

Western Polymer Property

2250 Mill Rd, Grand Forks, ND



PROPERTY HIGHLIGHTS

- Zoned I-2 Heavy Industrial Property with Quality Offices
- Fenced, Secure Yard Area
- Rail-Spur with Direct access Door and Ramp
- 6 Various Sized Drive-in Doors
- 1 Dock Door
- Material-transfer Leg
- Very Heavy Power-480 V 3-Phase 1,600 Amps
- Floor Drains
- City Water and Sewer
- Indoor Dock High Loading w/ Forklift Ramp

PROPERTY DESCRIPTION

Very Rare, High-Quality +/-50,500 SF Industrial Property w/ Rail-Spur

OFFERING SUMMARY

Sale Price	\$2,000,000
Lot Size	+/-4.41 Acres
Building Size	+/-50,500 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	2,872	\$48,023
10 Miles	92,520	\$56,951
30 Miles	107,526	\$59,947

[VIEW PROPERTY VIDEO](#)

Michael Houge, CCIM, SIOR

C: 701 645 1057

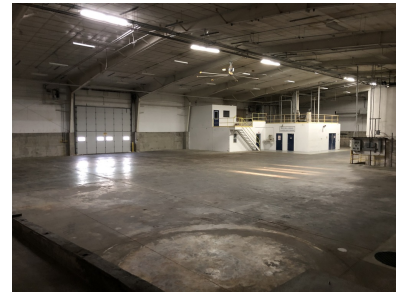
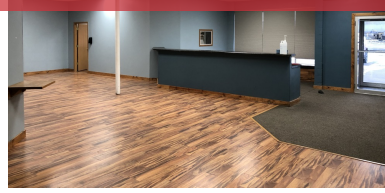
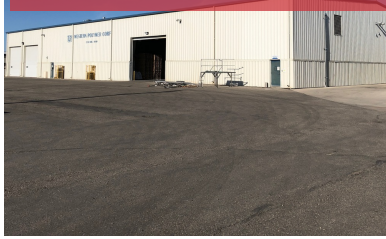
michael@nailegacy.com



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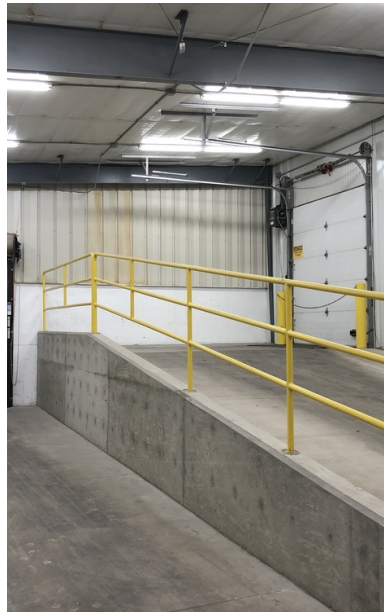
3600 American Blvd W, Suite 360
Bloomington, MN 55431
612 383 2590 tel
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50,500 SF | Industrial Property
Western Polymer Building
2250 State Mill Rd



