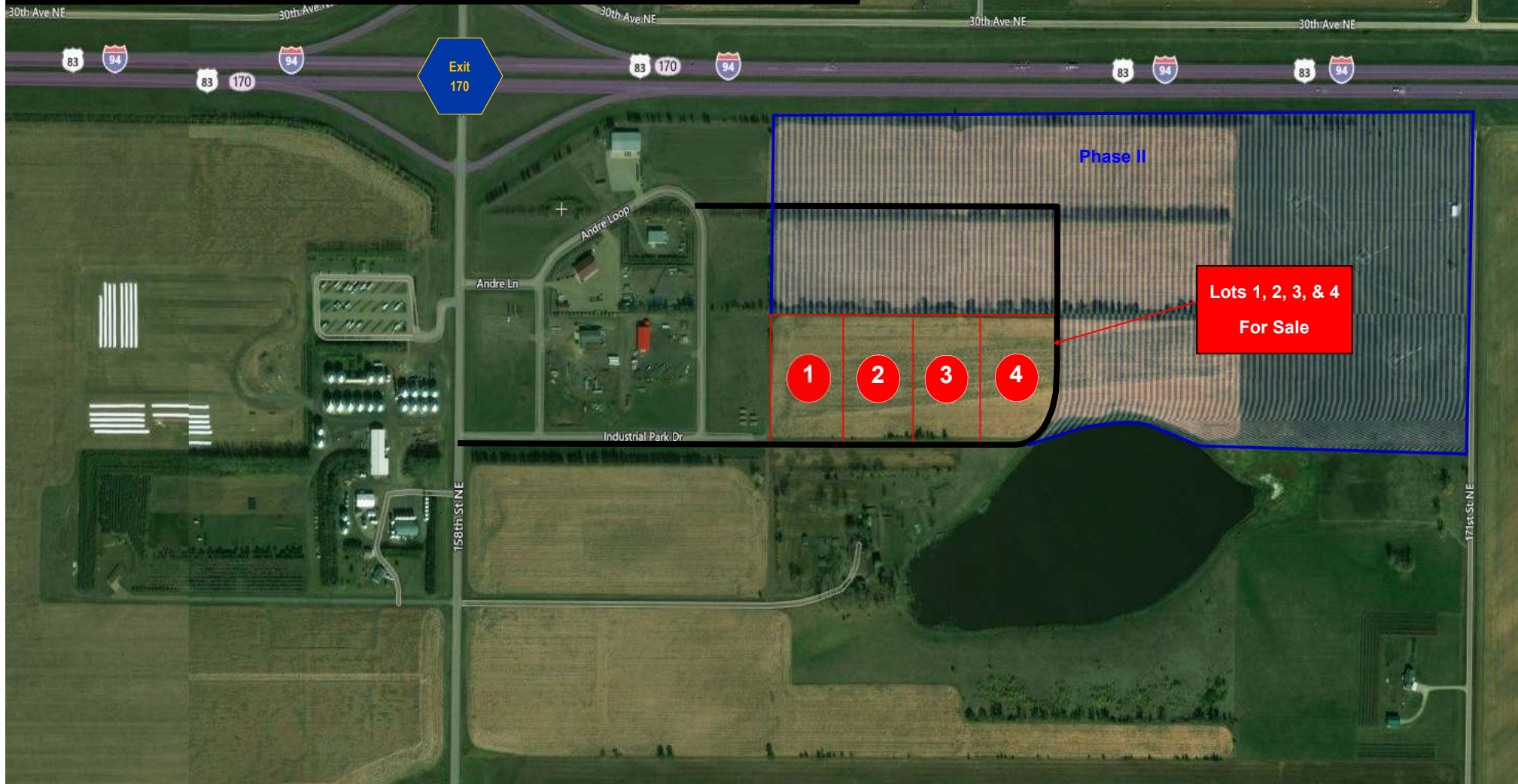


Aberle Industrial Park

Exit 170—Menoken, ND

\$2.00 psf



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Executive Summary for Sale

Parcel ID:	33-139-78-67-01-010	33-139-78-67-01-020	33-139-79-67-01-030	33-139-78-67-01-040
Address:	16110 Industrial Park Rd. - Menoken, ND	16130 Industrial Park Rd. - Menoken, ND	16150 Industrial Park Rd. - Menoken, ND	16160 Industrial Park Rd. - Menoken, ND
Legal Description:	ABERLE PARK SECOND BLOCK 1 LOT 1	ABERLE PARK SECOND BLOCK 1 LOT 2	ABERLE PARK SEC- OND BLOCK 1 LOT 3	ABERLE PARK SECOND BLOCK 1 LOT 4
Price:	\$252,648	\$252,648	\$252,648	\$273,556.80
Lot Size:	126,324 sf / 2.9 acres	126,326 sf / 2.9 acres	126,326 sf / 2.9 acres	136,778.40 / 3.14 acres
Zoning:	MA Light Industrial	MA Light Industrial	MA Light Industrial	MA Light Industrial
Taxes 2017:	\$443.81	\$443.81	\$443.81	\$480.70

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.

Property Information

- 80 acres Master Planned Industrial Park
- Phase I: 11.83 Acres Total
- Lots starting at \$2.00 psf
- Burleigh County zoned MA
- Lot Sizes are subject to change
- Lots can be assembled for larger acreage sites Phase I and II
- Easy truck access
- Direct access to Interstate 94 and Exit 170
- Outside of city limits Bismarck, Burleigh County approved subdivision
- Rural water to easement area
- 3 Phase power to easement area
- Natural gas (pending)
- Developer paid improvements
 - Asphalt road way improvements
 - Lots graded to drain
 - Utilities

