

CAPITAL ELECTRIC CAMPUS

BISMARCK, ND 58503

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FOR SALE



CAPITAL ELECTRIC CAMPUS

BISMARCK, ND 58503



OFFERING SUMMARY

Sale Price:	\$9,800,000
Lot Size:	703,421 SF

PROPERTY OVERVIEW

Multiple parcels known as the Capital Electric Campus. Parcels to be sold individually or as entire campus. Final addresses, legal and plat to be established and recorded prior to closing.

PROPERTY HIGHLIGHTS

- 53,000 SF Total Combined Buildings Size
- 703,421 SF Total Land Size
- Great Location off State Street
- Updated Office Finishes
- Multiple Access Points to all Buildings

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness.

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OF LOTS 4 | TOTAL LOT SIZE 80,000 - 703,421 SF | TOTAL LOT PRICE \$700,000 - \$9,800,000 |

STATUS	LOT #	SIZE	PRICE	ZONING	DESCRIPTION
Available	A	80,000 SF	\$3,100,000	PUD	27,400 SF Office Building
Available	B & C	342,752 SF	\$4,800,000	PUD/CG	25,900 SF Service Center, Fenced Yard and Undeveloped Land
Available	D	134,164 SF	\$1,200,000	PUD	Undeveloped Land
Available	E, F & G	146,505 SF	\$700,000	CG/RT	Undeveloped Land

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PARCEL A

BISMARCK, ND 58503



OFFERING SUMMARY

Sale Price:	\$3,100,000
Lot Size:	80,000 SF
Building Size:	27,400 SF
Zoning:	PUD

DESCRIPTION

Well-constructed, multi-floor, administrative office building with elevator. Attached service center with 10 overhead doors.

HIGHLIGHTS

- Initial construction in 1970: 8,500 SF office and 7,000 SF vehicle/warehouse
- Additions in 1985: 2,100 SF office and in 2007: 9,800 SF office
- Total of 20,400 SF Office | 7,000 SF Vehicle/Warehouse
- Brick and concrete exterior, metal frame windows
- Elevator access to all levels
- Security system, Fire detection system
- City water and sewer | DCN internet connection
- Electric plenum heating/in-floor heat | Standby diesel generator

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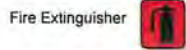
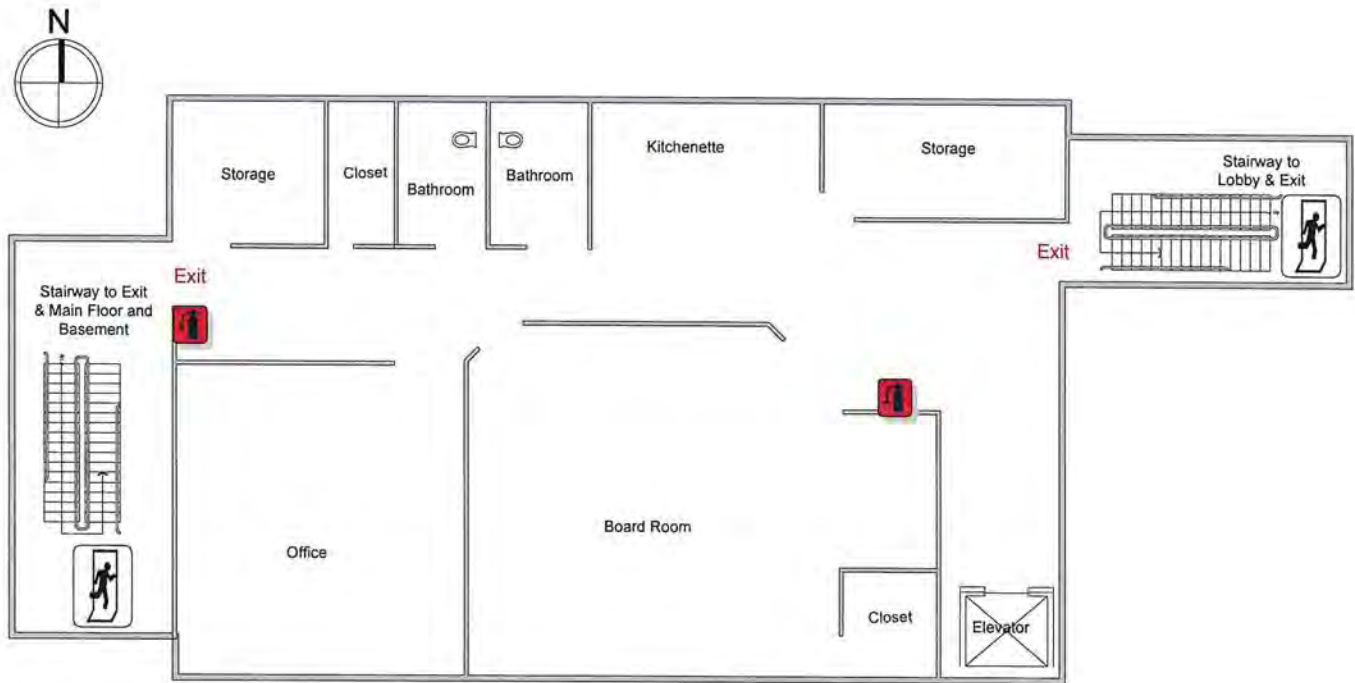
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UPPER LEVEL

