

**Shop / Warehouse / Office Facility**  
**4010 Rifle Range Rd – Bismarck ND**

- Sale Price  
**\$2.5 Million**
- Main Building  
**8,800 sf**
- Heated Storage Building  
**7,688 sf**
- Lot size is 10.82 acres
- Zoned MA  
**Light Industrial**
- Taxes are \$9,284
- No Special Assessments

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Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the information through personal inspectors or with appropriate professionals.



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## 4010 Rifle Range Dr

- **Potential Uses**
  - Light Manufacturing
  - Distribution
  - Construction Company
  - Wholesale
  - Storage Complex
  - Trucking / Transportation Facility
  
- **Great Access to**
  - Northern Plains Commerce Center
  - Bismarck Expressway
  - I-94
  - Bismarck Municipal Airport
  - Industrial areas in South & East Bismarck
  
- **Building sizes**
  - Main 'Anderson Western' bldg is 110' X 80'
  - Heated storage unit bldg is 124' X 62'
  
- **Lot Size**
  - 4010 rifle Range Drive is 471,360 sf or 491' X 960'
  - 1801 Aviation Dr is 11,333 sf or .26 acre
  
- **Year Built**
  - Office shop area built in 1998
  - Heated storage built in 2002
  
- **Built by Industrial Contractors**
  
- **1000 gallon underground propane tank**
  
- **Property has well and drain field**
  
- **Deluxe office area (floor plan attached)**
  
- **Heated shop with floor drains**
  
- **Rental income from storage units is approximately \$11,000 per year**
  - No income from large Unit #1 or #13 – occupied by owner