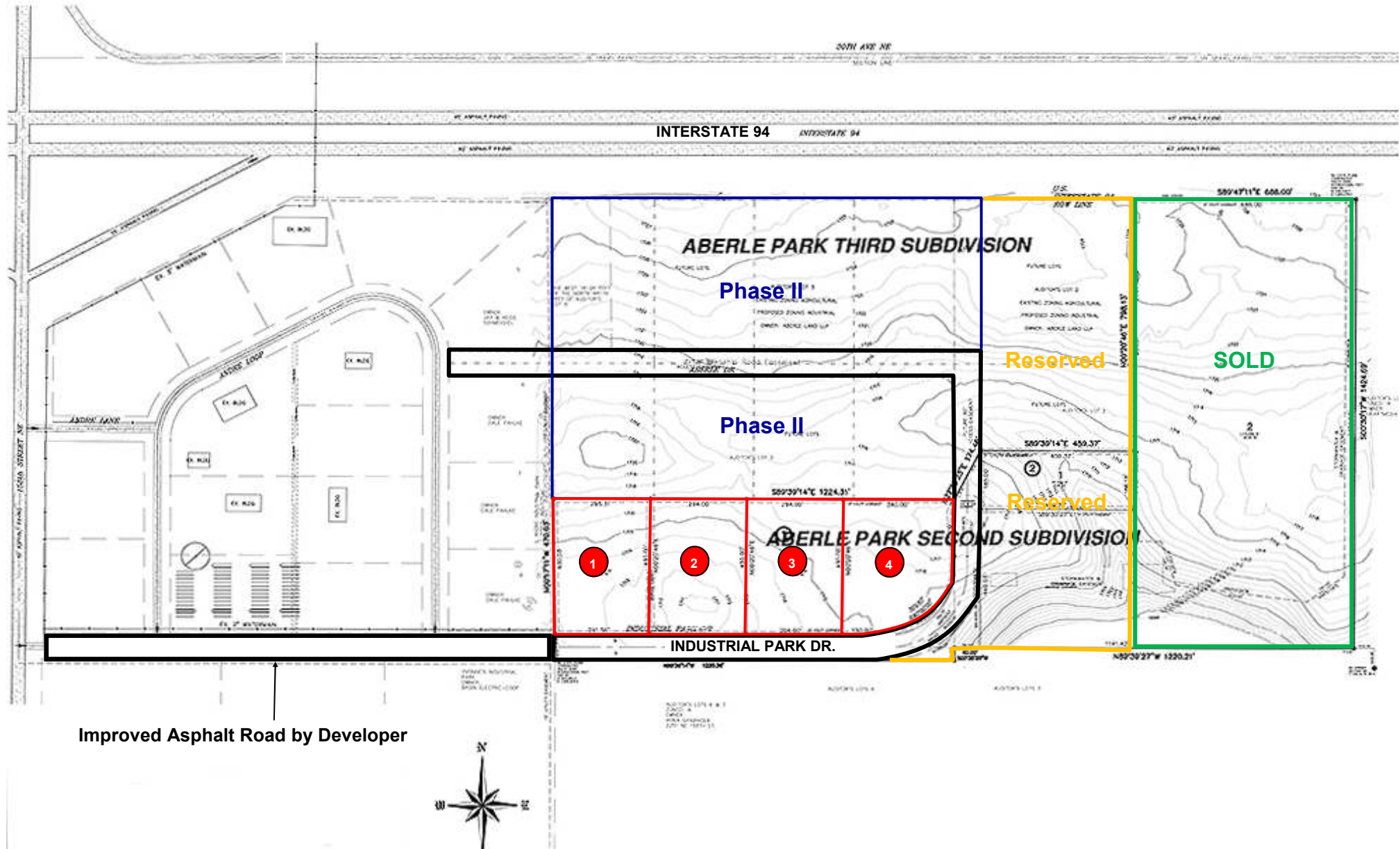


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Area Plat



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