Golden Holdings Property

FOR SALE OR LEASE

This property has multiple purchase options available as the owner can subdivide into 2 or 3 separate properties. The Warehouse, Shop/Office, and undeveloped lot can be sold as one property, individually, or combined.

The perfect location for your business or as an investment property. This 2.73 acre developed property already has a long term lease on the warehouse (5008 Tandem Dr.) producing revenue! The unoccupied building (5002 Tandem Dr.) can be finished to your specifications, with options to split the building for multiple use and tenants. Will consider options to lease/sell part or all of the development. 1 future building site pad for an 18,000 sq. ft. building remaining on the property.

5008 Tandem Dr., Bismarck ND 58501
Building Size: 12,000 sq. ft. Zoned: Industrial

Warehouse: 11,232 sq. ft.
Office: 768 sq. ft.
Exterior: Maintenance free with standing seam roof.
Interior: Fully fire sprinkled.
Description: Large office area, 3 loading dock areas, one overhead door, and one main door near the office and 2 ADA bathrooms.
Occupancy: Leased

Additional property descriptions continued on next page.

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Alvie Jarratt, Jr. | Cellphone: 701-426-5789
Kay Jarratt | Office Phone: 701-751-3230
5002 Tandem Dr., Bismarck ND 58501  
Building Size: 8,492 sq. ft.    Zoned: Industrial

Shop:  4,140 sq. ft.
Exterior: Maintenance free with standing seam roof.
Interior: R25 Walls and R38 Roof, 24’ Sidewalls, white liner panel and simple saver safety liner, fully fire sprinkled, radiant heating and LED lighting throughout.
Description: The large shop features 3 drive through bays with 12’ x 14’ high lift operators, 3” commercial overhead doors, and center bay floor trench drains. 1 bay could be a wash bay.
The shop area also features a large office, bathroom, and storage and utility room.
Occupancy: Open

Office:  4,352 sq. ft.
Exterior: Maintenance free with standing seam roof.
Interior: R25 Walls and R38 Roof, 24’ Sidewalls, white liner panel and simple saver safety liner, fully fire sprinkled, radiant heating and LED lighting throughout.
Description: On the main level, you will find a spacious reception area when you walk in the main door. There’s 1 office area and 1 general work area, large kitchen/breakroom, IT room, large conference room, fireproof/storm shelter room, 2 bathrooms, and under the stairs storage.
On the upper level, 1 executive office, 8 additional offices, 1 general work area and 2 bathrooms.
Can be built out separate from the shop or each floor divided into separate spaces.
Occupancy: Open
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This property is located off the corner of Hwy 10 & Expressway in Bismarck. It’s situated to take advantage of spectacular sunrises and sunsets and provides easy access to Bismarck and surrounding areas.
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To inquire about purchasing or leasing all or part of this development please contact.

**Alvie Jarratt, Jr.**

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