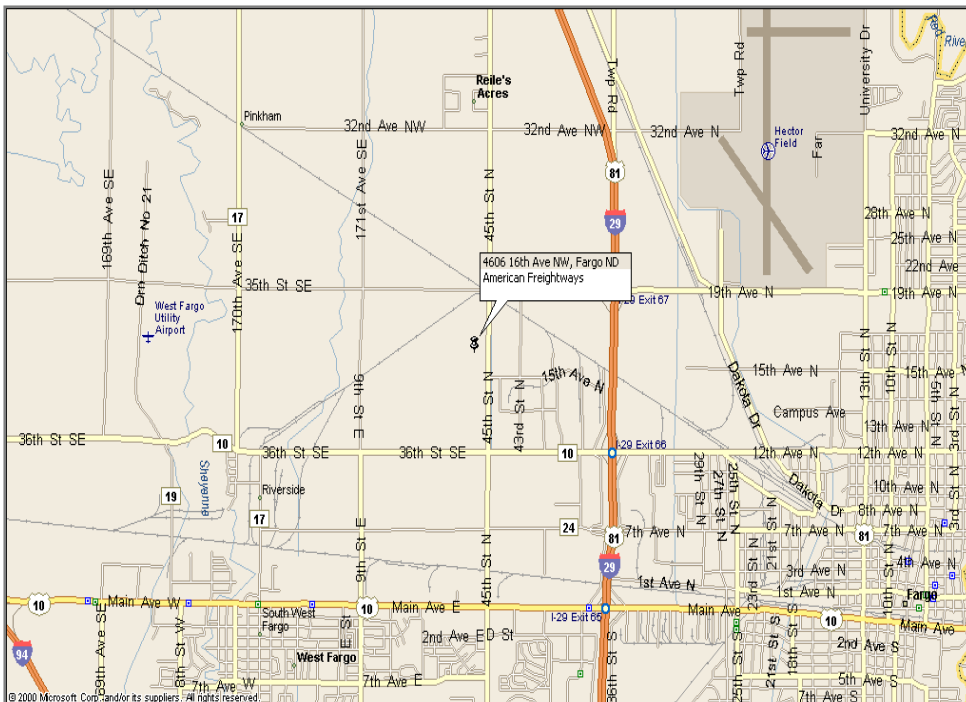


Property for Sale



FedEx Truck Terminal • 4606 16th Avenue NW, Fargo, ND 58103



Property Highlights

- List price: \$1,700,000
- CAP rate: 7.25%
- Building Sq Ft: 12,480
- Warehouse Sq Ft: 10,080
- Office Sq Ft: 2,400
- Parking spaces: 35
- Occupancy: 100%
- Year built: 2000
- 24 door facility
- Zoned LI - Light Industrial

Lease Highlights

- Type: NNN
- NOI: \$123,264
- Tenant: FedEx Freight



Building relationships since 1905
301 East Thayer Ave • Bismarck, ND 58501
phone 701.221.2222 • fax 701.221.2290
www.duemelands.com

Skip Duemeland, CCIM
Broker/Owner
direct 701.223.2222
skip@duemelands.com

Aaron Stenberg, CCIM
Broker Associate/Partner
direct 701.221.2100
aaron@duemelands.com

Property Details

FedEx Truck Terminal

Zoning:	LI – Light Industrial
Office Size:	2,400 square feet
Warehouse Size:	10,080 square feet
Total Size:	12,480 square feet
Land:	219,556 square feet
Parking:	35 spaces
Legal Description:	Lot 1 Less the East 25 Feet, Block 1, Sheyenne Industrial Center, Third Addition, City of Fargo, County of Cass
Taxes:	Paid by Tenant
HVAC:	Forced air gas furnace roof top unit Capacity: MBH 58.5
Air Conditioning:	Central air 5,000 BTU temp
Roof:	Standard seam roof
Sidewalls:	12 feet
Dock Doors:	24 doors, 9' x 10'
Dock Height:	48 inches
Dock Plates:	Dock levelers
Under Slab:	Compressed to 95% proctor
Slab:	Warehouse - 6" slab Office - 4" slab
Office Insulation:	6" bat plus 4" ceiling
Warehouse Wall Insulation:	R-11 insulation



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Property Details

FedEx Truck Terminal

Wall Sheathing Board:	1 ½” EPS board + ½” exterior sheathing board
Studs:	Metal
Lot Size:	400’ x 517.52’
Concrete Aprons:	8” concrete - 60’ x 130’
Dolly Pads:	8” concrete
Water:	City water - 1.5” consumption Fire water - 6” main
Sewer:	City sewer - 6”
Storm Sewer:	Throughout parking lot
Covenants:	Yes
Fire Hydrant:	Two with 225 feet
Fire Flow:	2,250 gallons per minute
Parking Requirements:	35 cars
Open Side Yards:	4
Increase Percentage for Future Expansion:	100%
Total Allowable Building For Future Expansion:	24,000
Landscaping:	220 square feet
Street Trees Required:	11
Parking Lot Buffer:	9’ trees with one small tree plus 6 shrubs per 25 lineal feet
Paving:	8” asphalt, with 8” sub-base of aggregate no. 5 entire area except for rear of lot



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Property Details

FedEx Truck Terminal

Load Design:	80,000 square feet
Construction:	Metal building
Planting Unit Breakdown:	10 deciduous trees 10 large mature evergreen trees 5 small mature deciduous trees 5 small mature evergreen trees 1 shrub
Dock Bumpers:	Yes
Water Heater:	Electric
Truck Ramp:	Yes



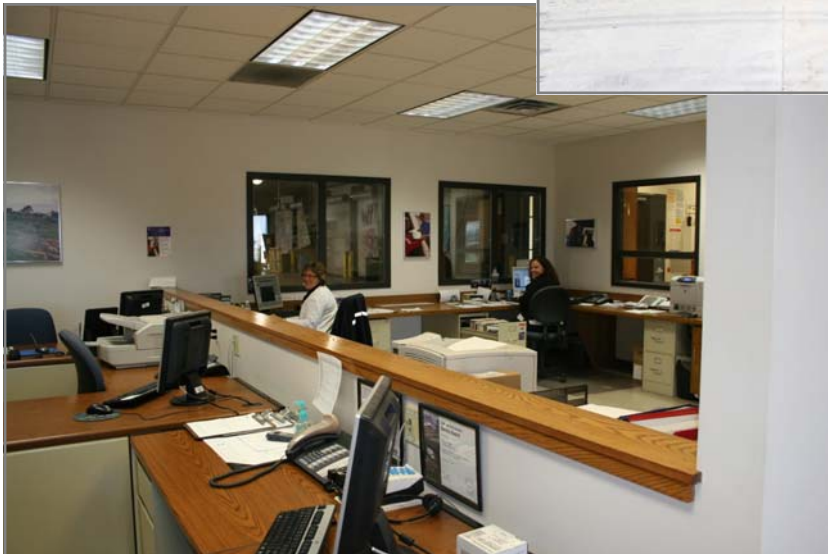
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Photos

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