

3205

EAST THAYER

AVENUE

FOR SALE/LEASE



CBRE

**3205 EAST THAYER AVENUE
BISMARCK, NORTH DAKOTA 58501**

SUMMARY



3205 E Thayer Avenue presents a unique opportunity to acquire a highly functional infill industrial facility totaling 48,740 SF in Bismarck, North Dakota. Originally constructed in 1973 and with renovations in 2018. The facility features three dock-high loading positions and clear heights ranging from 18' - 23', creating a turnkey solution for logistics, warehousing, and operations alike.

Strategically positioned with immediate access to Interstate 94 via the Bismarck Expressway, the facility serves as a connectivity hub for regional and national distribution networks. The infill location supports service-based businesses requiring proximity to rooftops and fleet deployment.

The site is available for sale or lease & currently has a short-term, 12,000 SF lease in place. Buyers may elect for the lease to be assigned or terminated, offering flexibility of immediate income or full building availability.

Offering

AVAILABLE FOR SALE:

PRICE: \$3,000,000

- TOTAL SF: 48,740
- OFFICE SF: 5,080

AVAILABLE FOR LEASE:

PRICE: SUBJECT TO OFFER

- WAREHOUSE: 31,660 SF
- OFFICE: 5,080 SF





Rare Infill Industrial Offering

Highly functional asset in Bismarck, ND, offered at a discount to replacement cost



Dock-High Loading Doors

Three dock-high doors for efficient freight handling



Immediate Interstate Connectivity

Direct access to I-94 via the Bismarck Expressway, enabling seamless regional and national distribution



