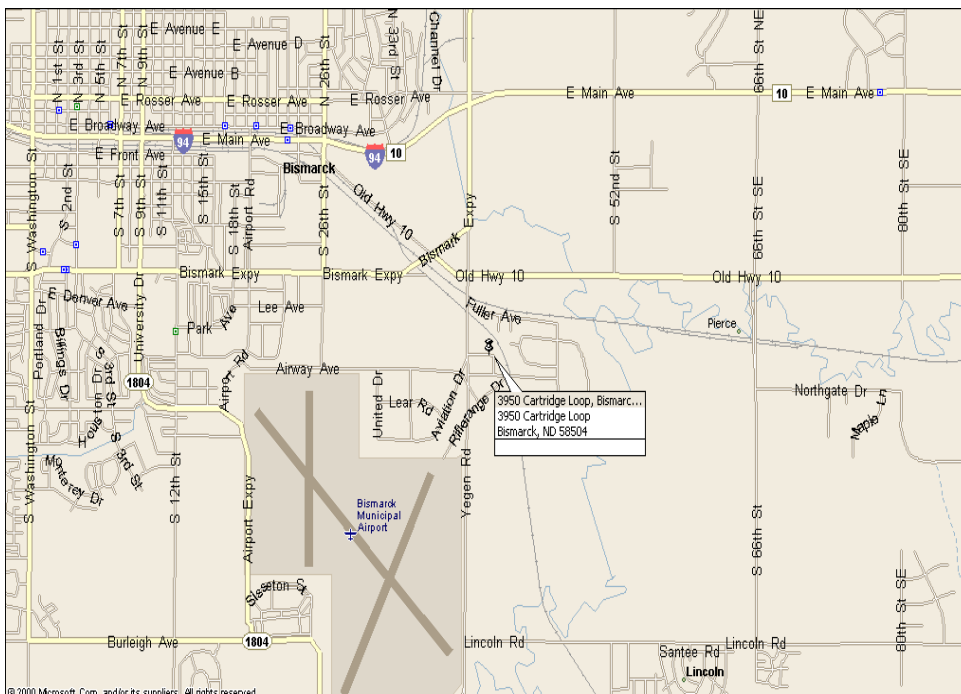


# Property for Sale



FedEx Truck Terminal • 3950 Cartridge Loop, Bismarck, ND 58504



## Property Highlights

- List price: \$700,000
- Building Sq Ft: 4,700
- Warehouse Sq Ft: 3,650
- Office Sq Ft: 1,050
- Land Sq Ft: 105,560
- Occupancy: 100%
- Year built: 1989
- 12 door facility
- Zoned MB-Light Industrial

## Lease Highlights

- Type: NNN
- Tenant: FedEx Freight East



Building relationships since 1905  
301 East Thayer Ave • Bismarck, ND 58501  
phone 701.221.2222 • fax 701.221.2290  
[www.duemelands.com](http://www.duemelands.com)

Skip Duemeland, CCIM  
Broker/Owner  
direct 701.223.2222  
[skip@duemelands.com](mailto:skip@duemelands.com)

Aaron Stenberg, CCIM  
Broker Associate/Partner  
direct 701.221.2100  
[aaron@duemelands.com](mailto:aaron@duemelands.com)

# Property Details

FedEx Truck Terminal

<b>Year Built:</b>	1989
<b>Occupancy:</b>	100%
<b>Building Size:</b>	50 feet x 94 feet = 4,700 square feet, includes: <ul style="list-style-type: none"><li>• Warehouse Sq Ft: 3,650</li><li>• Office Sq Ft: 1,050</li></ul>
<b>Land Size:</b>	364 feet x 290 feet = 105,560 square feet
<b>Legal Description:</b>	Lot 3, Block 1, Duemeland Third Subdivision, City of Bismarck, County of Burleigh, ND
<b>Zoning:</b>	The subject site is zoned MB; Industrial District (light-industrial)
<b>Tax Data:</b>	Tax ID # 38-138-80-28-01-030 Real Estate Taxes paid by the Tenant
<b>Site:</b>	Site has 364 feet of frontage along Cartridge Loop with a depth of 290 feet for a total size computed as follows: 364 feet x 290 feet = 105,560 square feet or 2.42 acres. This site experiences an inside location in that other properties adjoin the site on all sides except the south side; the south side fronts along Cartridge Loop.
<b>Street:</b>	Cartridge Loop is a gravel surfaced street.
<b>Easements:</b>	The east boundary is encumbered by a 7 foot wide utility easement. The site has a moderate slope from side to side or west to east.
<b>Flood:</b>	FEMA flood insurance indicates that the subject site is not located in a 100 year identified flood hazard area.
<b>City:</b>	The subject site is not located within the city limits of Bismarck. Sewer and water are serviced by private well and septic systems.
<b>Building:</b>	The building occupies 4,700 square feet of the total site area of 105,560 square feet or 4.5%. The majority of the site is unimproved other than remill asphalt.
<b>Construction:</b>	Pre-engineered construction metal building
<b>Pads:</b>	There are approximately 5,600 square feet of concrete driveway/parking pads - 2,800 square feet on both the north and south sides of the building.