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4010 Rifle Range Dr

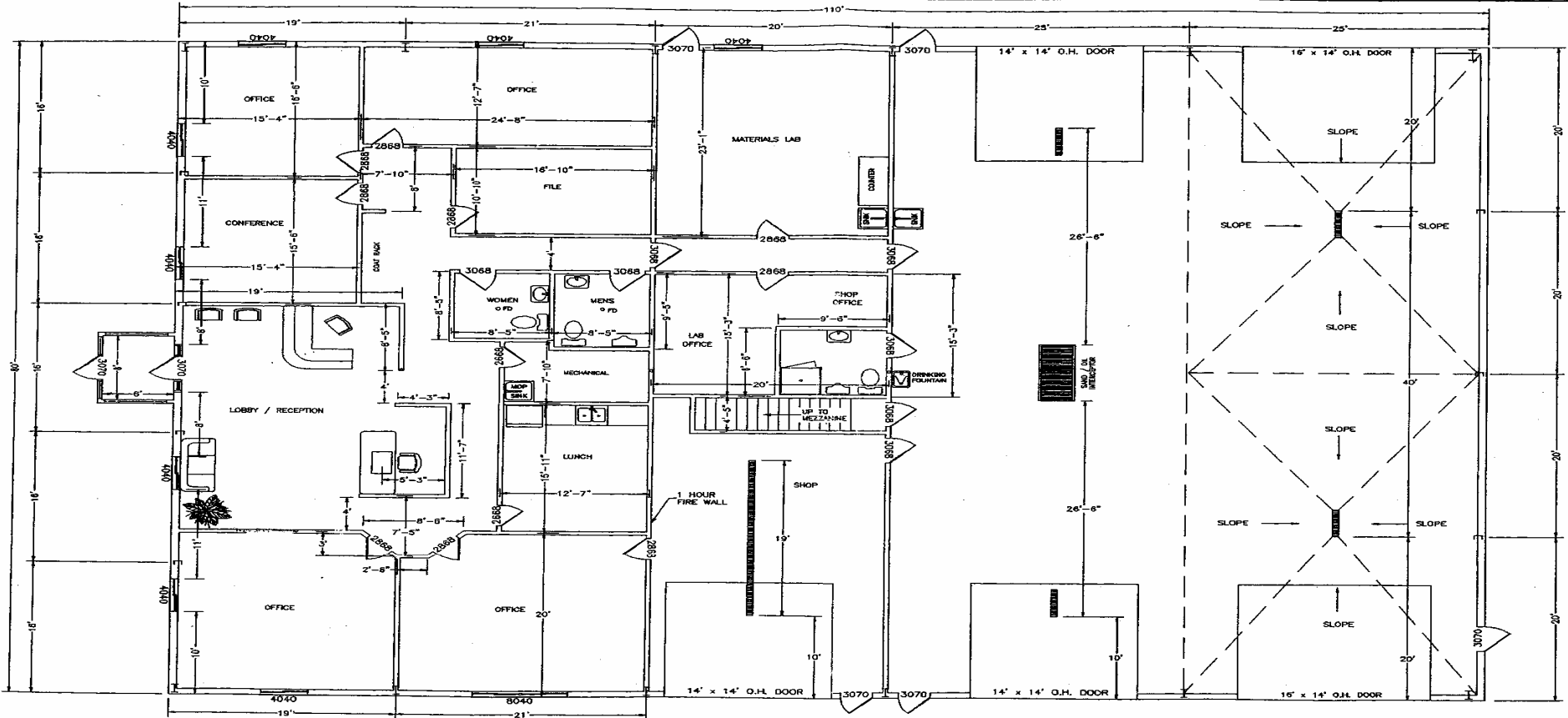


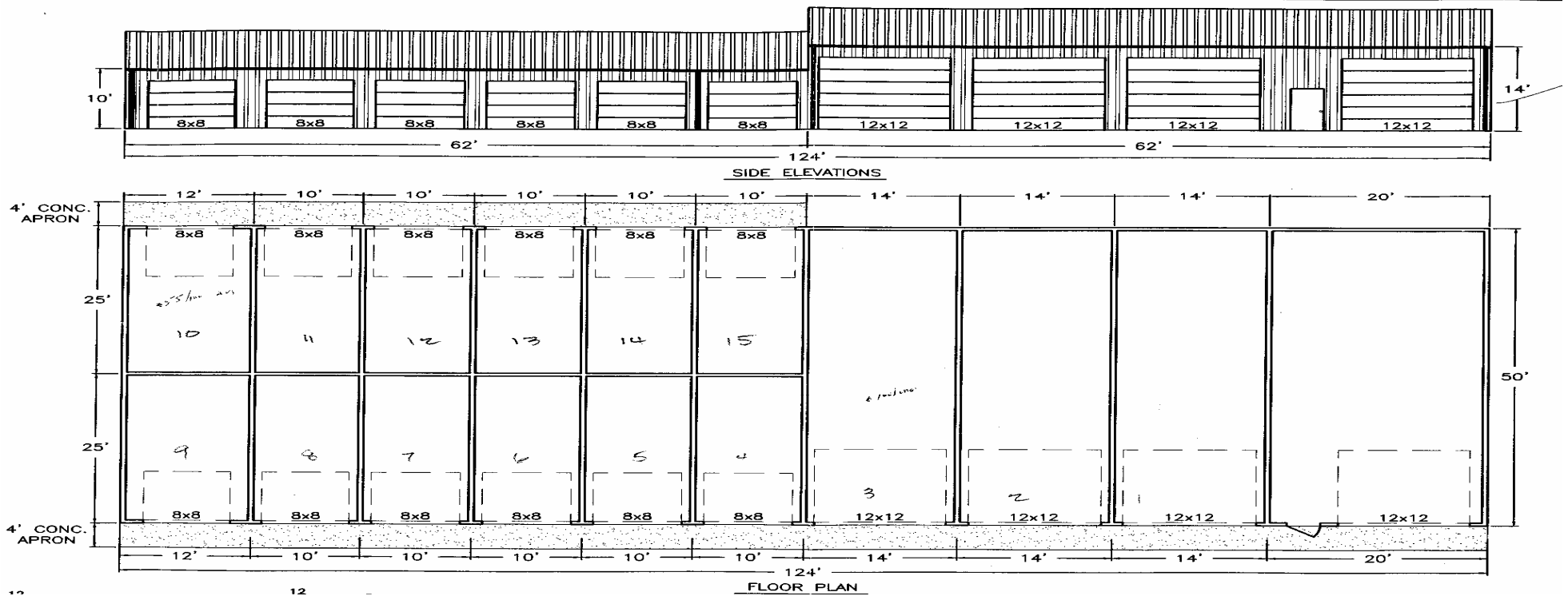