Turnkey Operational Functionality

Existing infrastructure reduces time-to-service and capital outlay for occupiers



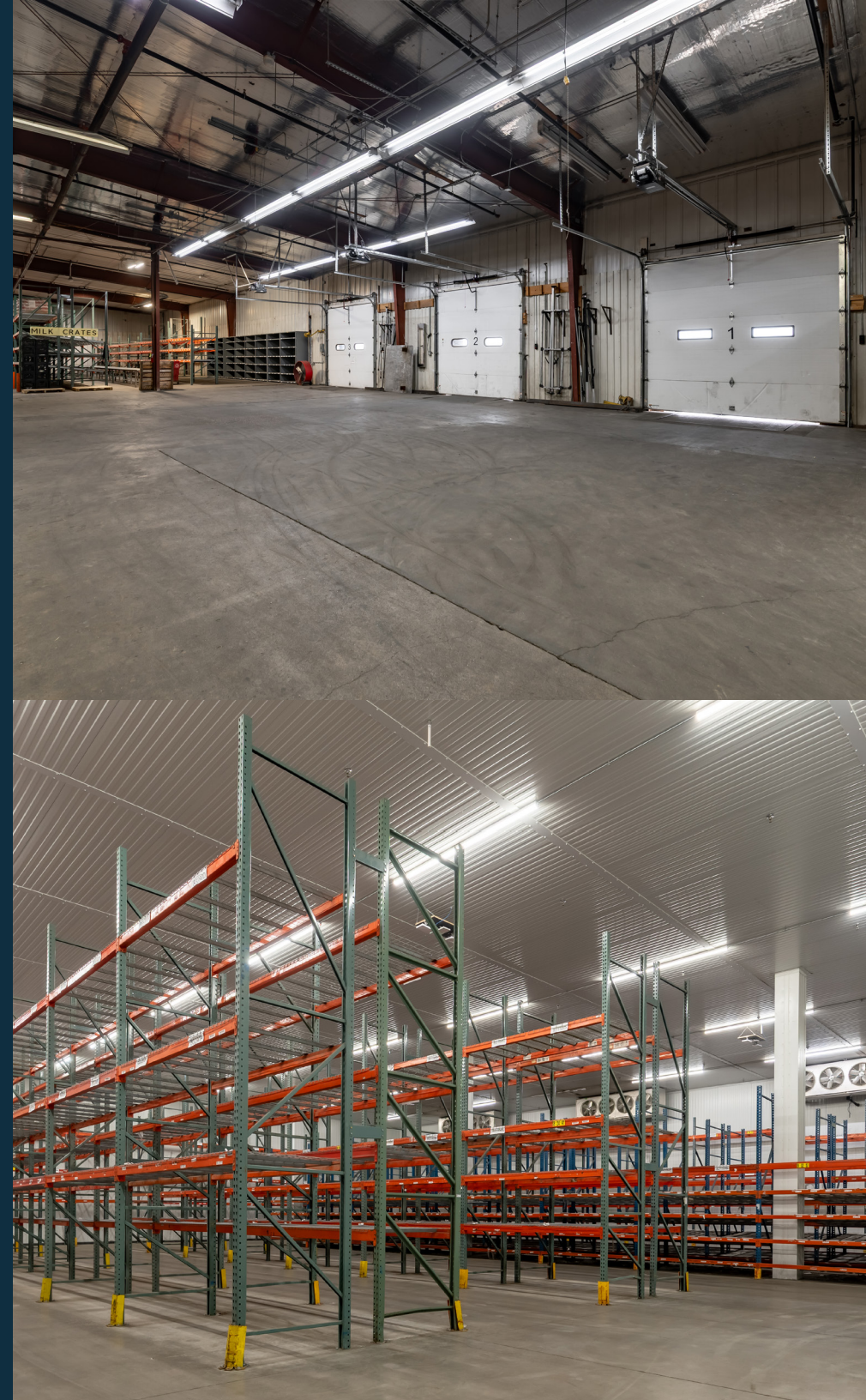
Scarcity of Comparable Product

Functional infill industrial space with dock-high loading is extremely limited in the Bismarck/Mandan market



Racking Available

Flexible and open racking area for backstock, excess inventory, or other storage needs