*Building relationships since 1905*  
301 East Thayer Ave • Bismarck, ND 58501  
phone 701.221.2222 • fax 701.221.2290  
[www.duemelands.com](http://www.duemelands.com)

**Skip Duemeland, CCIM**  
*Broker/Owner*  
direct 701.223.2222  
[skip@duemelands.com](mailto:skip@duemelands.com)

**Aaron Stenberg, CCIM**  
*Broker Associate/Partner*  
direct 701.221.2100  
[aaron@duemelands.com](mailto:aaron@duemelands.com)

# Property Details

FedEx Truck Terminal

**History, Design, & Improved Utilization:** The west 21 feet of the building is partitioned into general office area, dispatch lounge, and other miscellaneous but finished uses; it is the only finished area within the building. The east 73 feet of the building is the dock warehouse; it is not insulated or heated. However, it does offer twelve 9 foot x 9 foot manually operated overhead doors on the south and north sides of the building, and the floor elevation is at dock height. The design allows twelve trucks to dock at the warehouse and utilize the facility.

**Sizes & Dimensions Recap:**

<u>Gross building area</u>	
Office	21' x 50' = 1,050 sq. ft. – 22.3%
Dock warehouse	73' x 50' = 3,650 sq. ft. – 77.7%
<b>TOTAL</b>	94' x 50' = 4,700 sq. ft. – 100%

Exterior wall height (from the floor elevation to the building's eave): 14 feet  
Perimeter: 288 lineal feet

**Structural Description:**

- Exterior Wall Construction: Rigid steel frame construction with corrugated aluminum exterior wall covering.
- Foundation Walls: Poured concrete on poured concrete footings; footings assumed to be set below frost line.
- Floor Structure: Six inch concrete slab over compacted gravel base.
- Roof Structure/Roof Cover: Rigid steel frame with corrugated aluminum roof cover.

**Interior Construction & Finish:**

- Office Area: Office is finished to a height of 8 feet. It features asphalt tile floor cover; sheet rocked, taped, textured, and painted walls; suspended ceiling finished with 2' x 4' ceiling panels and recessed panel fluorescent lights; and sliding plate glass windows. The office is heated by a propane fueled forced air furnace with central air conditioning. Two bathrooms are provided with standard fixtures and a six gallon electric hot water heater. All interior doors and windows are finished with mahogany. The front entry door is steel and fireproof glass set in a metal frame. All service doors are insulated metal doors.
- Warehouse: The interior of the warehouse is not insulated. The interior side of the east wall was finished with ¾" ply wall. Industrial vapor lights provide light to the warehouse and 3' x 10' skylight panels were installed in the roof over each bay. The twelve overhead doors measure 9' x 9' and consist of 24 gauge metal with white enamel finish. Each door is also improved with dock levelers and trailer lights are at each door.

**Mechanical Systems Recap:**

- HVAC: Office is improved with a propane fueled gas forced air furnace with central air conditioning.
- Plumbing: Two sets of bathrooms with a total of five fixtures and a six gallon electric hot water heater.
- Wiring: All wiring in rigid conduit and the main electrical service is 200 amps, 120/208 voltage.



Building relationships since 1905  
301 East Thayer Ave • Bismarck, ND 58501  
phone 701.221.2222 • fax 701.221.2290  
[www.duemelands.com](http://www.duemelands.com)

**Skip Duemeland, CCIM**  
Broker/Owner  
direct 701.223.2222  
[skip@duemelands.com](mailto:skip@duemelands.com)

**Aaron Stenberg, CCIM**  
Broker Associate/Partner  
direct 701.221.2100  
[aaron@duemelands.com](mailto:aaron@duemelands.com)

# Property Details

FedEx Truck Terminal

**Site Improvements:** a) Concrete: Two concrete pads have been installed; one in front of each loading area. Concrete pads measure 40' x 70' or 2,800 square feet each, for a total of 5,600 square feet. A portion of the site is also improved with a concrete strip to park semi trailers.  
b) Site Surfacing: The balance of the site is predominantly gravel surfaced and compacted.

**Quality, Condition, & Functional Utility:** The overall quality is rated above average since it features extensive rigid steel frame construction with an extensive concrete floor. The floor is at dock height on two sides and provides for twelve overhead doors. At the time of construction, the doors were improved with state-of-the-art dock levelers though all doors are manually operated.

Favorable design features include the dock height floor, dock levelers, good exterior wall height in the building, good access to the building, and good site improvements to accommodate the building's usage.



*Building relationships since 1905*  
301 East Thayer Ave • Bismarck, ND 58501  
phone 701.221.2222 • fax 701.221.2290  
[www.duemelands.com](http://www.duemelands.com)

**Skip Duemeland, CCIM**  
*Broker/Owner*  
direct 701.223.2222  
[skip@duemelands.com](mailto:skip@duemelands.com)

**Aaron Stenberg, CCIM**  
*Broker Associate/Partner*  
direct 701.221.2100  
[aaron@duemelands.com](mailto:aaron@duemelands.com)