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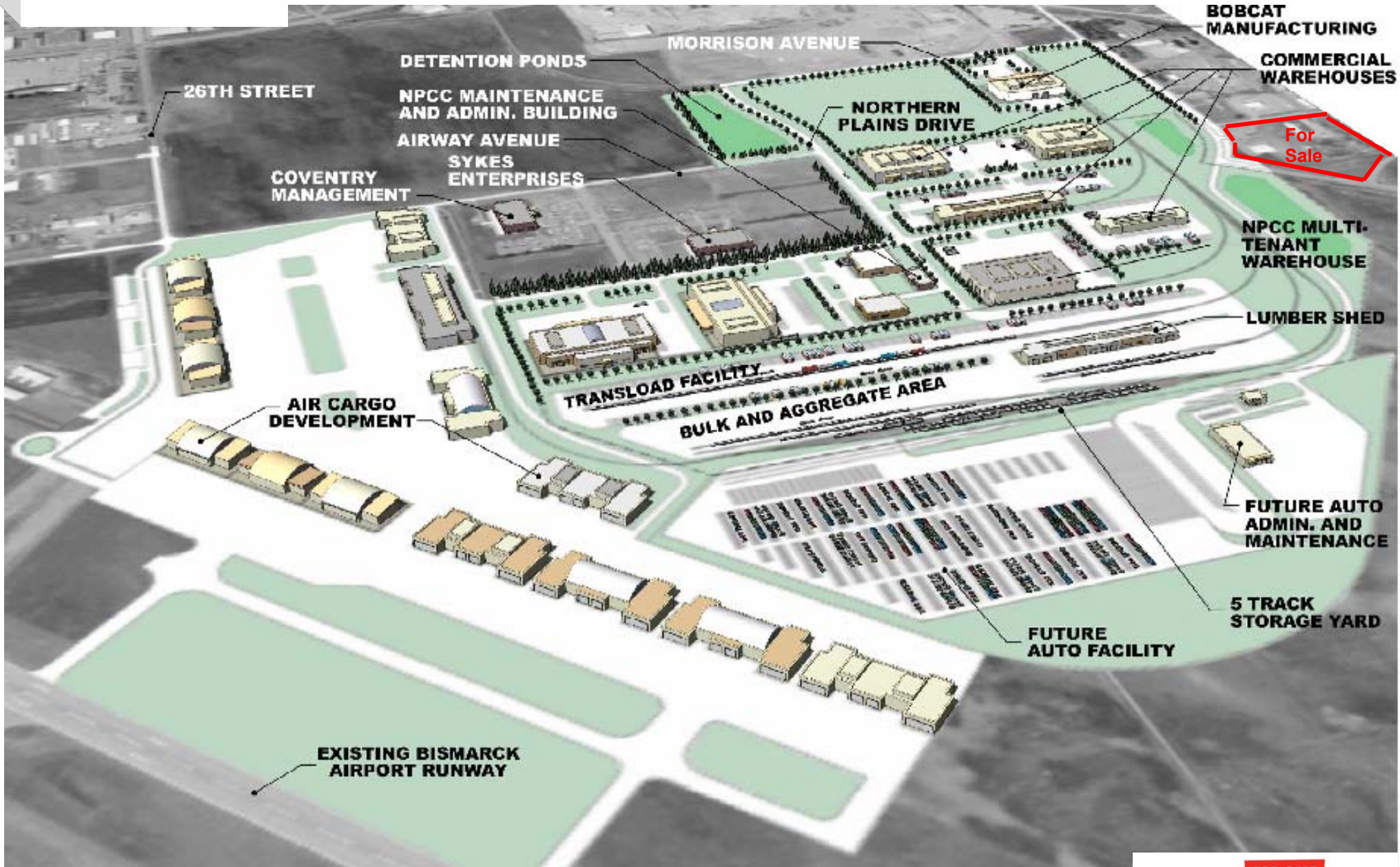
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4010 Rifle Range Dr





