

CENTRAL FARGO INDUSTRIAL LAND

575 34TH STREET SOUTH, FARGO, ND 58103

FOR SALE

Westrac Dr S

34th St S

238,273 SF
5.47 AC



GREAT INDUSTRIAL LAND NEAR I-29 & MAIN AVE



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Fargo, North Dakota 58103
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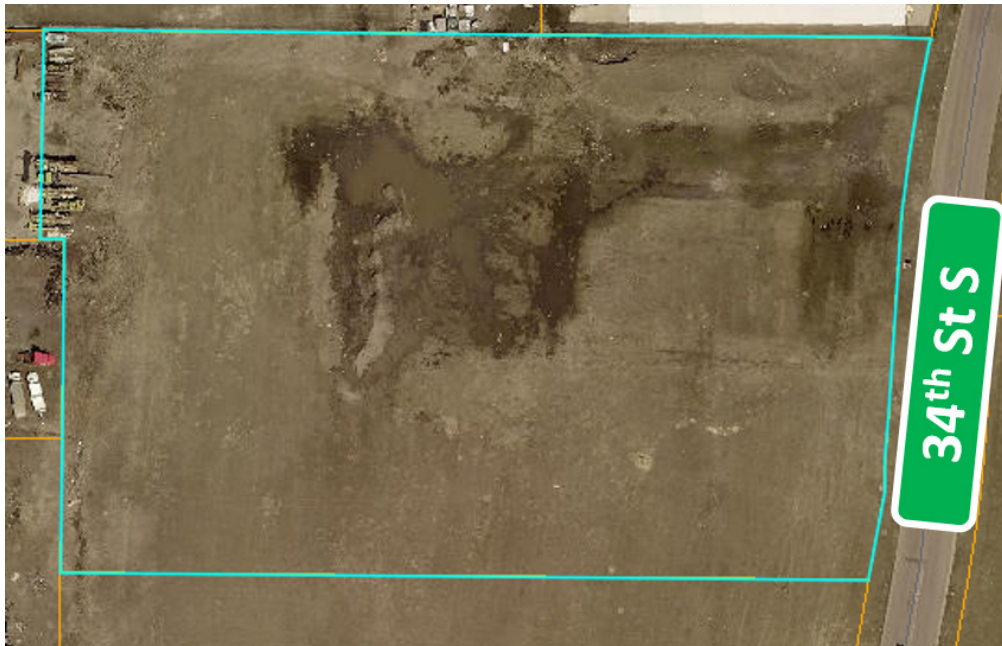
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575 34TH STREET SOUTH, FARGO, ND 58103

PROPERTY OVERVIEW:

Located in central Fargo just minutes off I-29 between Main Ave and 13th Ave S, this great piece of shovel-ready land is ready for your commercial or industrial project. The property includes incredibly low remaining specials at \$.20 PSF, a fraction of the cost in most industrial parks. The land is out of the flood plain and city services are immediately available for development. This is an excellent opportunity to acquire prime industrial land in the heart of Fargo!



Size:

238,273 SF | 5.47 ac

Price:

\$1,399,000 | \$5.87 PSF

Specials Remaining:

\$48,279.88 | \$.20 PSF

Parcel #:

01-8579-00100-000

Legal Description:

Lot 1 Block 1
Runck's 4th Addition

2019 Taxes & Specials:

\$19,189.04

Zoning:

Limited Industrial (LI)

Flood Plain:

