Alien Technology Building

1830 NDSU Research Circle N.
Fargo, North Dakota

For Sale or Lease

Patrick Vesey

701-239-5840

1707 Gold Drive South, Suite 200, Fargo, North Dakota 58103

GOLDMARK SCHLOSSMAN
COMMERCIAL REAL ESTATE SERVICES INC.

www.goldmark.com/commercial
commercialinfo@goldmark.com

Paul Johnson

701-280-5885

474 45th Street South, Fargo, North Dakota 58103

CITYSCAPES DEVELOPMENT LLC
DEVELOPERS, PLANNING CONSULTANTS & REAL ESTATE BROKERS

www.cityscapesdevelopment.com
info@cityscapesdevelopment.com

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BUILDING SIZE:	46,040 sf	
	Office Area Main Floor & 2nd Floor:	11,524 sf
	Manufacturing/Warehouse:	25,196 sf
	Class 1,000 Clean Room:	4,452 sf
	Mechanical/Storage:	4,868 sf
	Total:	46,040 sf
LOT SIZE:	173,395 sf	
PURCHASE PRICE:	$7,000,000	
BASE RENT:	$15.65 per sf	
LEASE TERM:	5 - 20 years	
ESTIMATED CAM:	$17,500 per year	
TENANT EXPENSES:	NNN	
LAND LEASE:	5,310 per month	
YEAR BUILT:	2006	
CONSTRUCTION:	Steel/Concrete	
ZONING:	Commercial	
LEGAL:	Lot 8, Block 1, NDSU Research and Technology Park 2nd Addition to the City of Fargo	
PARCEL #:	01-7630-00080-000	
UNPAID SPECIALS:	$7,468.58	
TAXES:	$47,059.53	

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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Clean Room

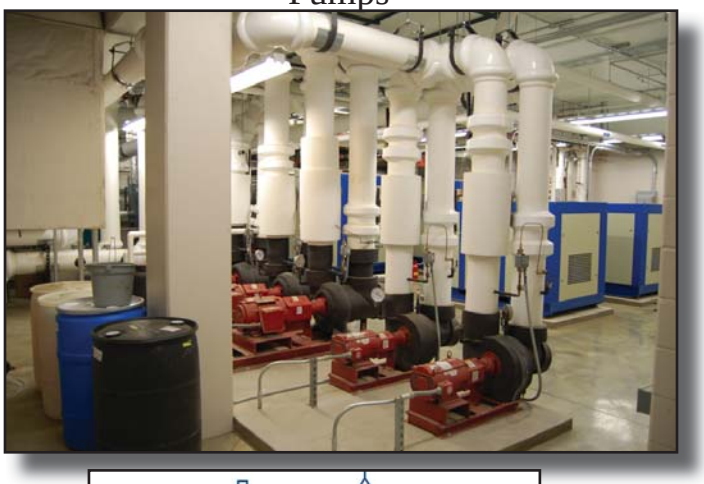
Clean Room

Manufacturing

Manufacturing

Boilers

Pumps



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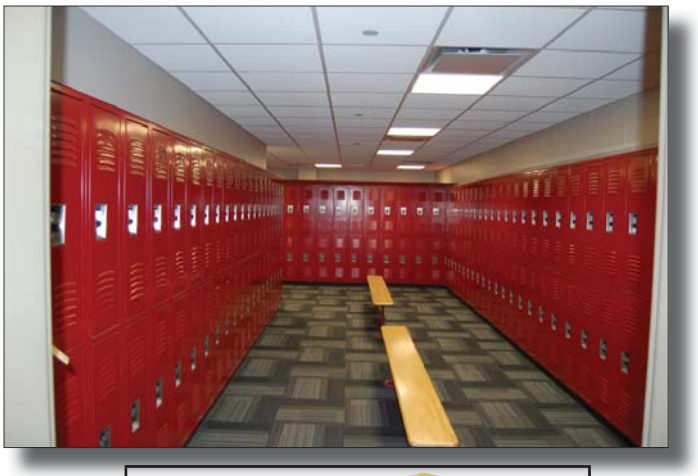
Conference Room