4010 Rifle Range Dr  
NPCC Adjacent



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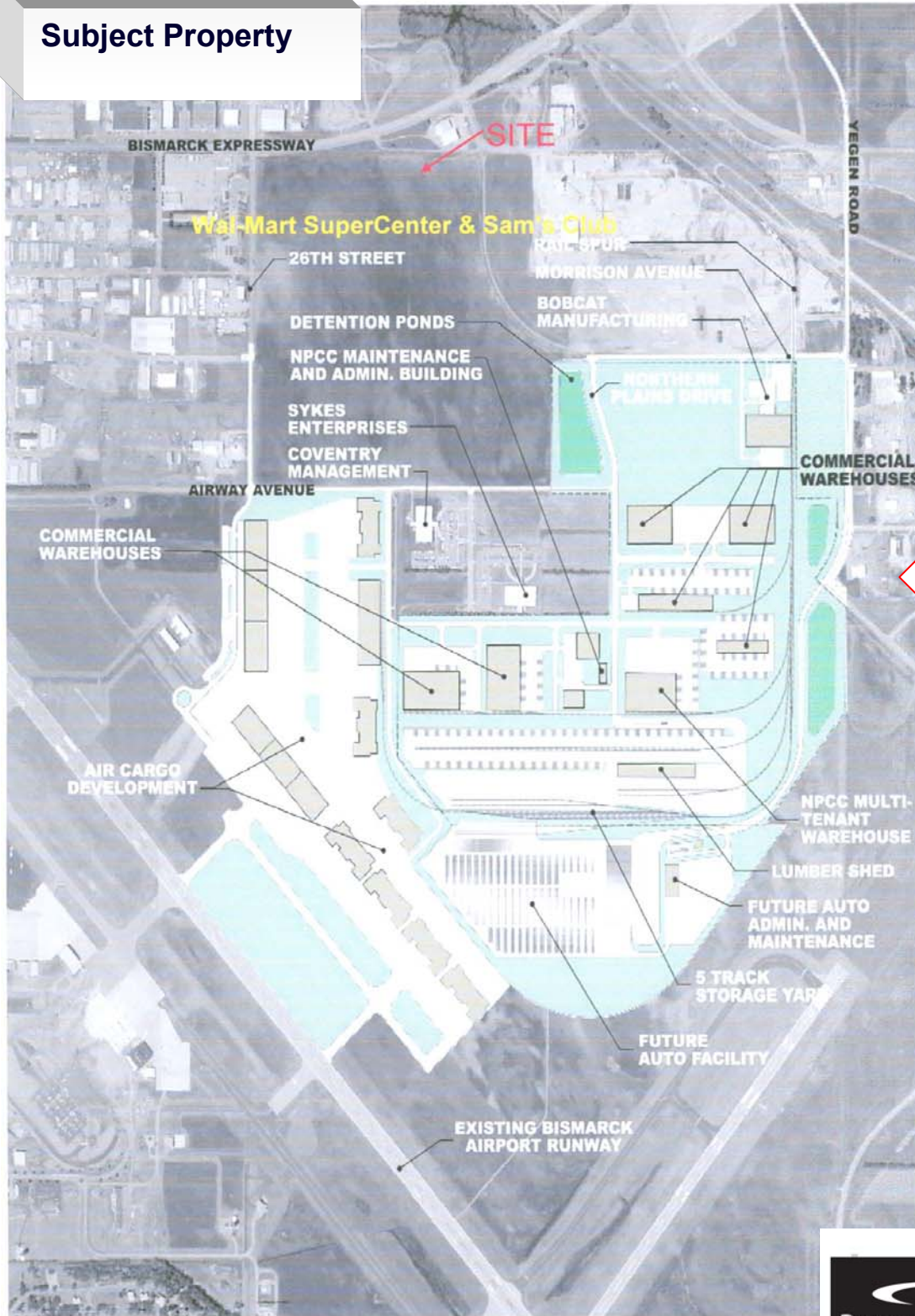




