

# AVAILABLE FOR SALE OR LEASE

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

📍 1625 BURDICK EXPRESSWAY WEST, MINOT, ND



[provenderpartners.com](http://provenderpartners.com)

Healthy real estate alternatives for food users everywhere.

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# PROPERTY SPECIFICATIONS

📍 1625 BURDICK EXPRESSWAY WEST, MINOT, ND

SIGNAL  
REALTY



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

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



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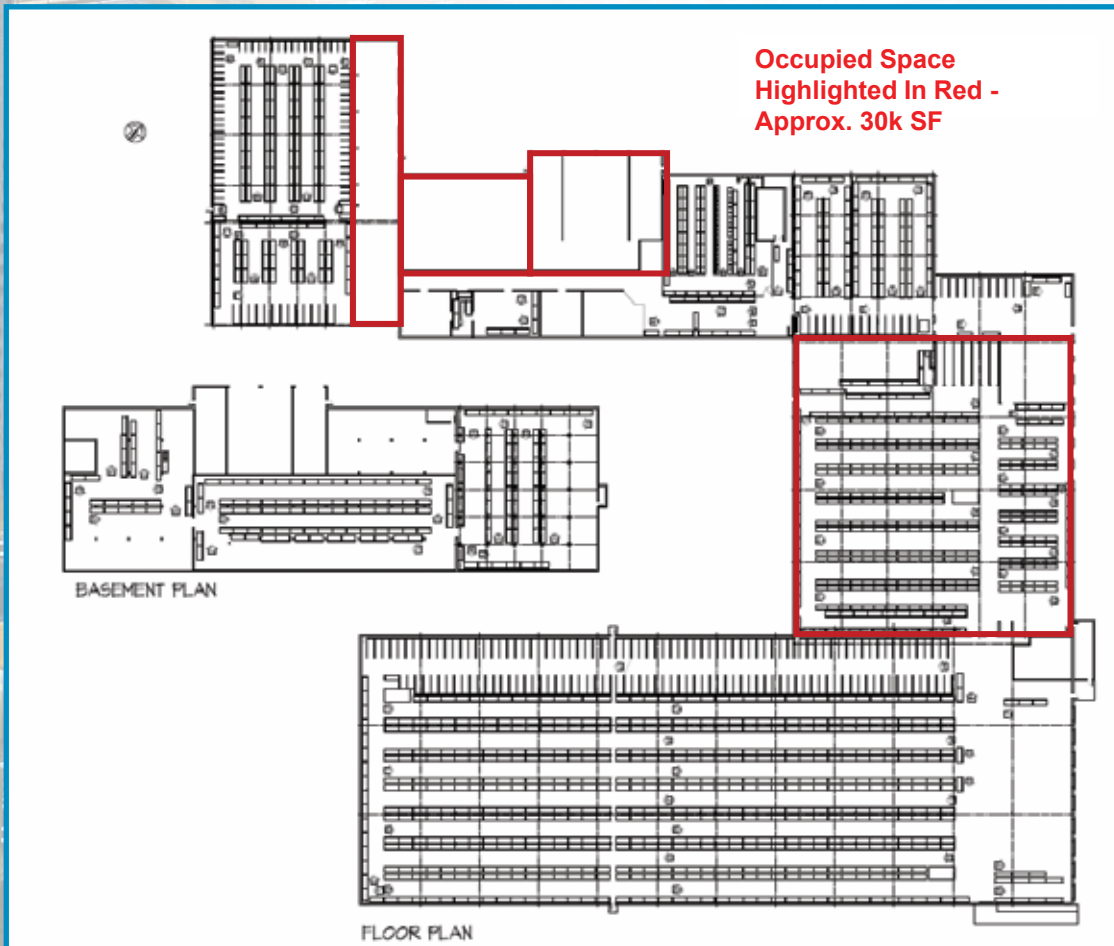
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# BUILDING PLAN

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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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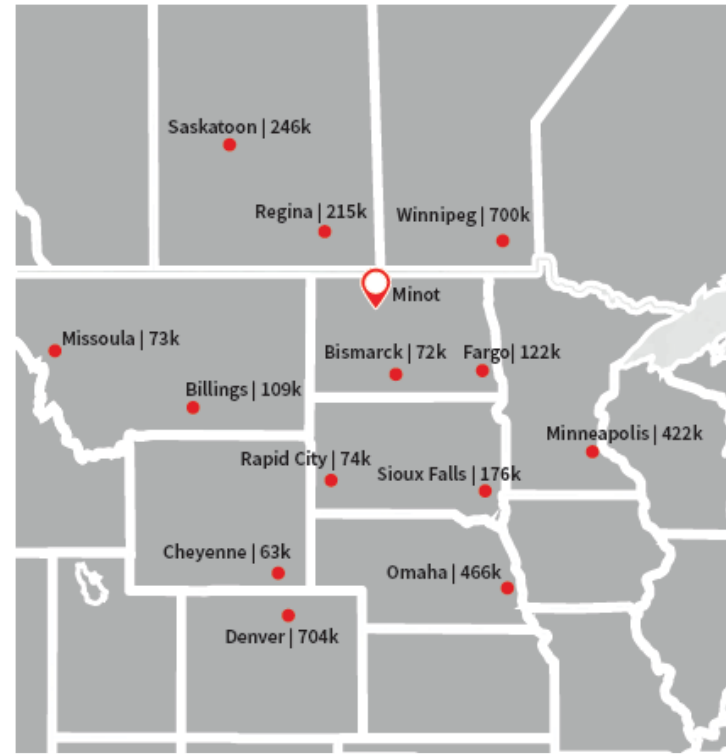
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# AREA MAP

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