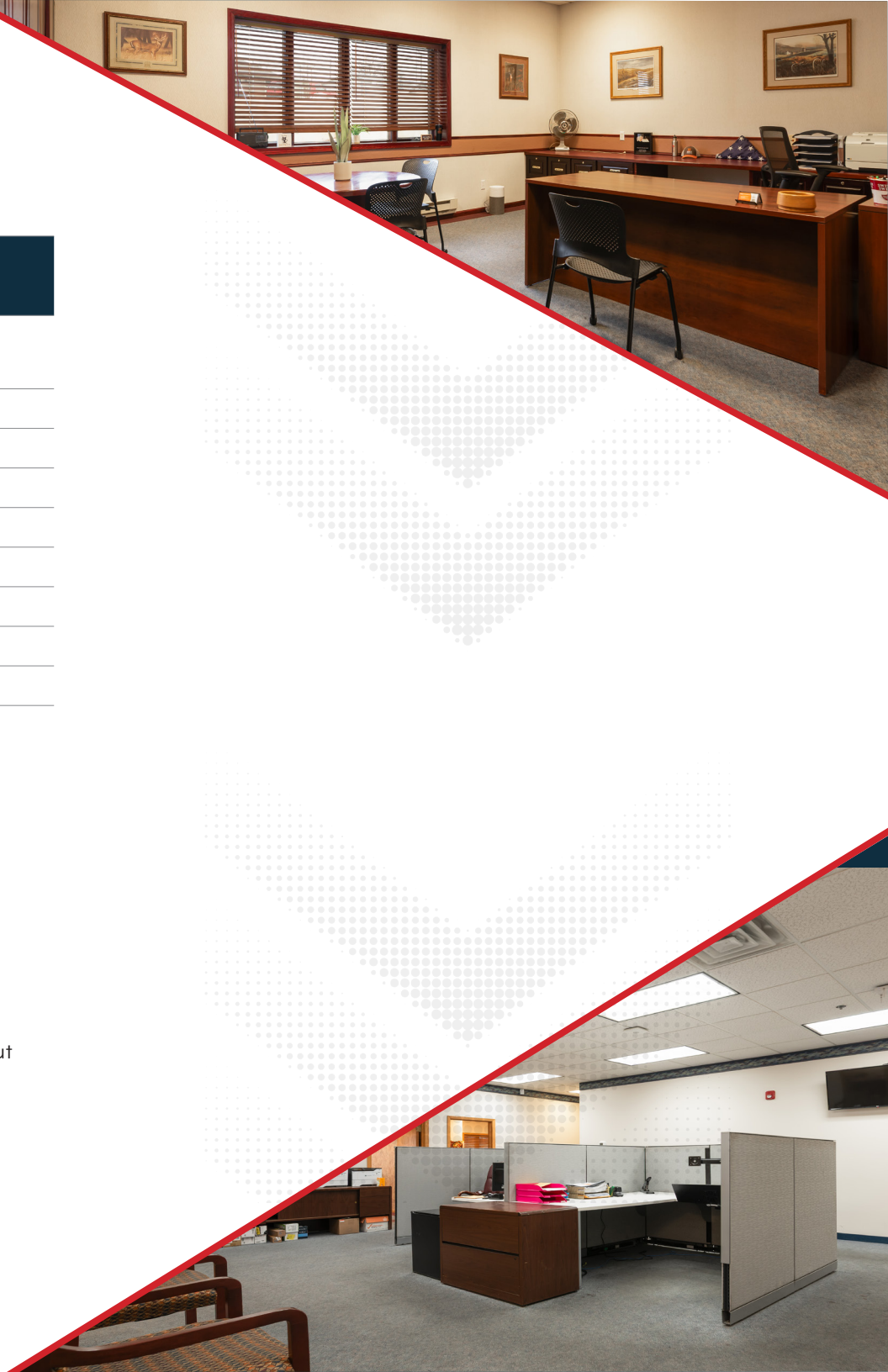
PROPERTY OVERVIEW

3205 East Thayer Ave, Bismarck, ND 58501

LEASE RATE	CONTACT FOR MORE INFO
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WAREHOUSE SF	31,660
OFFICE SF	5,080
CONSTRUCTION	Metal w/ Steel Frame
YEARS BUILT RENOVATED	1973 2018
LOADING AREA	3 Dock-Doors
CLEAR HEIGHT	18' - 23'
LAND AREA (ACRES)	2.09
ZONING	Light Industrial
PARCEL NUMBERS	0655-008-010

FEATURES / COMMENTS	• One OH Door 12' x 14' • Second OH door accessible by removing warehouse office • Exposed Wet Sprinklers • 16' Tall x 8' Wide Pallet Racking • Radiant Propane Heaters • Multiple Reznor Heaters • Shipping Reciving Office • Warehouse Restrooms • Alarm / Surveillance System Throughout • Fans Throughout • Mechanical Dock Levelers
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KEY LOCATION BENEFITS

Bismarck is North Dakota's capital city, creating a strategic hub for commerce and distribution in the Upper Midwest. The region benefits from exceptional highway connectivity, anchored by Interstate 94, which runs east-west from Montana to Michigan and links Bismarck directly to major markets such as Billings, Minneapolis, Milwaukee, Chicago, and Detroit. Complementing this is U.S. Highway 83, a north-south corridor stretching from Canada to the Gulf of Mexico, providing direct access to national supply chains and key distribution routes across North America.

The city's multimodal infrastructure further enhances its appeal. Bismarck Airport offers daily flights to major hubs including Minneapolis/St. Paul, Denver, Dallas/Fort Worth, and Chicago, with additional service to leisure destinations through Allegiant Airlines. Rail service from Burlington Northern Santa Fe Railway and Dakota Missouri Valley Western Railroad ensures reliable freight movement nationwide. Positioned along the Missouri River and nearly equidistant from Los Angeles and New York City, Bismarck delivers a central location with world-class transportation options, making it an ideal base for logistics, distribution, and service-oriented operations.