Reception/Entrance

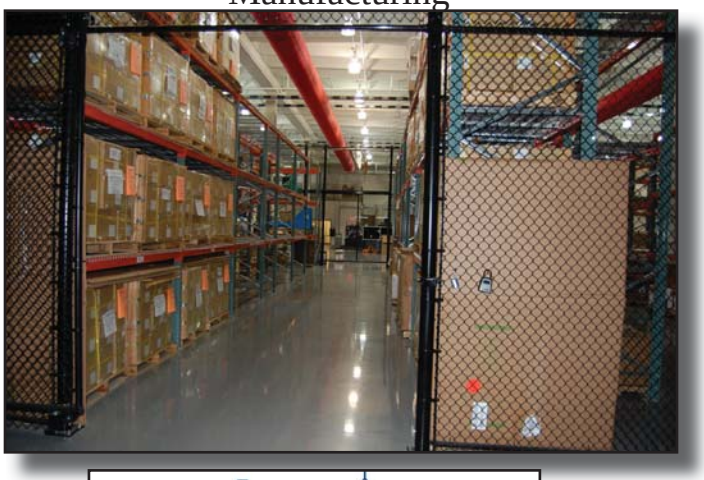
Training Room

Break Room

Locker Room



Manufacturing



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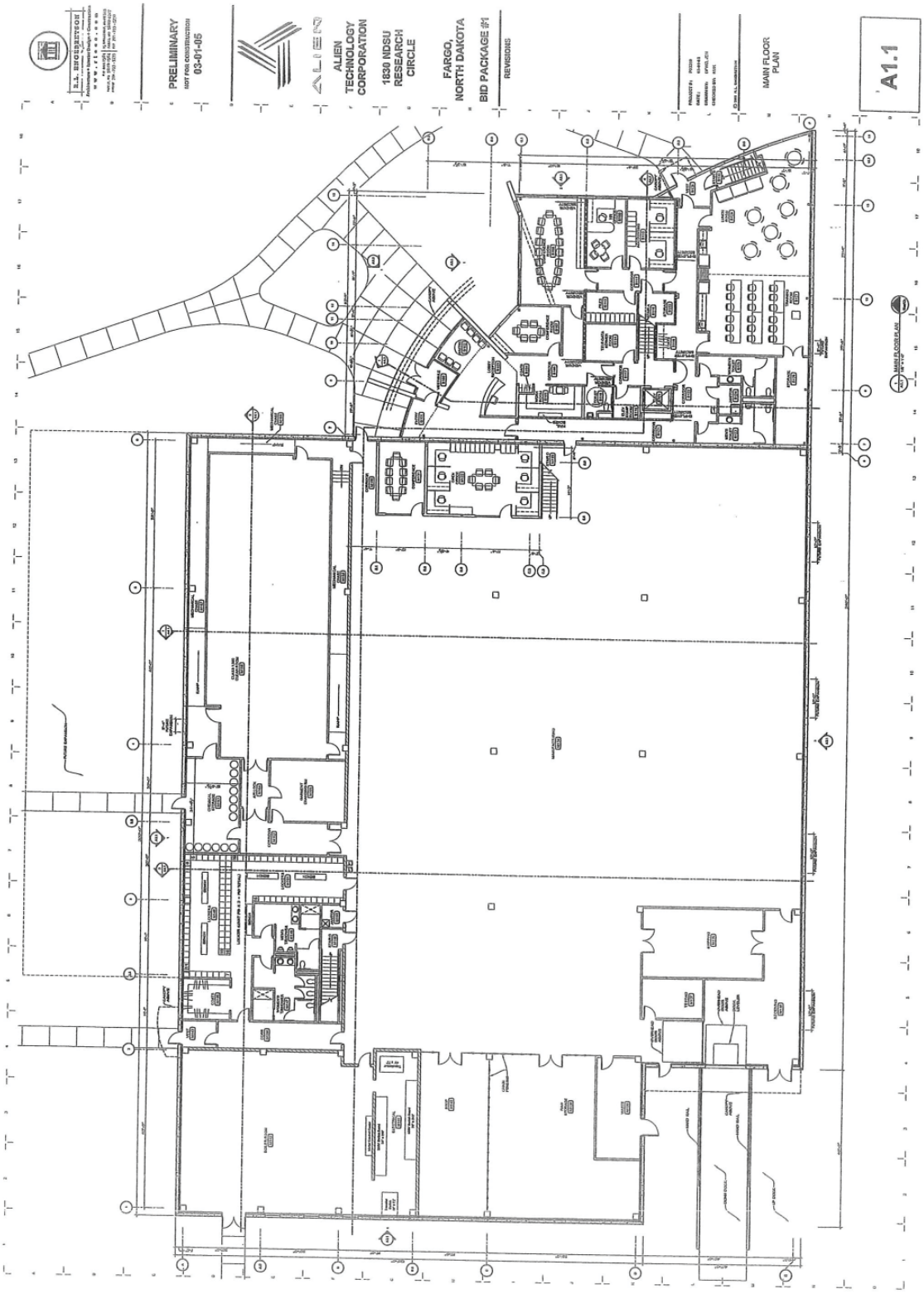

