

# Industrial Land

1813 Northern Plains Dr. - Bismarck, ND

\$4.75 psf / 3-5 Acres



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## Surrounding Businesses

- Missouri Basin Materials
  - Doosan Bobcat
  - Traffic Safety Services
  - Northern Plains Rail Transfer Center
  - DSG Waterworks
  - G & K Services
  - Northern Improvement
  - Bismarck Municipal Airport
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- Rare Opportunity to own and develop an industrial site with approved rail access. Railway can be developed with joint use between Missouri Basin Material and the subject land site for sale.
  - All rail improvements; cost sharing will be approved by Seller with usage agreement detailed between Buyer & Seller per separate agreement.

**Price: \$4.75 psf**

- Lot Size: 3 - 5 Acres
- Full Service Lease
- Zoned: MA
- Lot modification provided by Seller
- Property is sold with city specials paid on or before closing
- Seller to provide mutually agreeable access easement
- Seller to provide access to city services
- All rail improvements; cost sharing will be approved by Seller with usage agreement detailed between Buyer & Seller per separate agreement

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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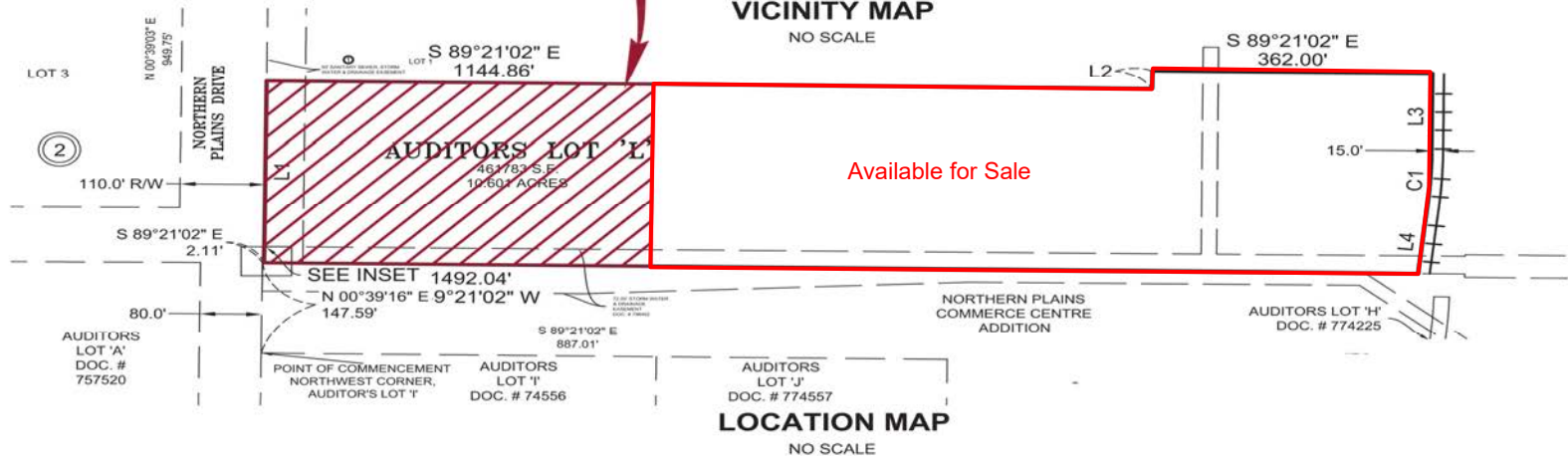
# Location Map & Lot Details

## **MISSOURI BASIN MATERIALS** **BLOCK 1, AUDITORS LOT 'L' OF LOT 1, OF THE NORTHERN PLAINS COMMERCE CENTRE** **BISMARCK, NORTH DAKOTA** SEPTEMBER 2014