BISMARCK, ND 58503



- Large board room, setup with audio and visual equipment
- Kitchenette and restrooms
- Large executive office and two standard offices



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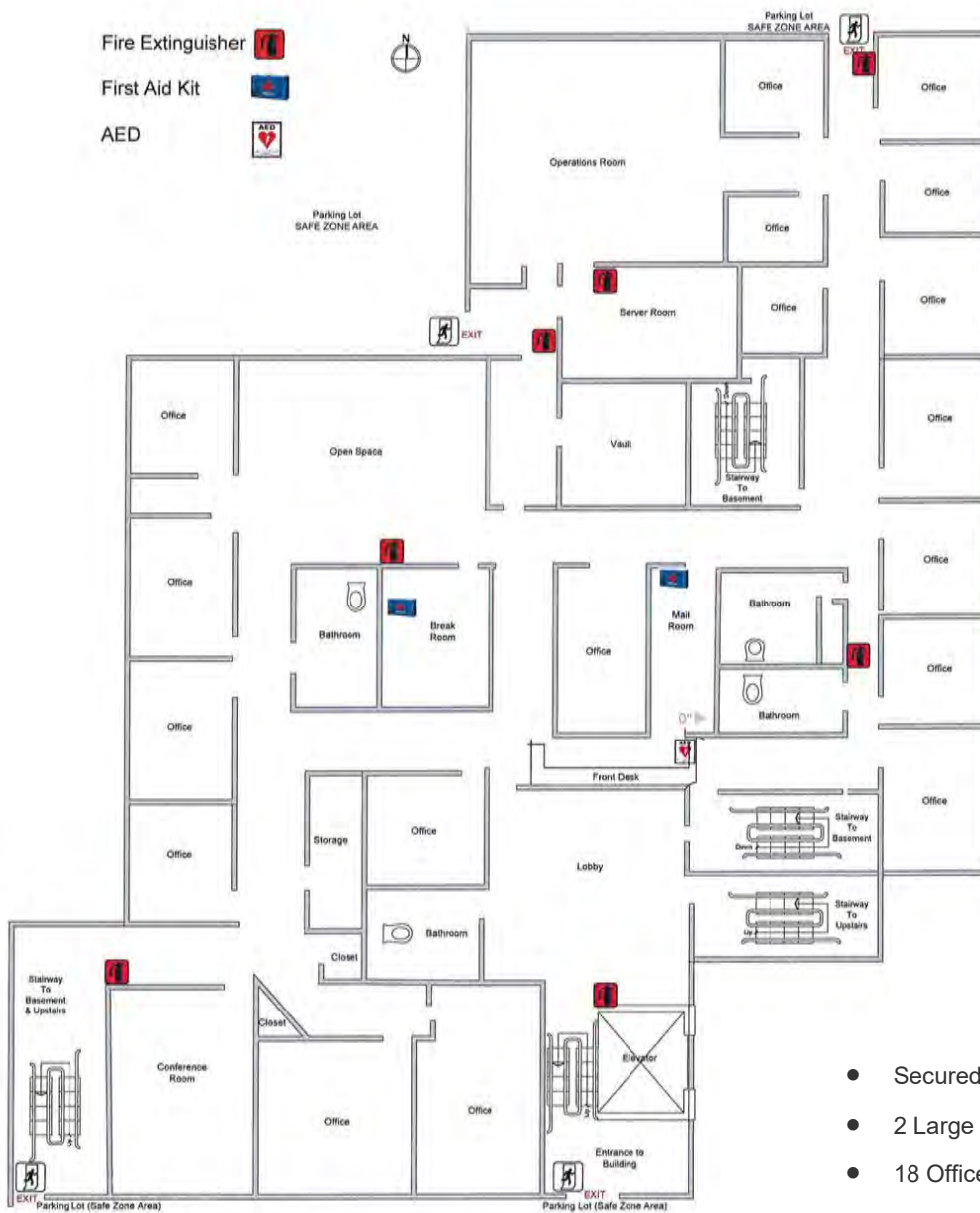
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MAIN LEVEL