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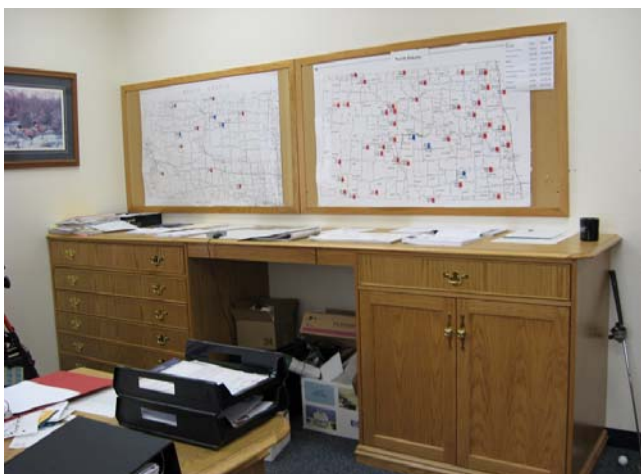
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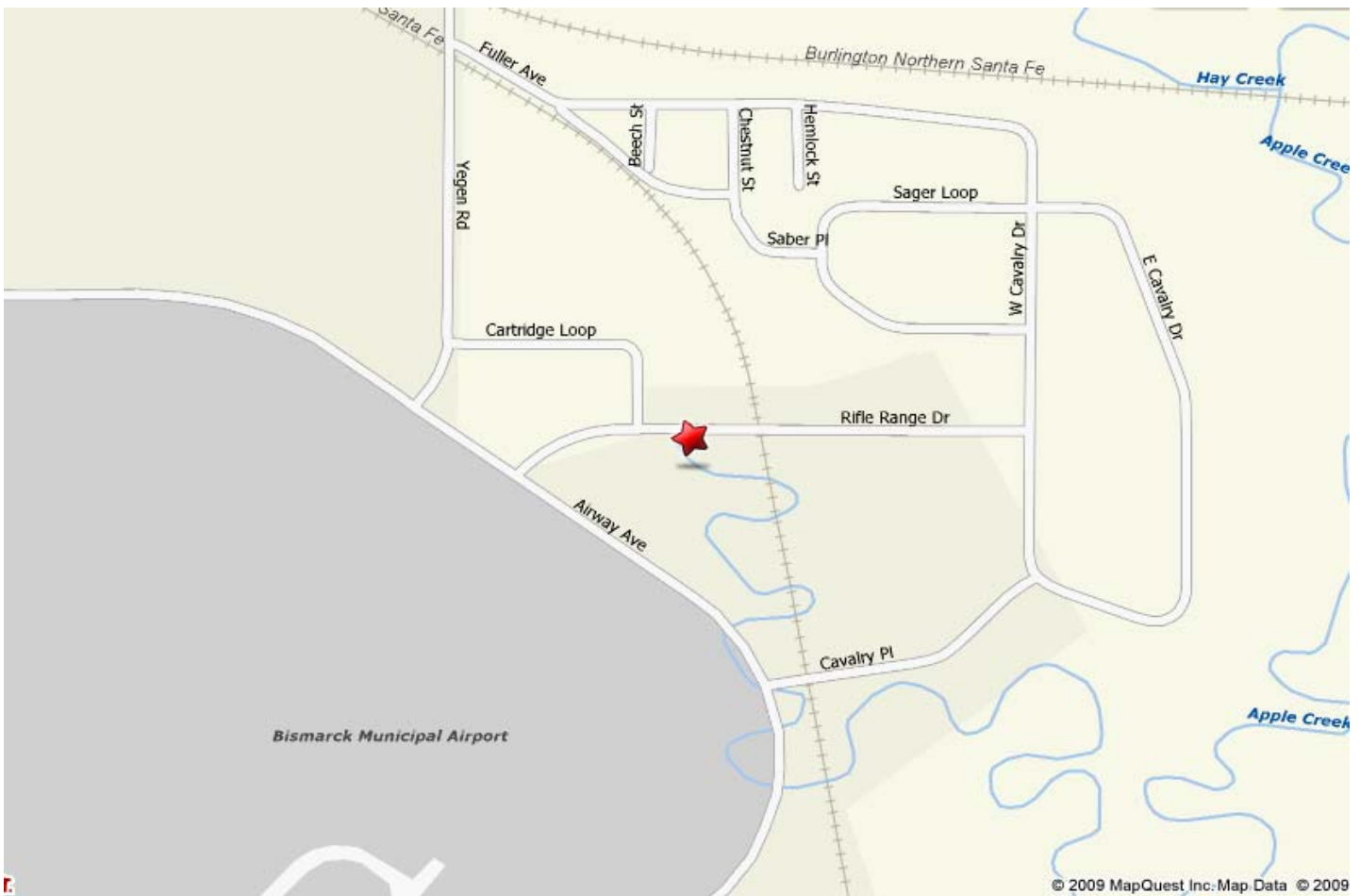
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**4010 Rifle Range Dr** ★