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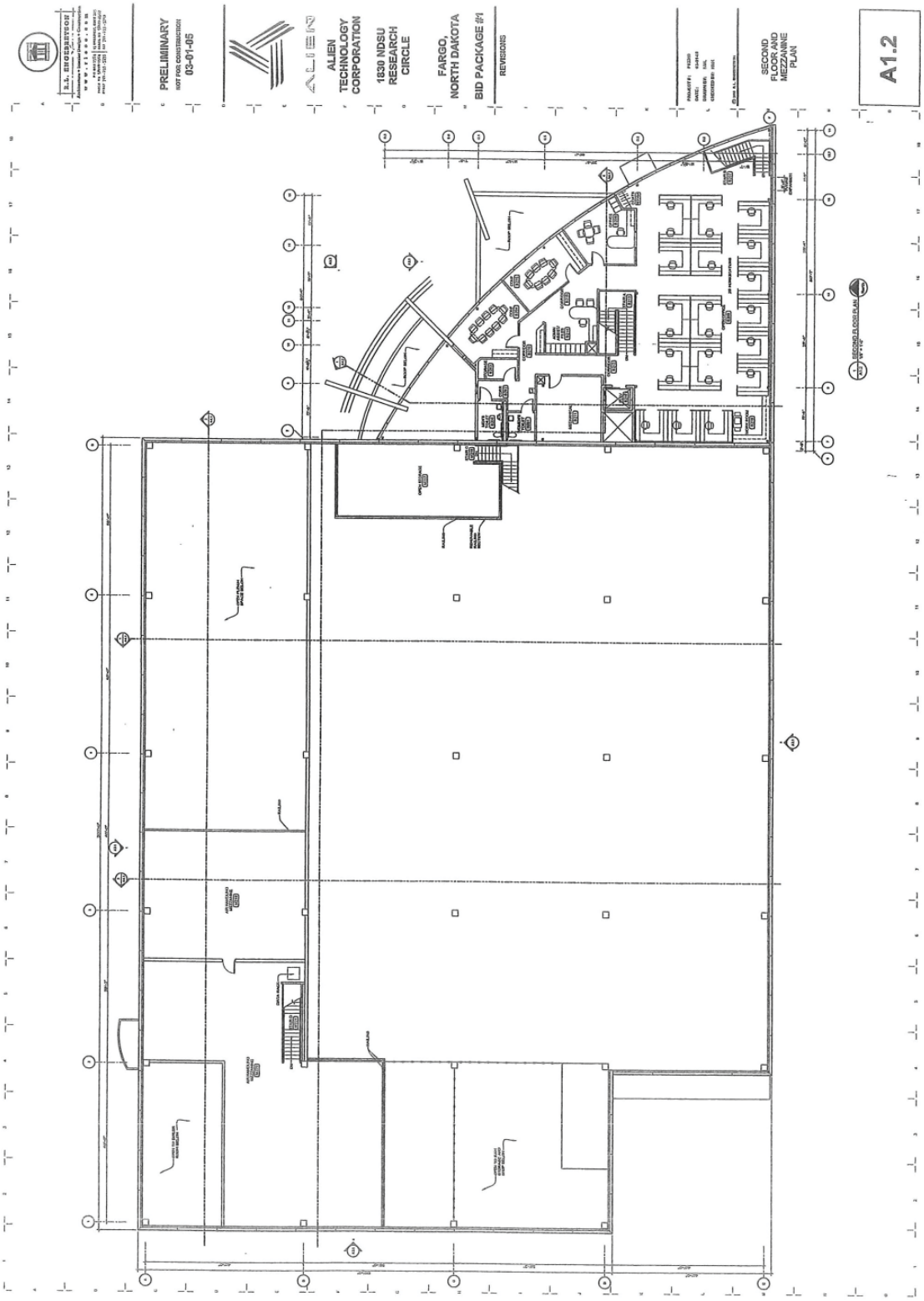