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- Secured lobby and reception area
- 2 Large conference rooms
- 18 Offices
- 4 Restrooms
- Open space for cubicles
- Kitchenette/break room
- Multiple storage rooms, including secure vault

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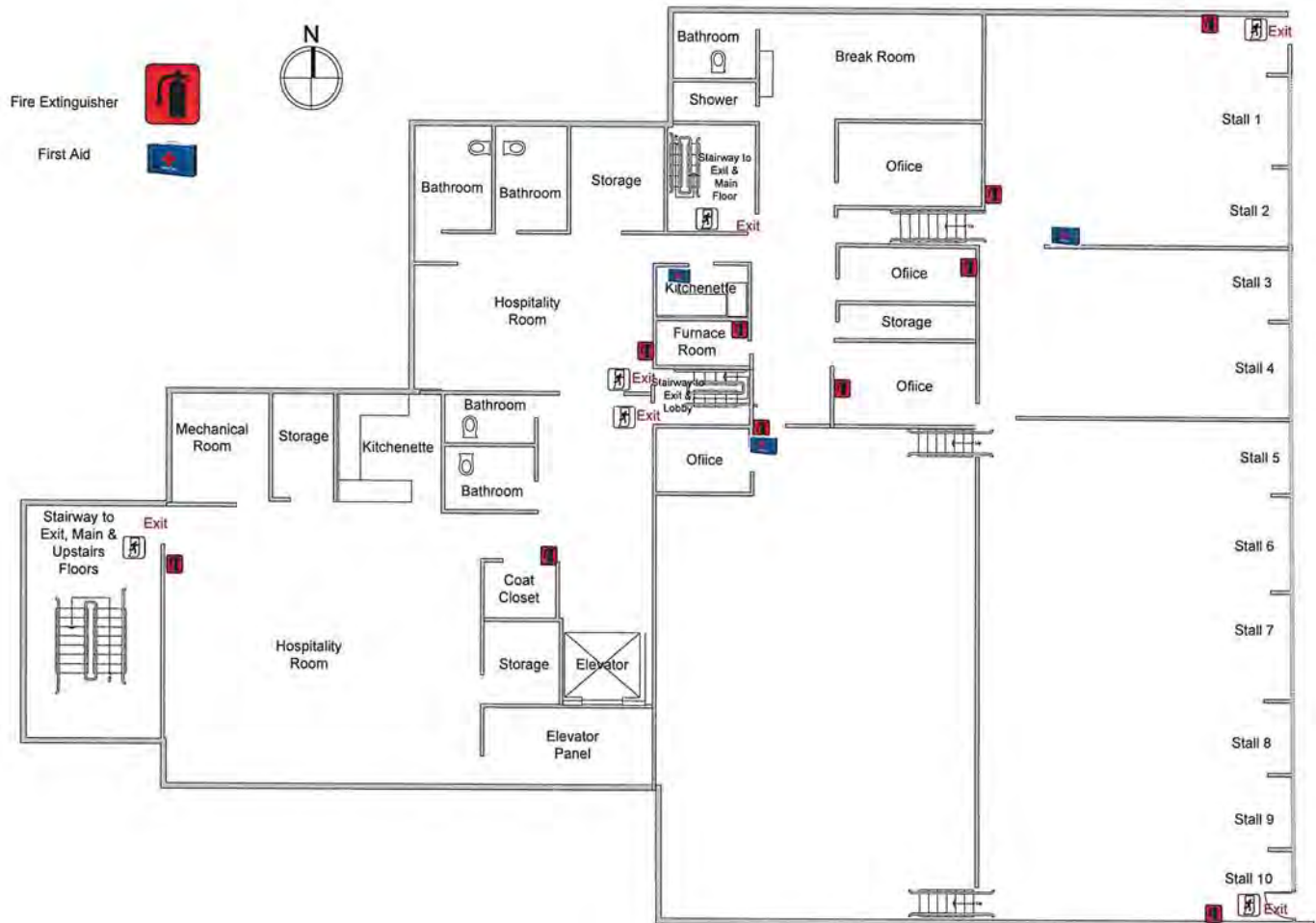
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LOWER LEVEL

