



KOSCIOLEK RENTALS SUITE C

3321 4th Avenue South , Fargo, ND 58103



TONY PAUL

701.446.7731

tony.paul@jbccommercial.com

OFFICE/WAREHOUSE SPACE FOR LEASE



KOSCIOLEK RENTALS SUITE C

3321 4th Avenue South , Fargo, ND 58103



Suite C Front Entrance

OFFERING SUMMARY

Lease Rate:	\$9.00 PSF
Available SF:	6,000 SF
Zoning:	Commercial
Lot Size:	2.813 Acres

Tenant Expenses:	Heat Air Conditioning Electric Garbage Janitorial Building Maintenance & Repair (in unit)
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Owner Expenses:	Water/ Sewer Building Maintenance & Repair (exterior) Snow Removal & Lawn Care Taxes Insurance (building & liability)
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PROPERTY OVERVIEW

Suite C consists of approximately 6,000 SF. Adequate parking. Easy access to 13th Ave and Interstate.



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