

# WEST FARGO HEAVY INDUSTRIAL SUPER-SITE

665 12<sup>TH</sup> AVE NW, WEST FARGO, ND 58078



**FOR SALE**

**SHOVEL-READY 60 ACRE HEAVY INDUSTRIAL SITE**

Size: 2,610,000 SF | 59.9 ac (subdivisible)

Price: \$12,919,500 | \$4.95 PSF

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# W.F. HEAVY INDUSTRIAL SUPER-SITE

665 12<sup>TH</sup> AVE NW, WEST FARGO, ND 58078



## PRICE

\$12,919,000 | \$4.95 PSF

## LAND AVAILABLE

2,610,000 SF  
59.9 acres

## PARCEL NUMBER

02-3850-00010-000

## SPECIALS BALANCE

\$581,943.17\* | \$0.22 PSF  
*NOTE: Additional specials for  
7th Ave NW Pending*

## 2022 TAXES

\$70,391.56

## ZONING

M - Heavy Industrial

## FLOODPLAIN

None (at required elevations)

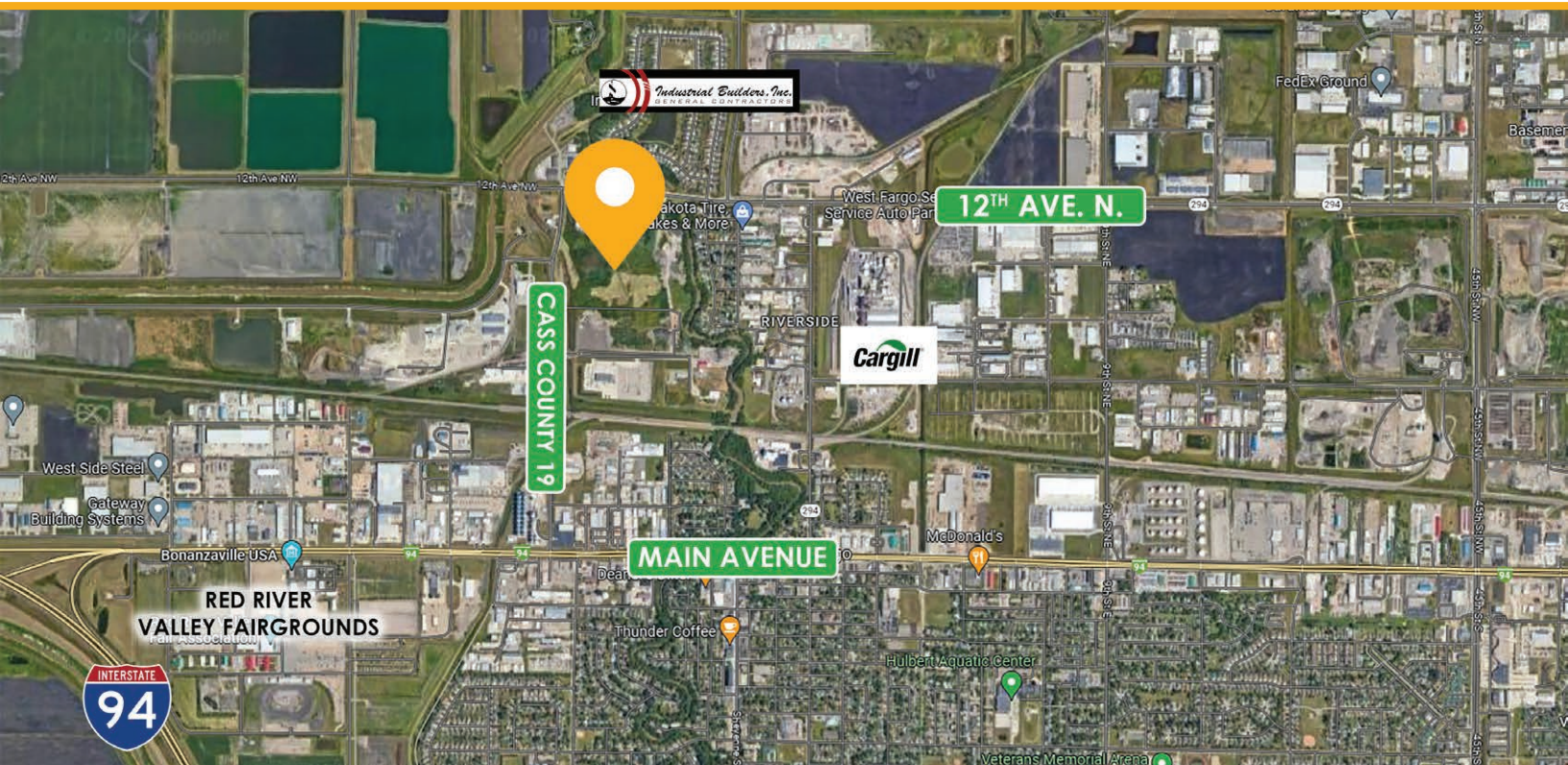
## PROPERTY DESCRIPTION:

Located along 9th St NW between 12th Ave N and 7th Ave NW in West Fargo, and just minutes off Main Ave & I-94, this 60 acre tract is ready for heavy industrial projects! With all new infrastructure and a concrete roadway on its southern border of 7th Ave NW, and connection to the arterial roadway of 12th Ave N at its northern border, this land is ideally situated and ready for development. Over \$100k of design and engineering has already been completed, with one such preliminary plat included in the pages below. The property is zoned for heavy industrial use and is out of the flood plain, already at required elevations. This is an excellent opportunity to acquire heavy industrial land in West Fargo's growing north side!