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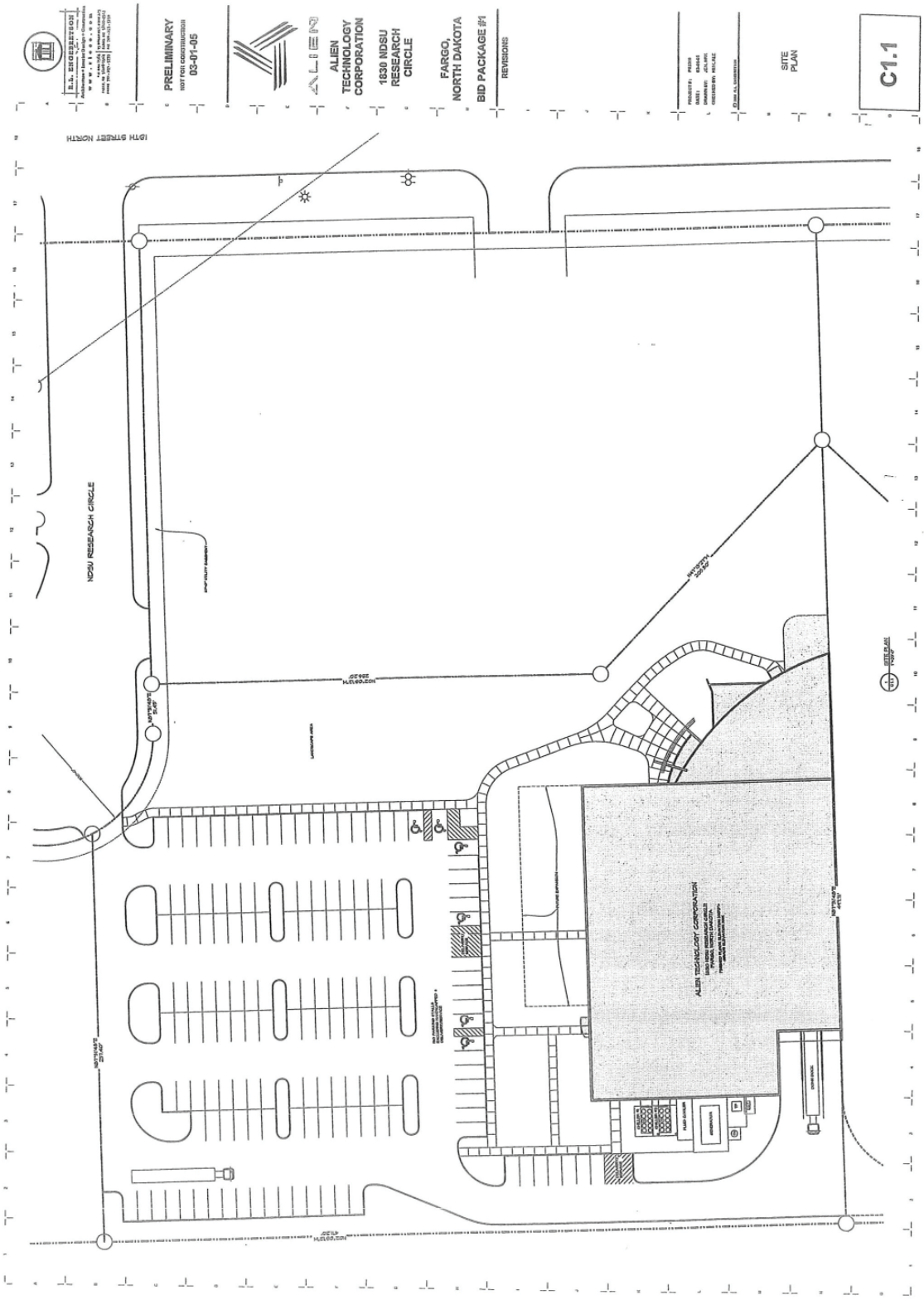

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