

Distribution / Warehouse / Service Facility

2909 Twin City Dr. - Mandan, ND

\$939,000

**BANK
OWNED
PROPERTY**



Bis Man Ave.



Bill Daniel, CCIM, Broker
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Executive Summary for Sale

Parcel ID:	655280000
Address:	2909 Twin City Dr. - Mandan, ND
Legal Description:	SUBDIV:TWIN CITY INDUS. SITES LOT:17 BLK:1 & LOT 18-7827
Price:	\$939,000
Lot Size:	52,110 sf / 1.196 acres
Building Size:	17,877 sf
Year Built:	1978 / Remodeled in 2012
Zoning:	MC Industrial
Taxes 2018:	\$11,698.33
Specials:	
Balance -	\$322.08
Installment -	\$183.17

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.

Area Business Include:

- Ditch Witch
- Leingang Siding & Windows
- McDonalds • Culvers
- Northern Plains Equipment
- FHM Equipment
- Datrue Processing Automation
- Quality Foods
- Operating Engineers
- Advanced Truss
- Satellite Shelters, Inc
- CJ Rigging

Property Highlights

Great access to I-94, Memorial Hwy, Bismarck Main Ave., Main St. Mandan, and Bismarck Expressway

(3) 12' x 14' Overhead Doors

(1) 9' x 12' Overhead Door

(1) 20' x 14' Overhead Door

3,132 sf office / showroom

14,745 sf heated warehouse / shop area

(2) Restrooms

3 Phase Power

16' Sidewalls

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Potential Uses:

- Investment Property
- Warehouse
- Shop / Service
- Light Manufacturing
- Construction Business
- Distribution
- Retail - Wholesale
- Ag Sector Business



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Memorial Highway

Satellite
The First In Space



Bisman Ave.

Advanced
Truss Fabricators

datrue
PROCESS AUTOMATION

Twin City Dr.

PLAINS AG
FOR THOSE WHO DEMAND MORE

Ditch Witch
of North Dakota

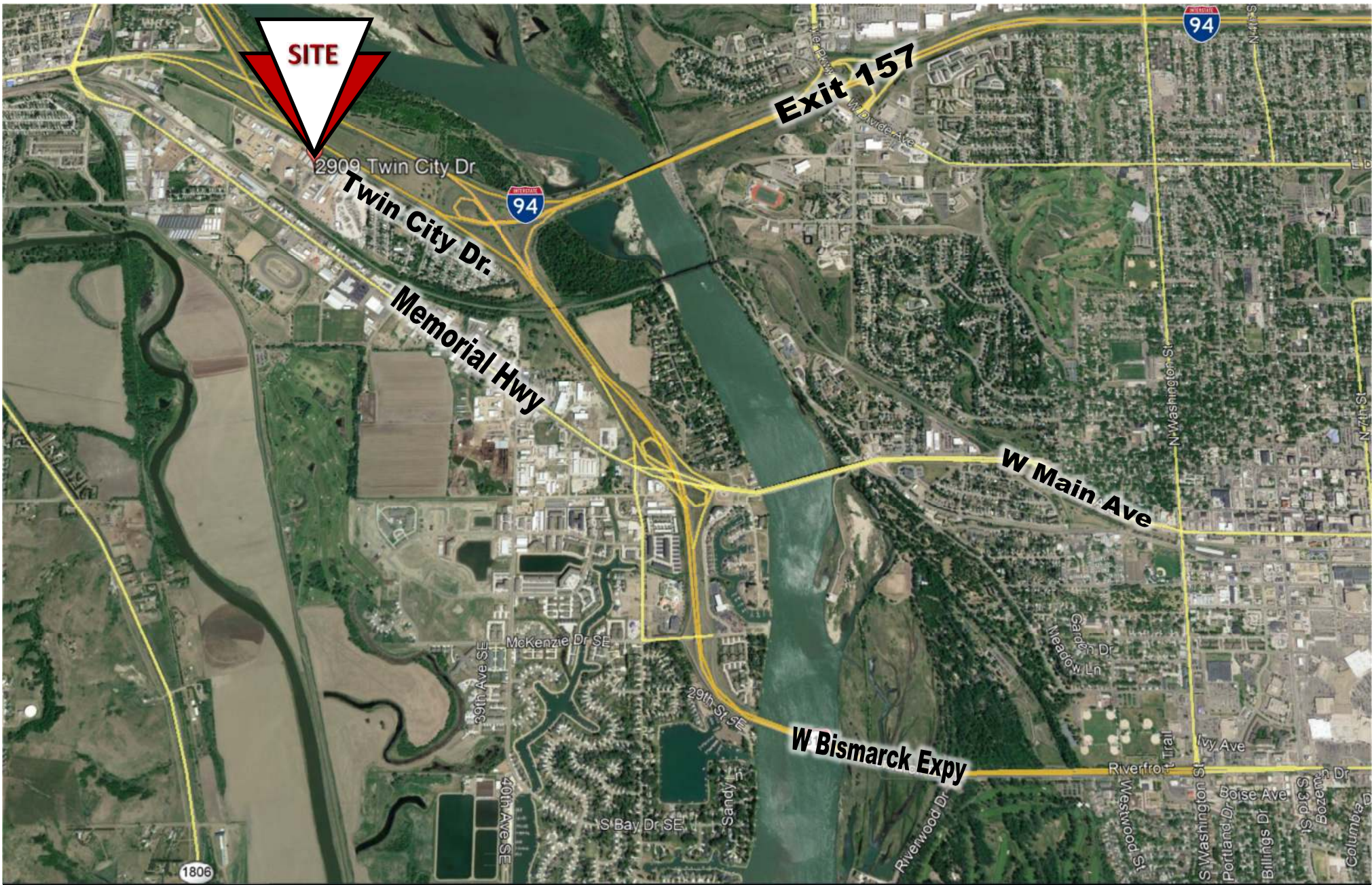
UNITED ASSOCIATION LOCAL 309
PLUMBERS AND PIPEFITTERS
NORTH DAKOTA AND EASTERN SOUTH DAKOTA