## FEATURES:

- Located off 12th Ave N and 7th Ave NW
- New concrete roadway and infrastructure on 7th Ave NW
- Minutes from Main Avenue and I-94 interchange
- Heavy industrial zoning
- All wetlands are already mitigated
- Site can accommodate one large user or multiple smaller users
- 3 acres generating income from existing land lease
- Over \$100k in design/engineering completed on the site

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Interested parties should conduct their own independent investigations and rely only on those results.





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PARCEL VIEW

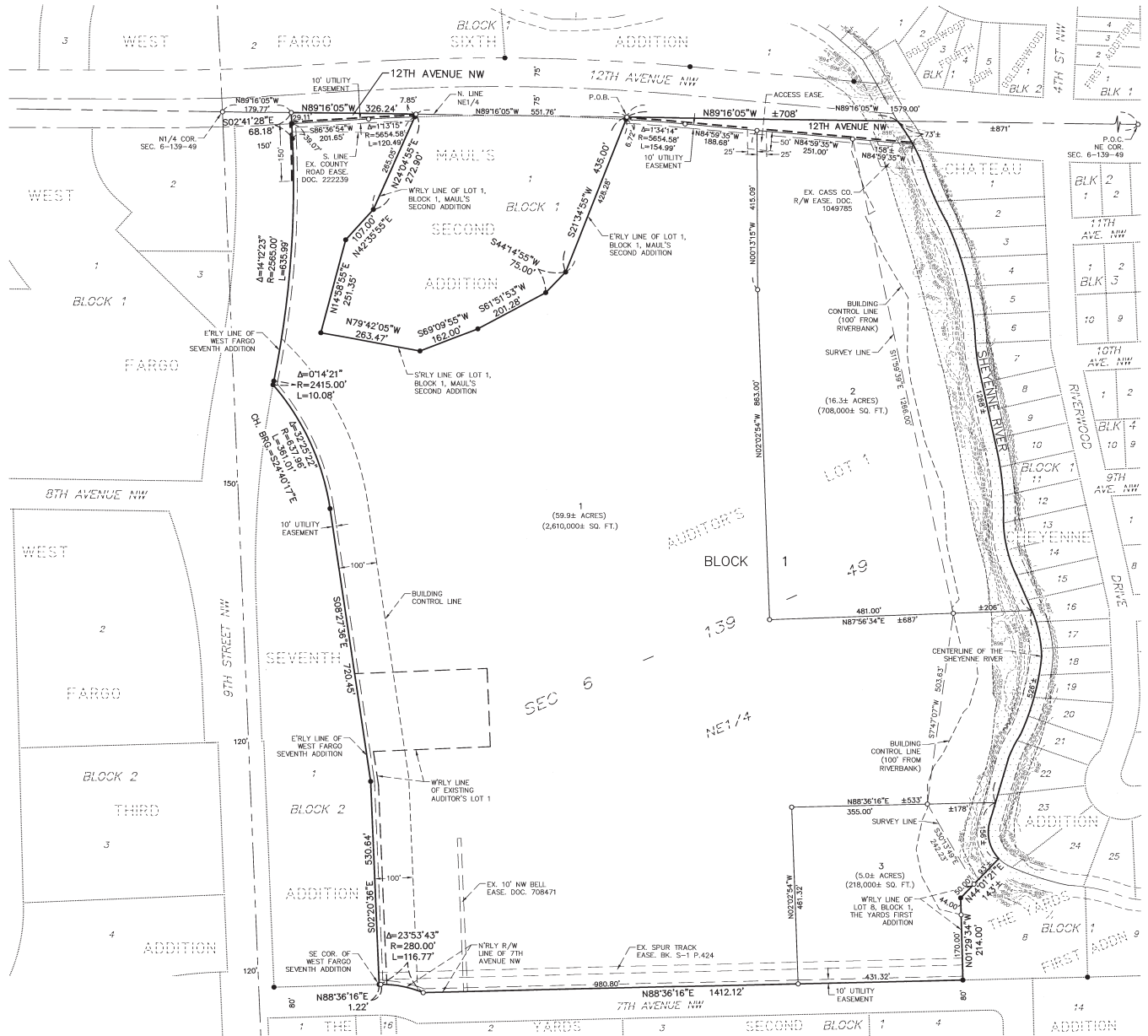


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**GOLDMARK**<sup>TM</sup>  
COMMERCIAL REAL ESTATE INC

PLAT MAP





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EXAMPLE PLAT