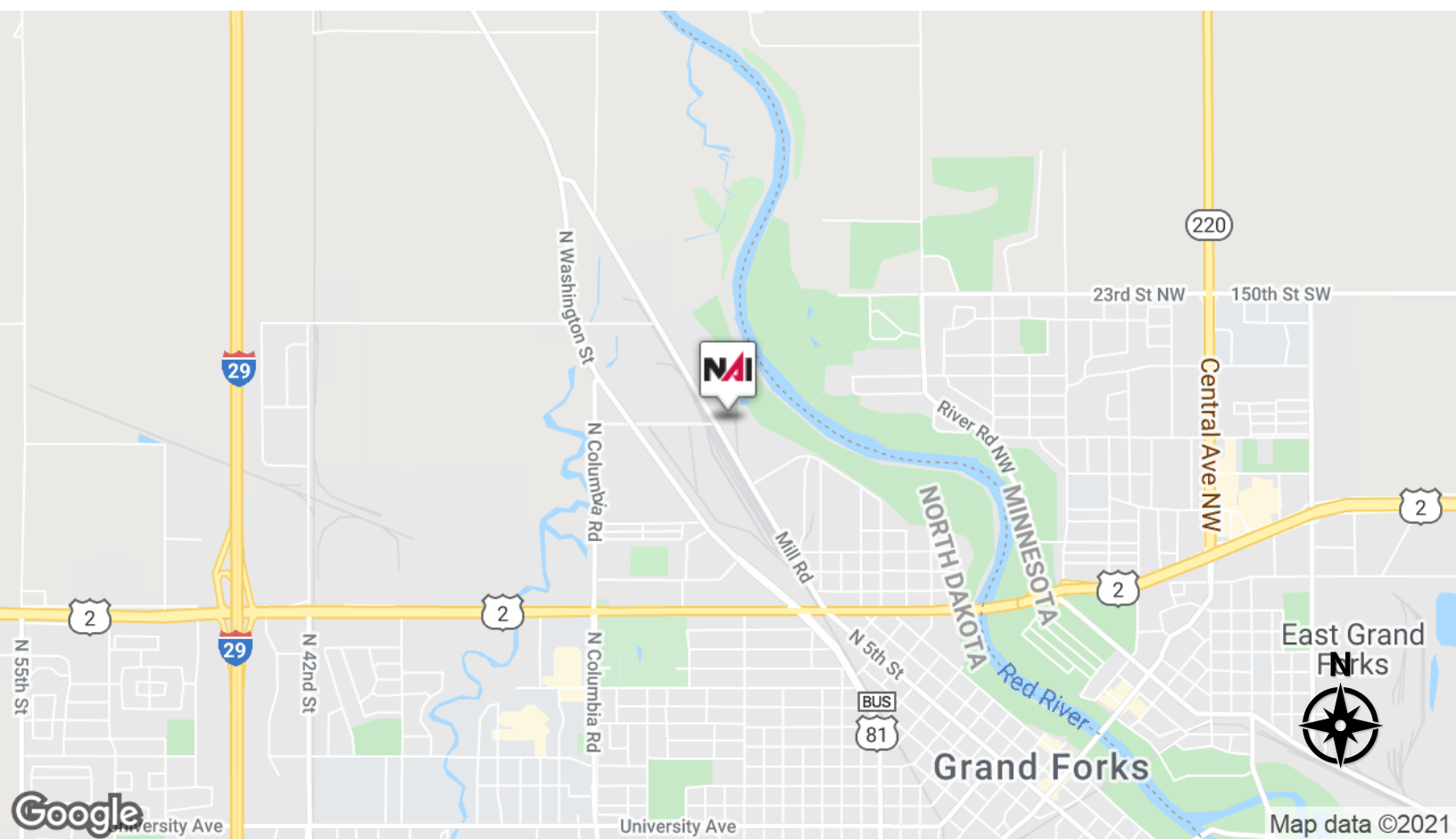
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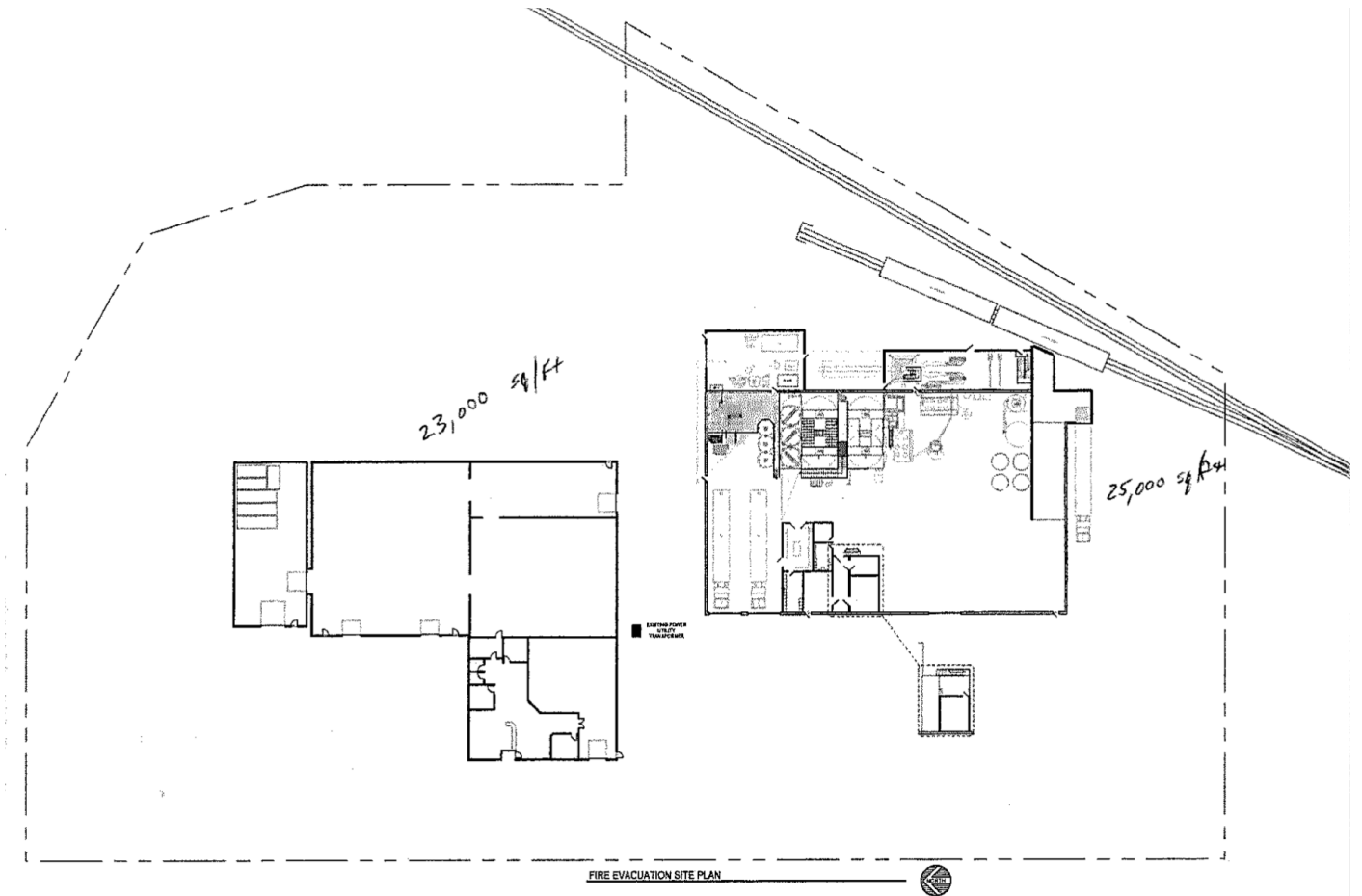
