



LARGE SHOWROOM WITH WAREHOUSE

1414 INTERSTATE LOOP
BISMARCK, ND 58503

KYLE HOLWAGNER, CCIM, SIOR

Partner | Broker Associate
701.400.5373
kyle@thecragroup.com

KRISTYN STECKLER, COMMERCIAL REALTOR®

Partner | Broker
701.527.0138
kristyn@thecragroup.com

FOR LEASE



LARGE SHOWROOM WITH WAREHOUSE

1414 INTERSTATE LOOP BISMARCK, ND 58503



PROPERTY OVERVIEW

Large showroom with warehouse with an excellent location in North Bismarck off State Street and Interstate 94, next to Grand Theaters. Current tenant FF&E's not included. Current tenant Capital City Restaurant Supply moving to 1031 E Interstate Avenue, Bismarck, ND on 12/31/2022.

PROPERTY HIGHLIGHTS

- Entire building is heated & cooled
- 3-Phase power
- Open floor plan with support columns
- Showroom contains a drop grid ceiling with strip lights
- Warehouse:
- 14' Sidewall height, 12' Clear height
- 12 x 10 OH door
- Hot and cold water sink
- Small office
- Ample parking
- Taxes (2021): \$10,630.67
- Specials: Installments- \$870.84 / Balance- \$6,126.10

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NN)
Building Size:	9,900 SF
Available SF:	9,900 SF
Lot Size:	35,999 SF
Year Built:	1975
Zoning:	CG
Tenant Responsibility:	Real estate taxes and building insurance (\$1.41 psf), average utilities: \$1,374.81 monthly, snow removal, and parking lot maintenance
Landlord Responsibility:	Structural integrity of the exterior walls, roof, & foundation



KYLE HOLWAGNER, CCIM, SIOR

Partner | Broker Associate
701.400.5373
kyle@thecragroup.com

KRISTYN STECKLER, COMMERCIAL REALTOR®

Partner | Broker
701.527.0138
kristyn@thecragroup.com

FOR LEASE



LARGE SHOWROOM WITH WAREHOUSE

1414 INTERSTATE LOOP BISMARCK, ND 58503



KYLE HOLWAGNER, CCIM, SIOR

Partner | Broker Associate

701.400.5373

kyle@thecragroup.com

KRISTYN STECKLER, COMMERCIAL REALTOR®

Partner | Broker

701.527.0138

kristyn@thecragroup.com

FOR LEASE



LARGE SHOWROOM WITH WAREHOUSE

1414 INTERSTATE LOOP BISMARCK, ND 58503



KYLE HOLWAGNER, CCIM, SIOR
Partner | Broker Associate
701.400.5373
kyle@thecragroup.com

KRISTYN STECKLER, COMMERCIAL REALTOR®
Partner | Broker
701.527.0138
kristyn@thecragroup.com

