

# Industrial Lot

1300 Yegen Road - Bismarck, ND

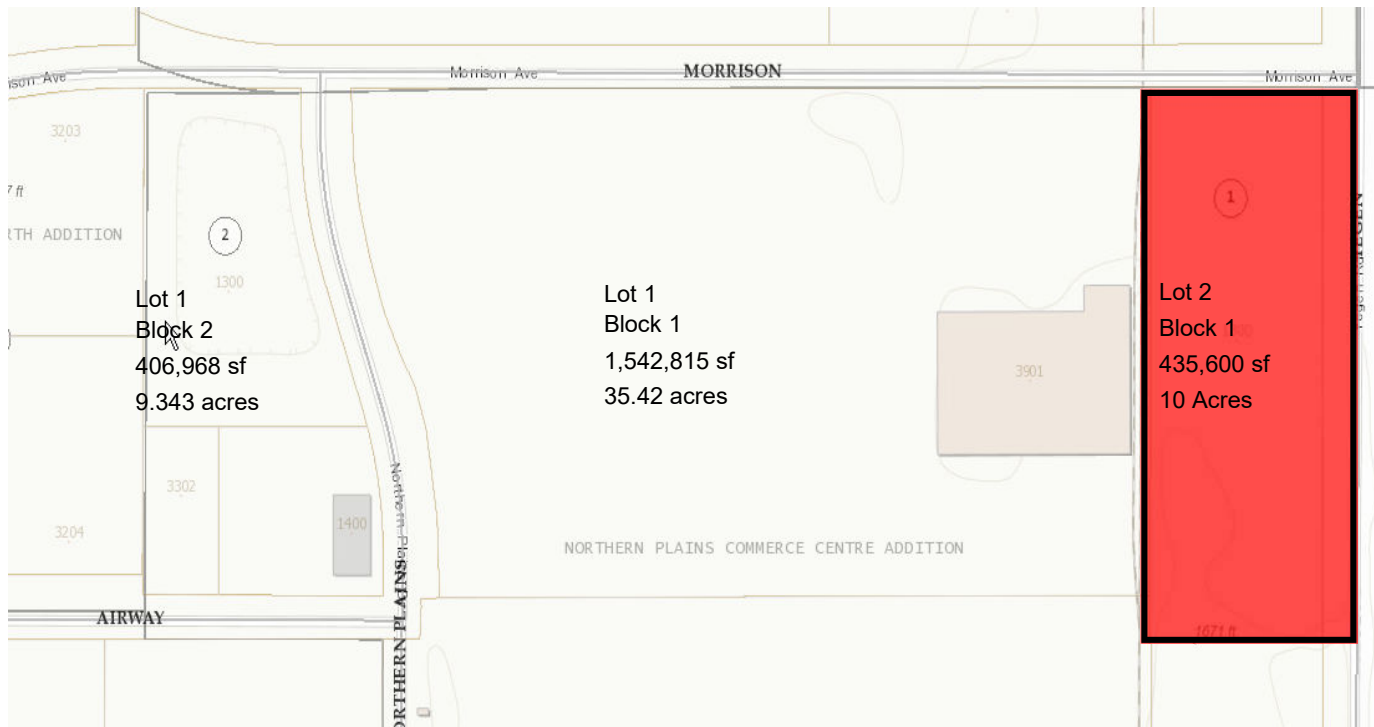
435,600 sf @ \$5.95 psf



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- Lot Size: 435,600 sf  
10 acres
- Sale Price \$5.95 psf  
\$2,591,820
- Zoned MA
- City Service Available
- Taxes \$8,946.50 (2017)
- Special Assessment  
Installment \$426.18  
Balance: \$1,666.70

