

AVAILABLE FOR SALE OR LEASE

190,379 SF, TRI-TEMPERATURE DISTRIBUTION CENTER ON 22.33 ACRES

📍 1625 BURDICK EXPRESSWAY WEST, MINOT, ND



provenderpartners.com

Healthy real estate alternatives for food users everywhere.

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PROPERTY SPECIFICATIONS

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SF:	190,379 (160,896 excl. 29,482 SF basement)
SITE ACREAGE:	22.33 acres
OFFICE AREA:	7,000 SF
COOLER / FREEZER:	55,393 SF
YEAR BUILT:	1957 / 1982
EXPANSION LAND:	9.64 acres

CLEAR HEIGHT:	Up to 25'
EXTERIOR DOCKS:	19
SEWAGE / WATER:	City
LIGHTING:	Motion Sensor T8
PARKING:	Asphalt & Concrete
ELECTRICAL:	2,000amp 480V Three Phase



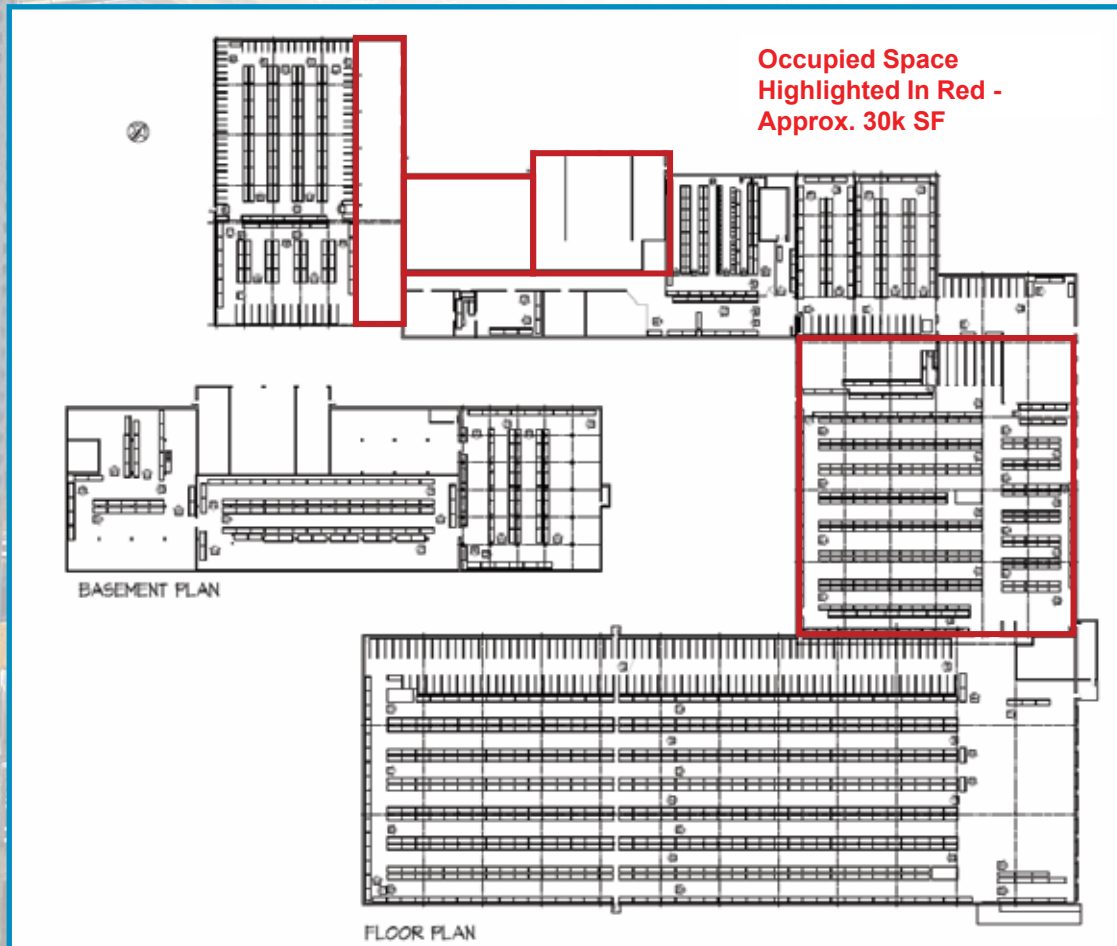
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BUILDING PLAN

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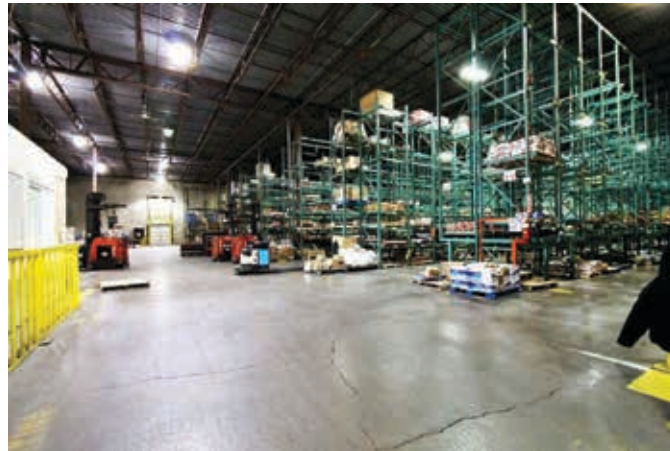
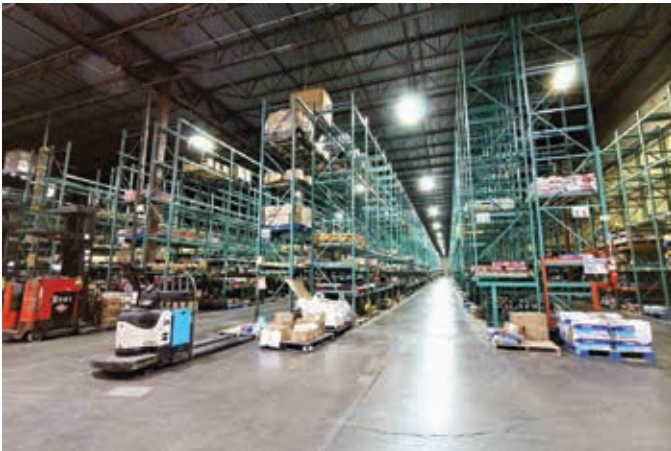


HIGHLIGHTS

- Two short-term leases in place. Space A expires 9/29/24 and Space B expires 6/30/23. Landlord has right to terminate leases with 120 day and 60 day notice respectively.
- Significant excess land for expansion / trailer parking.
- Highly desirable tri-temperature configuration.
- Location is ideal for both local and regional users.

BUILDING PHOTOS

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AREA MAP

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