FOR LEASE



LARGE SHOWROOM WITH WAREHOUSE

1414 INTERSTATE LOOP BISMARCK, ND 58503



KYLE HOLWAGNER, CCIM, SIOR

Partner | Broker Associate

701.400.5373

kyle@thecragroup.com

KRISTYN STECKLER, COMMERCIAL REALTOR®

Partner | Broker

701.527.0138

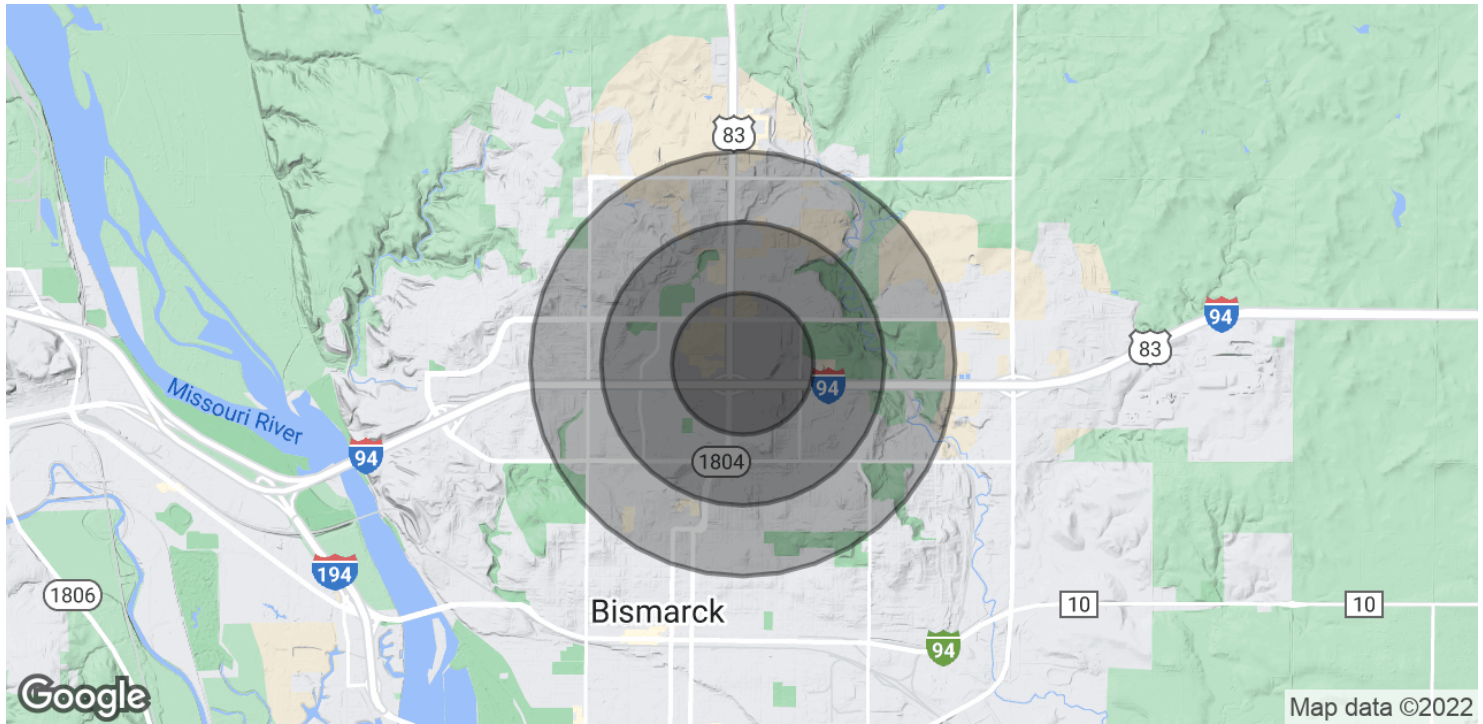
kristyn@thecragroup.com

FOR LEASE



LARGE SHOWROOM WITH WAREHOUSE

1414 INTERSTATE LOOP BISMARCK, ND 58503



POPULATION	0.5 MILES	1 MILE	15 MILES
Total Population	2,071	11,093	25,673
Average Age	40.2	40.6	41.1
Average Age (Male)	34.6	36.5	37.3
Average Age (Female)	43.5	43.7	43.9
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	15 MILES
Total Households	1,255	5,860	13,099
# of Persons per HH	1.7	1.9	2.0
Average HH Income	\$71,927	\$71,609	\$70,623
Average House Value	\$157,570	\$205,046	\$232,066

* Demographic data derived from 2020 ACS - US Census



KYLE HOLWAGNER, CCIM, SIOR

Partner | Broker Associate
701.400.5373
kyle@thecragroup.com

KRISTYN STECKLER, COMMERCIAL REALTOR®

Partner | Broker
701.527.0138
kristyn@thecragroup.com

BUILDING RELATIONSHIPS. BUILDING THE COMMUNITY.™



**KYLE HOLWAGNER, CCIM,
SIOR**

Partner | Broker Associate

701.400.5373

kyle@thecragroup.com



**KRISTYN STECKLER,
COMMERCIAL REALTOR®**

Partner | Broker

701.527.0138

kristyn@thecragroup.com

STAY IN TOUCH



@THECRAGROUP



@THECRAGROUP



THE CRA GROUP

THECRAGROUP.com

THE CRA GROUP | 216 N 2ND ST | BISMARCK, ND 58501

Although information has been obtained from sources deemed reliable, neither Owner nor CRA makes any guarantees, warranties, or representations, express or implied, as to the completeness or accuracy as to the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Property may be withdrawn without notice. Neither Owner nor CRA accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. Photos, logos, and other images herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.