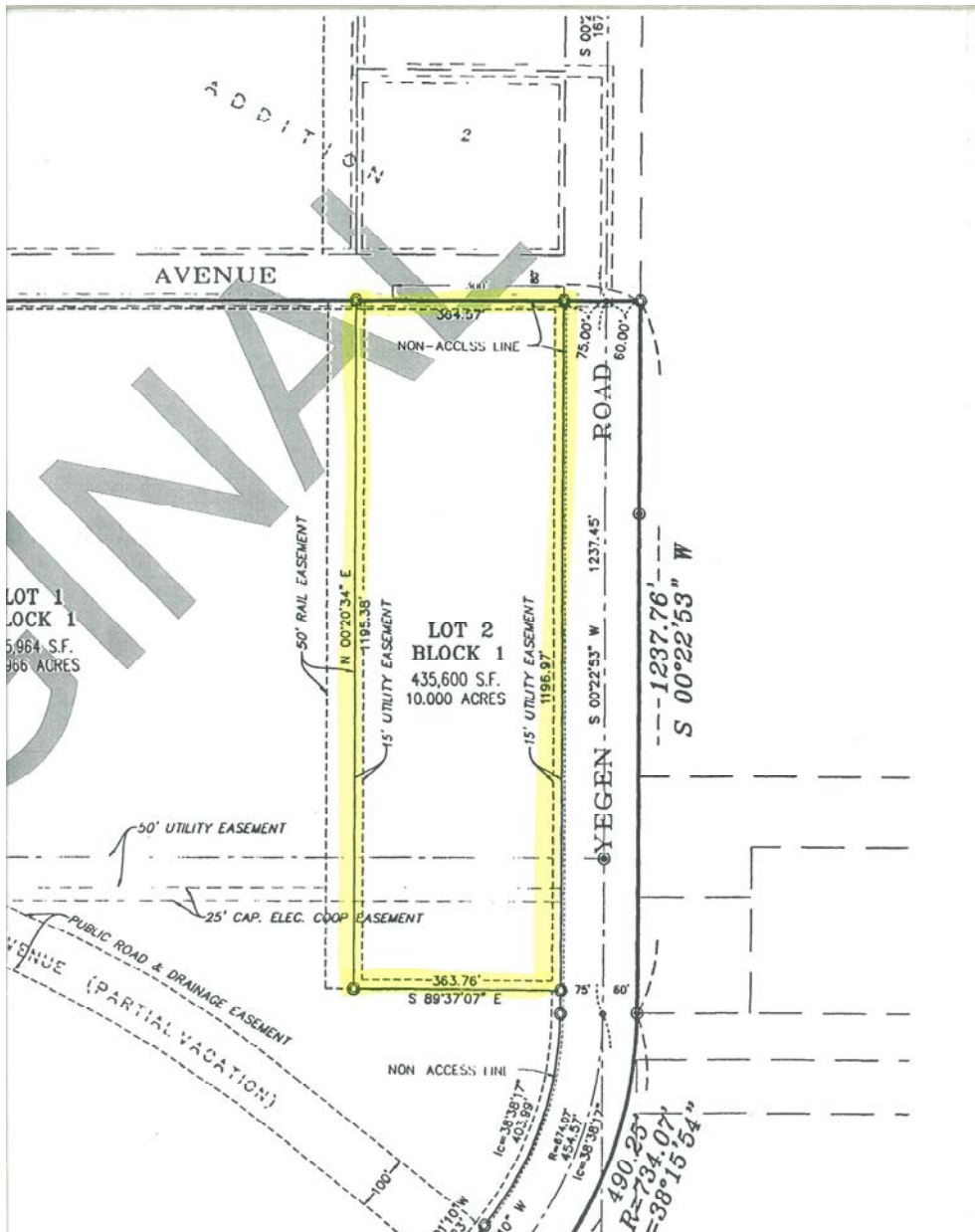
Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the information through personal inspectors or with appropriate professionals.



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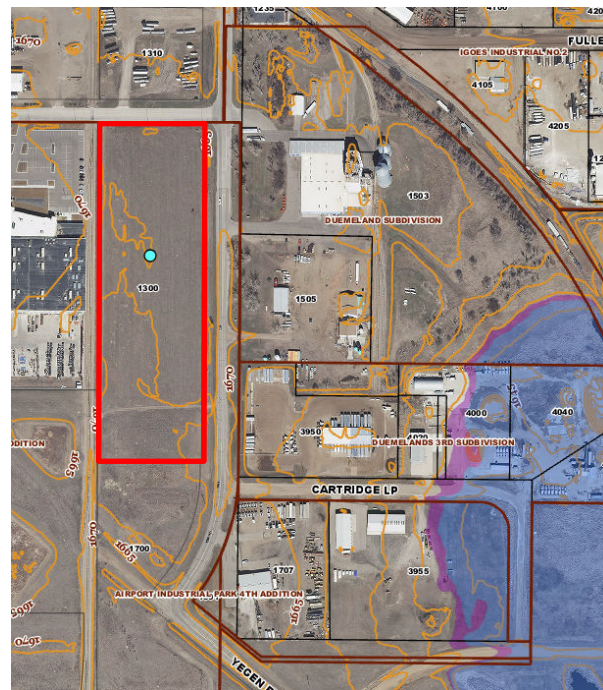


## South Bismarck Location

- Doosan Material Handling Facility
- Winnelson Plumbing
- Hubbard Feeds
- ESCO
- Fed Ex Ground
- K&M Tire
- Fed Ex Freight
- Mariner Construction

## Potential Uses

- Distribution
- Manufacturing
- Warehousing
- Storage
- Shop
- Assembly
- Wholesale Trades





# DANIEL COMPANIES

The Leader in Commercial Real Estate



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Serving commercial real estate clients with unmatched market knowledge, experience and a well-deserved reputation for integrity. They know the Bismarck-Mandan commercial real estate market better than anyone.

Powerful Team. Powerful Process. Powerful Results.