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## ABOUT BISMARCK-MANDAN

The Bismarck MSA's estimated 2008 population is 105,000 up from 94,719 as recorded by the 2000 Census.

Bismarck jumps to #15 on 'Best Performing Cities Index'

One of the 'Best Places to Live' according to Money Magazine

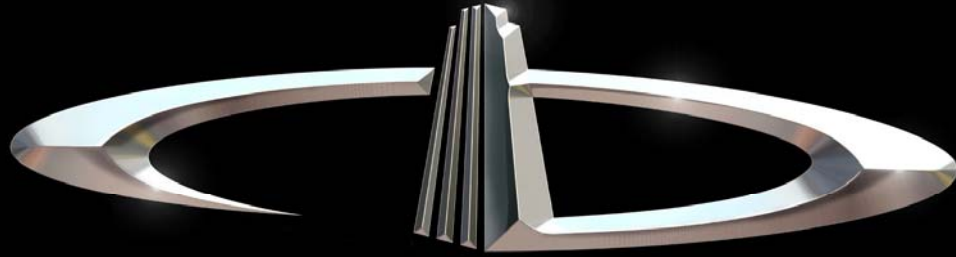
Top five of 'Best Smaller Metro Areas for Business and Careers according to Forbes Magazine

### What's being said about Bismarck-Mandan:

- #1 Most Secure Place to Live – Farmers Insurance
- #1 Least Stressful Small City – Sperling's Best Places
- #2 Safe & Trusting Community – Harvard University
- #2 Best Small Places for Business and Careers – Forbes, April 2007
- #3 Safest Metro Area in America – Morgan Quinto
- #16 Best Small Metro in Which to do business – Inc. magazine

### Retailers that joined or expanded in Bismarck-Mandan recently

- |                     |                          |
|---------------------|--------------------------|
| ✓ 2 CVS Stores      | ✓ Coldwater Creek        |
| ✓ 2 Super Wal-marts | ✓ Johnny Carinos         |
| ✓ Sam's Club        | ✓ Furniture Row          |
| ✓ Kohl's            | ✓ Tractor Supply Company |
| ✓ Lowe's            | ✓ Dollar Tree            |
| ✓ Target            | ✓ Family Dollar          |
| ✓ Best Buy          | ✓ Scheel's Sports        |
| ✓ TJ Maxx           | ✓ Shoe Carnival          |
| ✓ PetSmart          | ✓ Lane Bryant            |
| ✓ Old Navy          | ✓ Tuesday Morning        |
| ✓ David's Bridal    | ✓ Dress Barn             |
| ✓ Olive Garden      | ✓ Ruby Tuesdays          |



# DANIEL COMPANIES

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Serving commercial real estate customers with unmatched market knowledge, experience, and well-deserved reputation for integrity.

They know the Bismarck-Mandan commercial real estate market better than anyone. This powerful team delivers powerful results



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