BURLEIGH COUNTY OVERVIEW

Market Vacancy	1.2%
Bismarck Population 2024	77,772
Population (Burleigh County) 2024	103,107
Change	+1.6%
Median HH Income (Burleigh County)	\$84,948
Median HH Income (North Dakota)	\$75,949
Unemployment Rate (Burleigh County) Sept. 2025	2.00%
Unemployment Rate (North Dakota) Sept. 2025	2.20%
Taxable Sales (Jan-Mar 2025)	\$388,200,000
YoY Change	+\$6,900,000

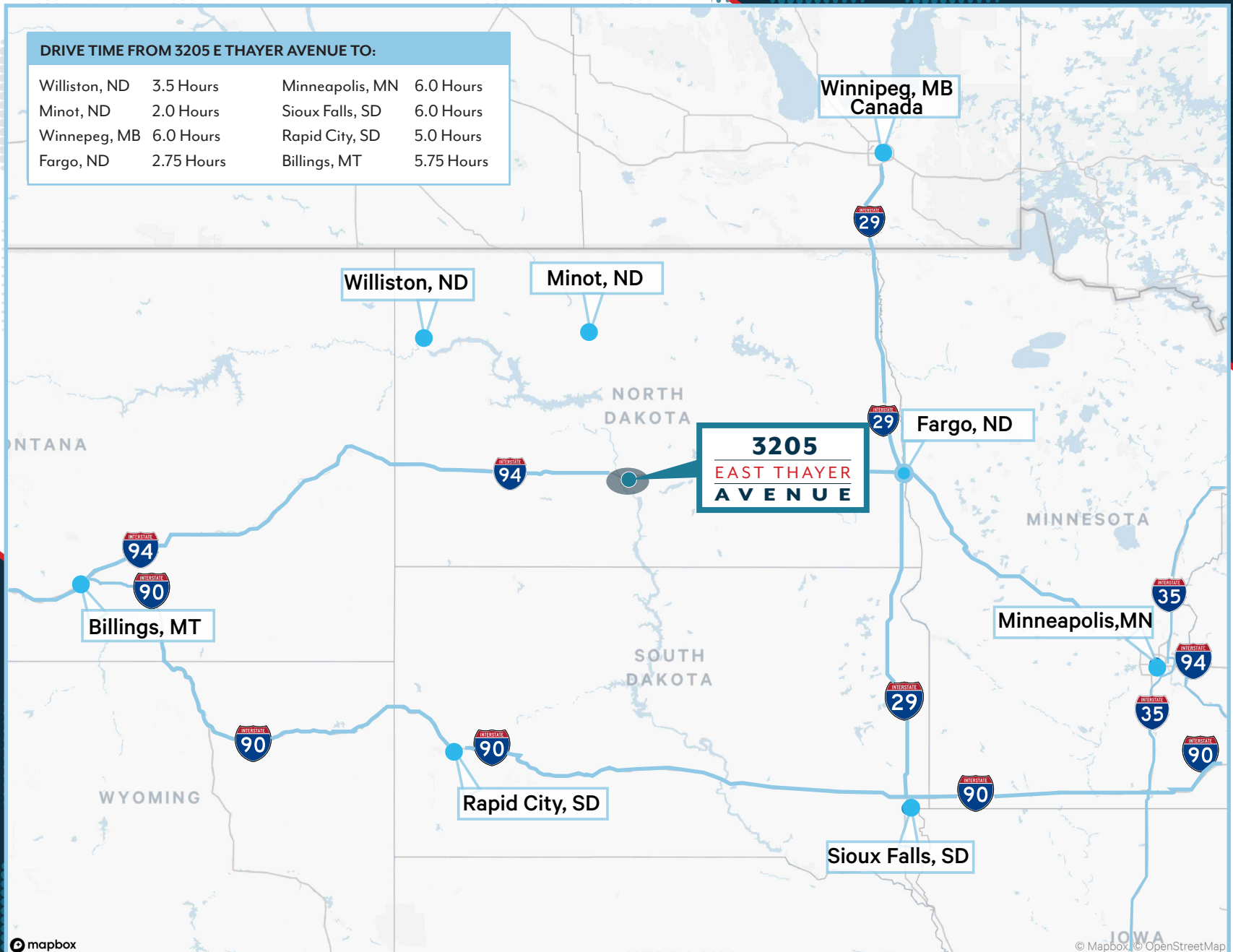
MAJOR EMPLOYERS



LOCATION MAP



CONNECTIVITY





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