BISMARCK, NORTH DAKOTA



**VICINITY MAP**  
NO SCALE



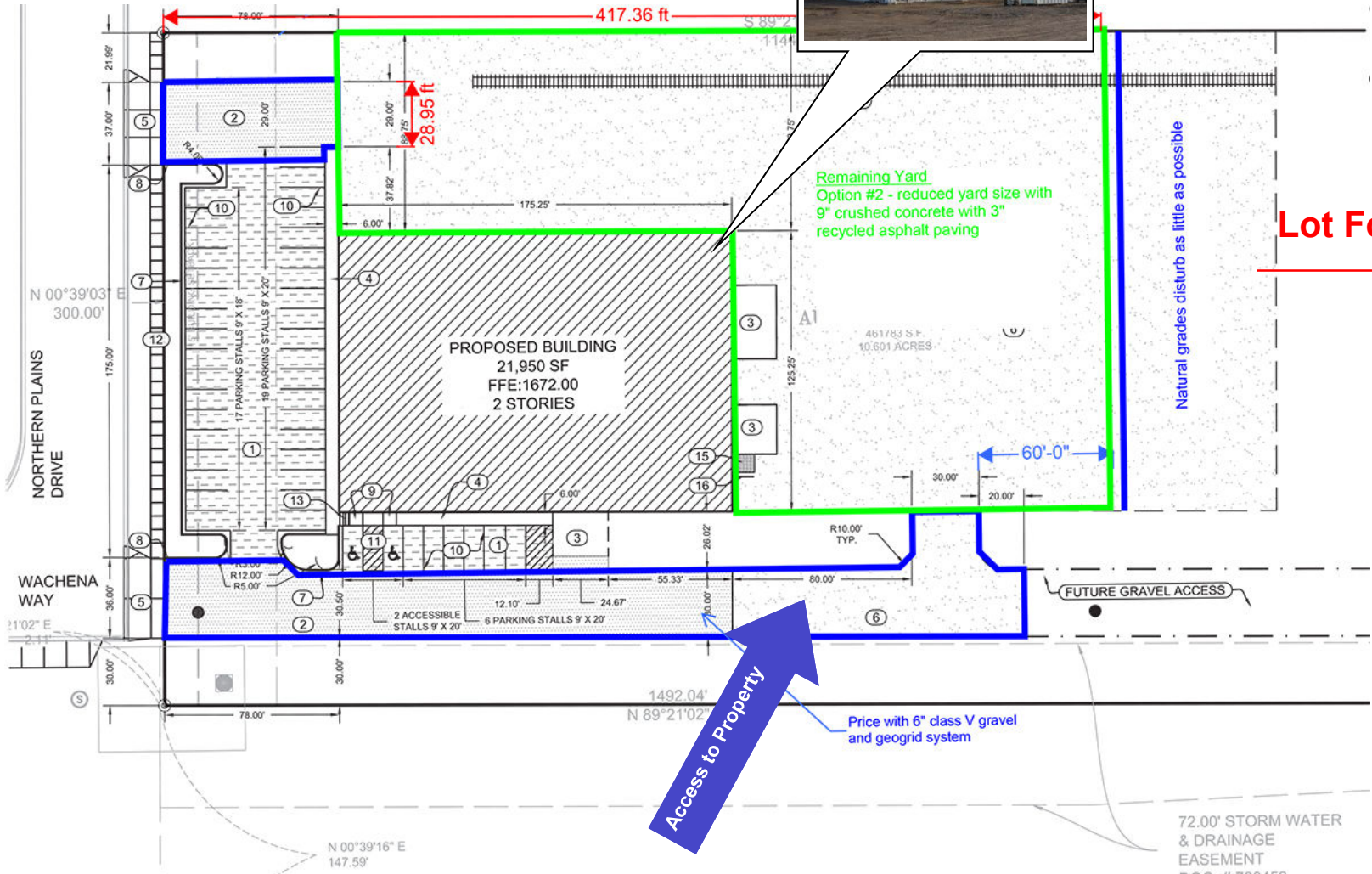
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# Adjacent Building Plan

Missouri Basin Materials



**Lot For Sale**

**Access to Property**

Remaining Yard  
Option #2 - reduced yard size with  
9" crushed concrete with 3"  
recycled asphalt paving

Natural grades disturb as little as possible

Price with 6" class V gravel  
and geogrid system

72.00' STORM WATER  
& DRAINAGE  
EASEMENT  
DOC # 708452



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# Rail Concept 1



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# Rail Concept 2



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# Rail Concept 3



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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.