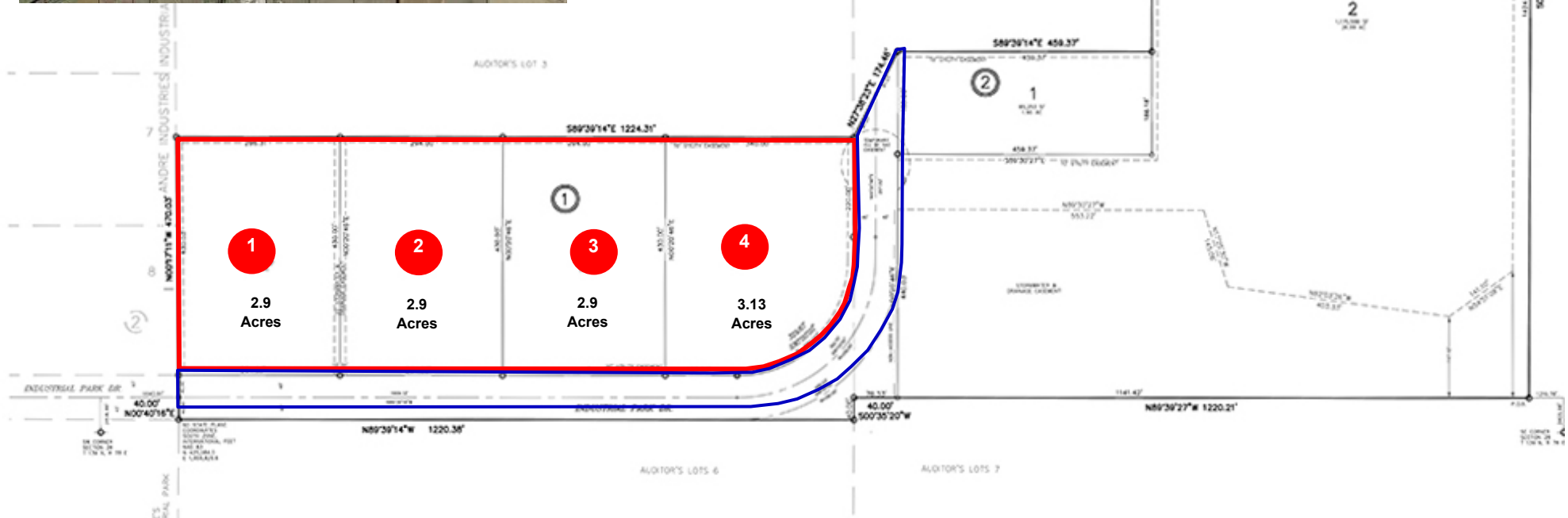
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Mileage from Aberle Industrial Park & Exit 170