No

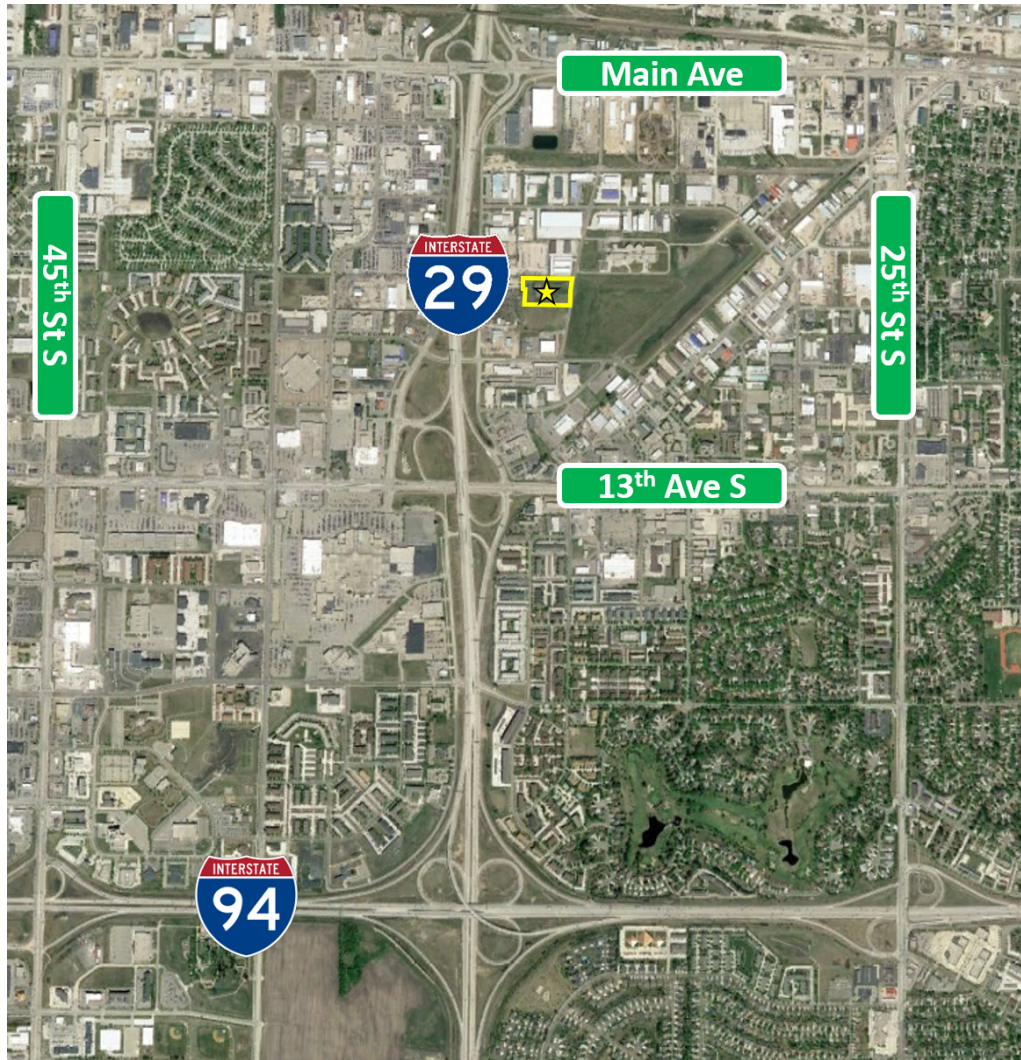
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Goldmark Commercial | 1711 Gold Drive S | Fargo, ND 58103 | goldmarkcommercial.com

Andy Westby | Commercial Agent | 701.239.5839 | andy.westby@goldmark.com

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CENTRAL FARGO INDUSTRIAL LAND

