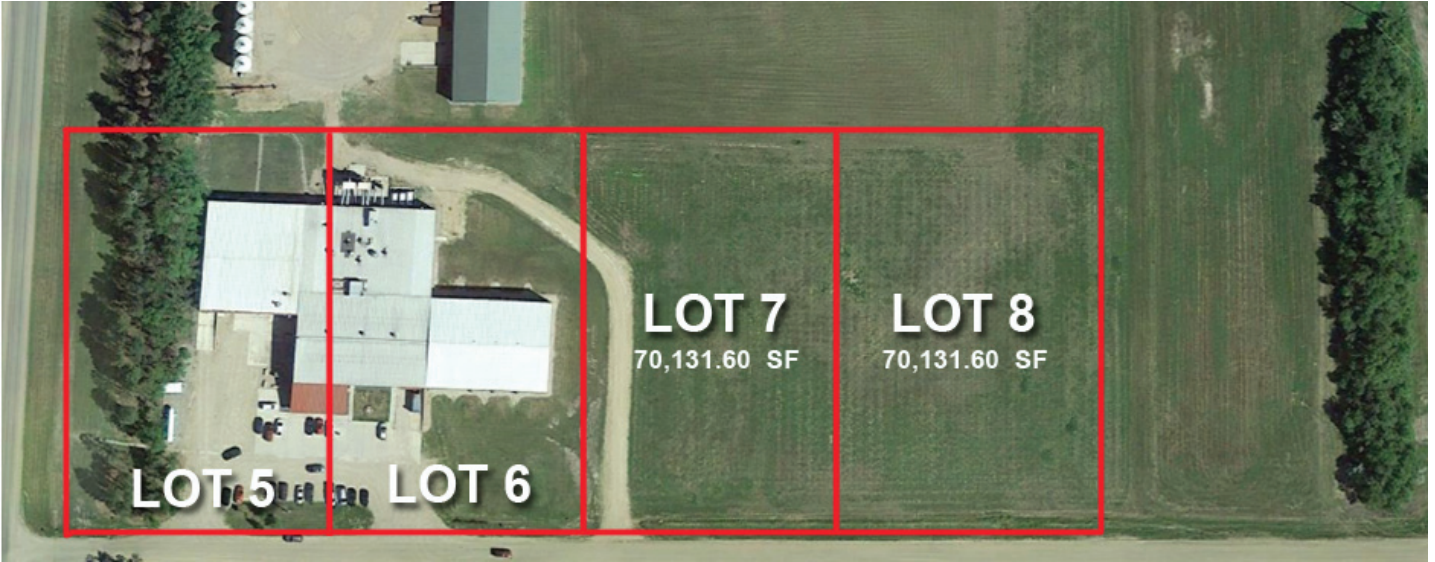
- Three (3) dock high doors
- One (1) drive-in door
- 19 foot sidewall height
- Clean well maintained building
- Food Grade Facility
- Floor Drains
- 6" reinforced concrete floors throughout
- Water pump booster providing additional water pressure to the building
- Propane Curtailment System
- Office furniture included consisting of cubicles, office desks and conference room tables (Turn Key)

## Property Website:

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## Adjacent Land:

Lots 7/8 are available either as a package with the warehouse or can be sold separately (3.22 acres). Can be used for future expansion.