City	Mileage
Bismarck	9 miles
Mandan	14 Miles
Minot	121 Miles
Dickinson	111 Miles
Jamestown	87 Miles
Fargo	173 Miles





Topography Map

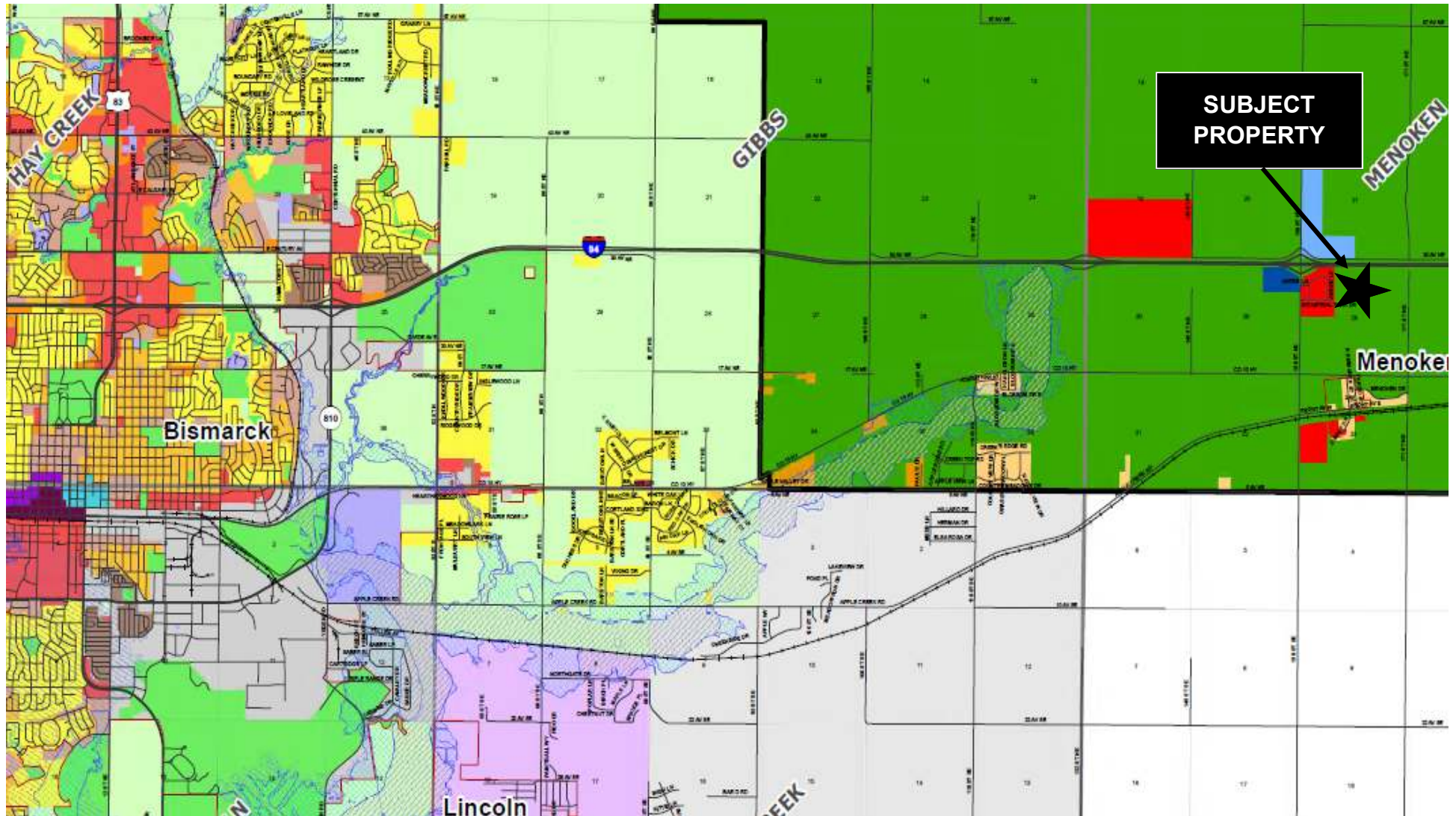
*Obtained from the Burleigh County GIS Flood Map



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