5-MINUTE DRIVE TIME ANALYSIS

INDUSTRIAL MARKET SUMMARY – 5 MINUTE DRIVE TIME ANALYSIS

575 34th St S, Fargo, North Dakota, 58103



2016 Industrial Employment



270

2016 Industrial Businesses



5,611

2016 Industrial Employees

2016 Employment By Industries



612
Construction



686
Manufacturing



1
Mining



380
Transportation

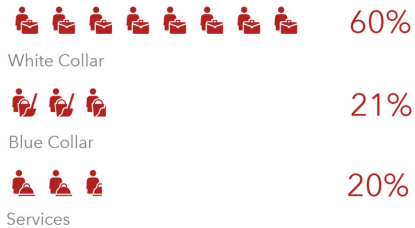


45
Utilities

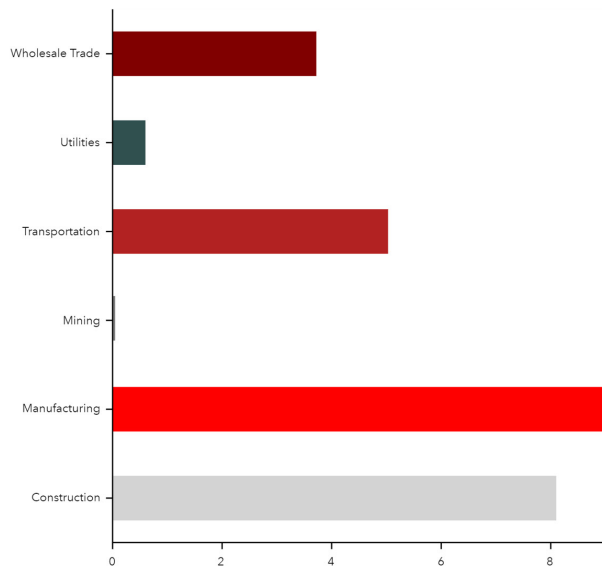


281
Wholesale Trade

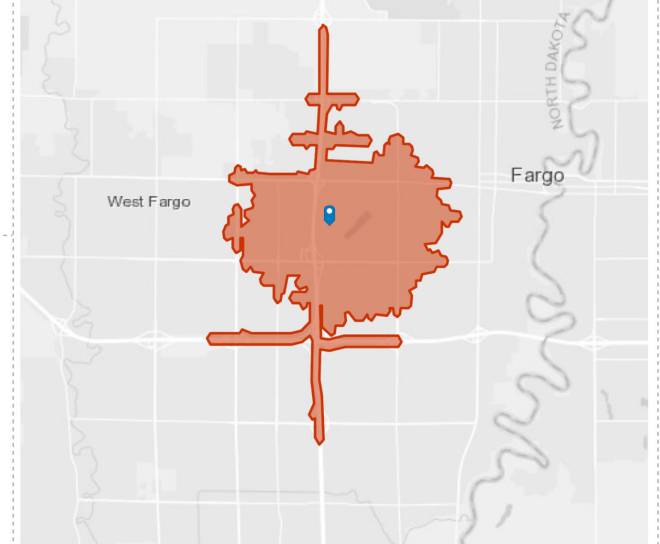
EMPLOYMENT



Industrial Businesses by Sector



5 MINUTE DRIVE TIME AREA



INCOME



\$41,088

Median Household
Income



\$28,624

Per Capita Income



\$14,441

Median Net Worth

CENTRAL FARGO INDUSTRIAL LAND

10-MINUTE DRIVE TIME ANALYSIS

INDUSTRIAL MARKET SUMMARY - 10 MINUTE DRIVE TIME ANALYSIS

575 34th St S, Fargo, North Dakota, 58103



2016 Industrial Employment



1,117

2016 Industrial Businesses



18,546

2016 Industrial Employees

2016 Employment By Industries



3,963
Construction



6,577
Manufacturing



250
Mining



2,467
Transportation



285
Utilities



2,002
Wholesale Trade

EMPLOYMENT

68%

White Collar

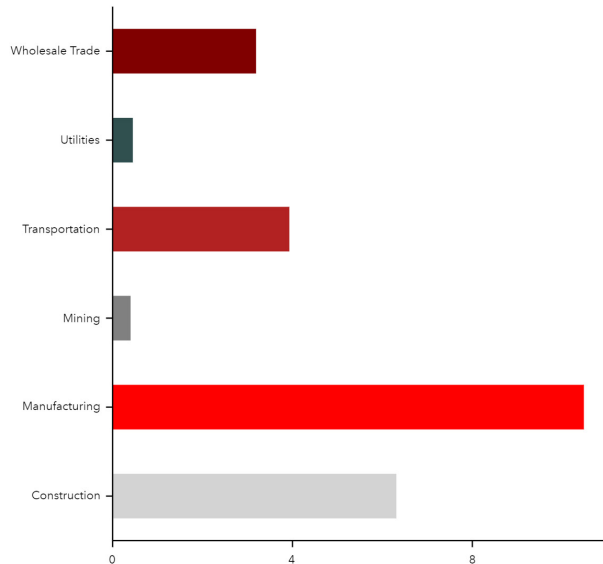
18%

Blue Collar

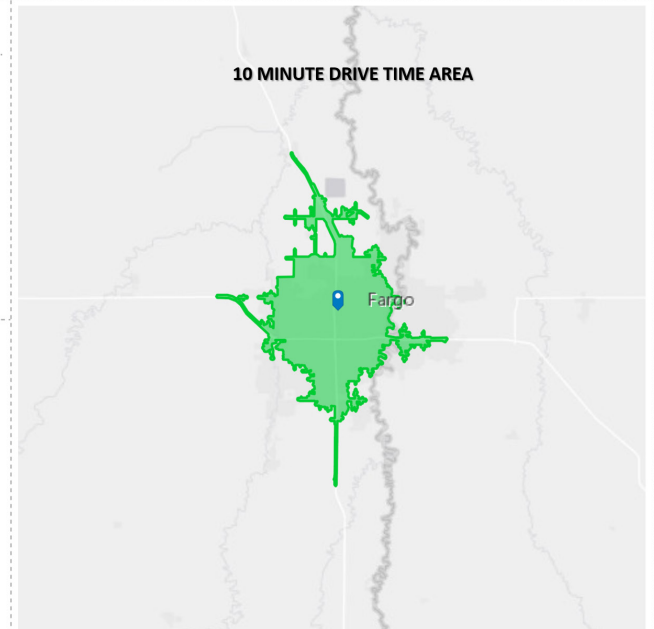
14%

Services

Industrial Businesses by Sector



10 MINUTE DRIVE TIME AREA



INCOME



\$56,158
Median Household
Income



\$35,087
Per Capita Income



\$44,695
Median Net Worth