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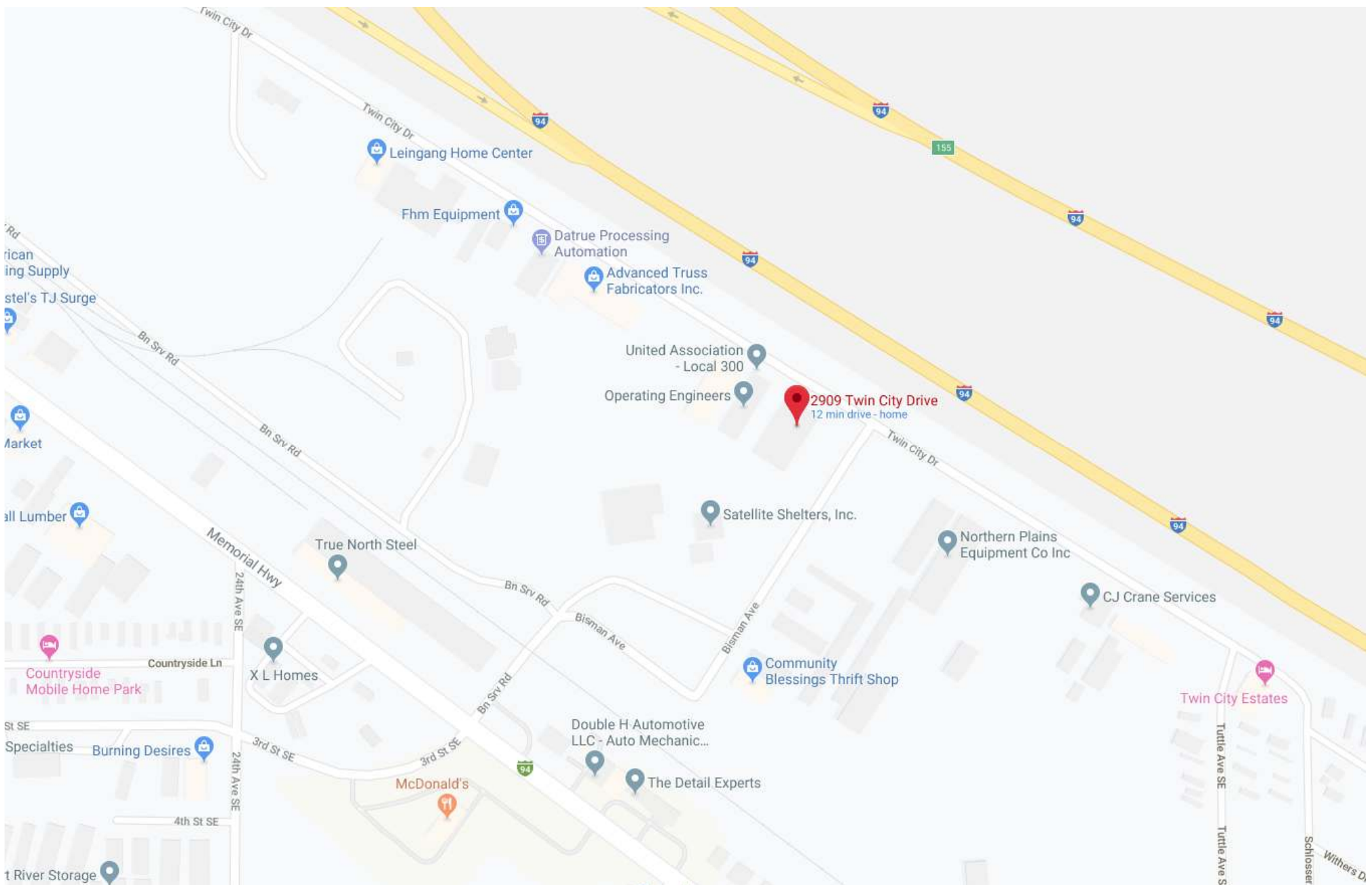
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Serving commercial real estate clients with unmatched market knowledge, experience and a well-deserved reputation for integrity. They know the Bismarck-Mandan commercial real estate market better than anyone.

Powerful Team. Powerful Process. Powerful Results.