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- 2 Large hospitality/meeting rooms - each with kitchenettes
- 4 Offices
- 5 Restrooms | 1 shower
- Warehouse/storage area with loading dock
- 10 OH Doors for indoor vehicle storage
- 1 wash bay with 2 stalls
- Charging stations for electric vehicles



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FOR SALE



PARCELS B & C

BISMARCK, ND 58503



OFFERING SUMMARY

Sale Price:	\$4,800,000
Lot Size:	342,752 SF
Building Size:	25,900 SF
Zoning:	PUD/CG

HIGHLIGHTS

- 1975 Original Construction: 7,200 SF
 - 2 OH Doors
 - Electric unit heaters | Spray foam insulation
- 2008 Major Addition: 18,700 SF
 - 7 OH Doors (6 vehicle storage | 1 wash bay)
 - Electric boilers for in-floor heat | Plenum Heat
 - Truck-bay side of building is climate controlled
 - Loading docks and drive-thru bay
 - Additional approx. 300 SF covered outdoor storage
- Fire detection, electronic security locks on doors, security cameras
- 1 Office / lounge
- 1 Restroom
- Overhead mezzanine storage
- Fenced Yard

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PARCELS B & C

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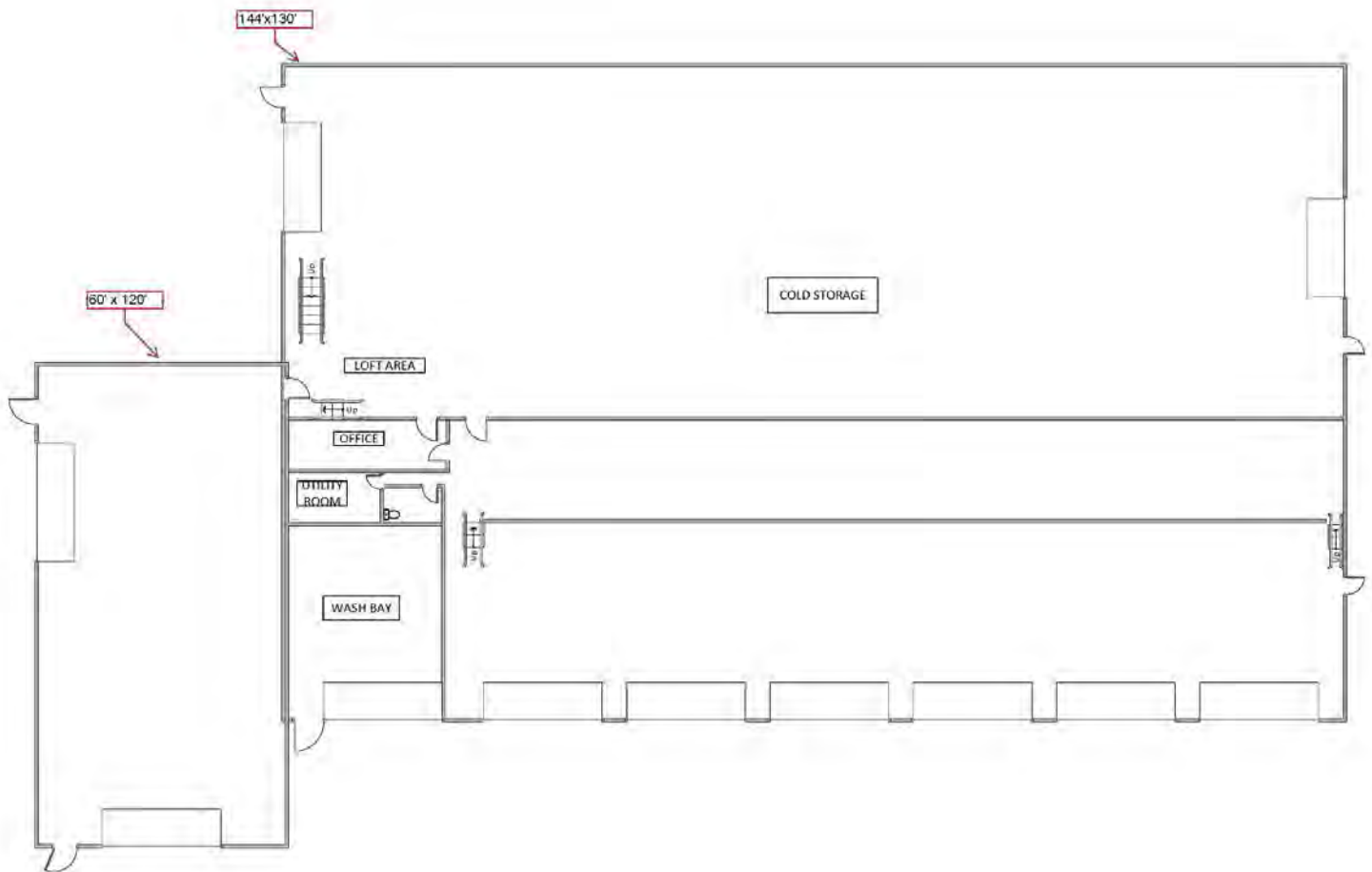
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SERVICE CENTER

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FOR SALE



PARCEL D

BISMARCK, ND 58503



OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	134,164 SF
Zoning:	PUD

HIGHLIGHTS

- Prime Commercial Site
- Great Views
- Excellent Visibility off of State Street and 43rd Ave

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FOR SALE



PARCELS E, F & G

BISMARCK, ND 58503



OFFERING SUMMARY

Sale Price:	\$700,000
Lot Size:	146,505 SF
Zoning:	CG/RT

HIGHLIGHTS

- Just off of State Street and 43rd Ave
- Great commercial site in growing North Bismarck

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ELEVATIONS

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AREA BUSINESSES

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