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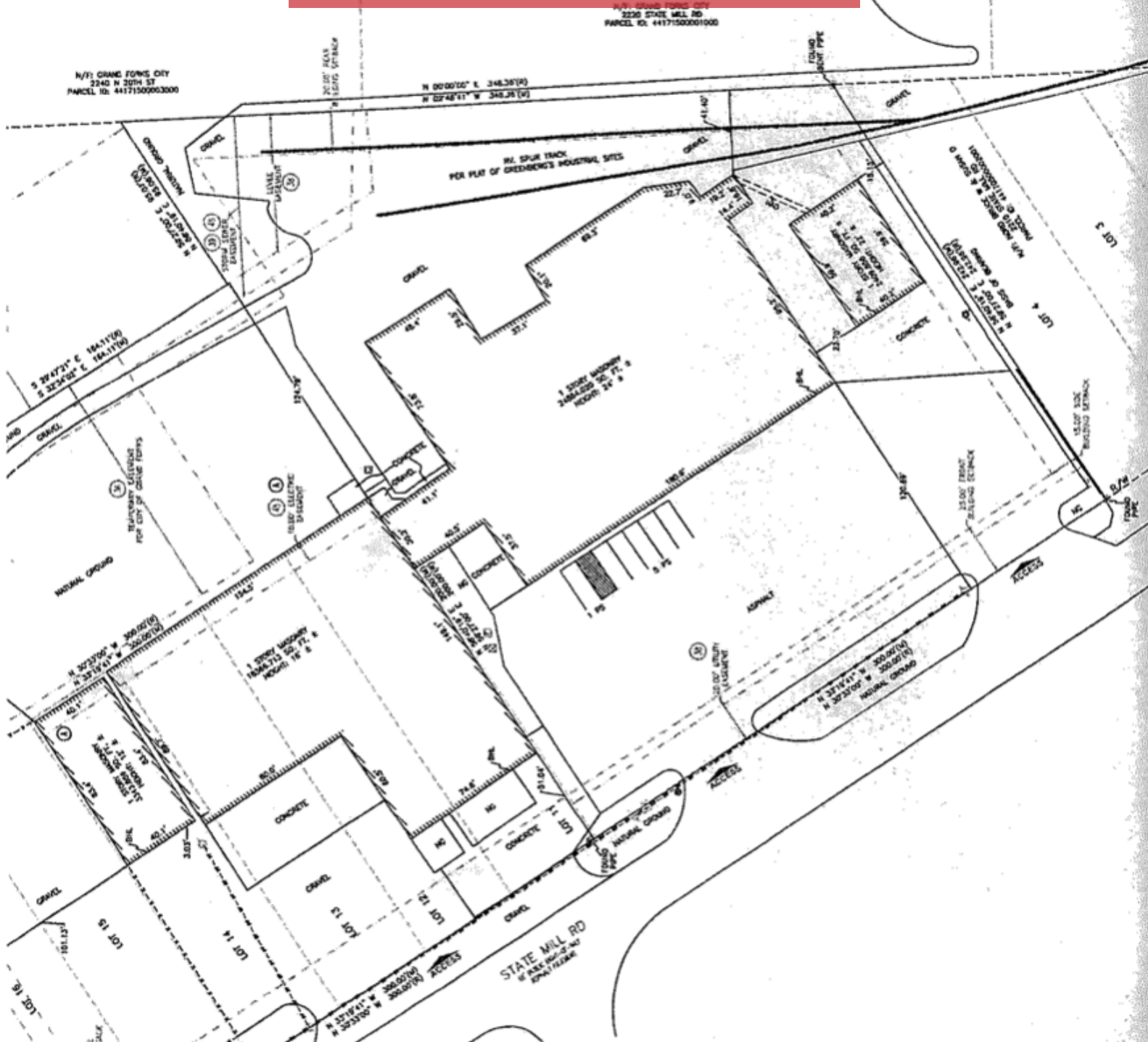
Floor Plan
Western Polymer Property
2250 State Mill Rd



FIRE EVACUATION SITE PLAN

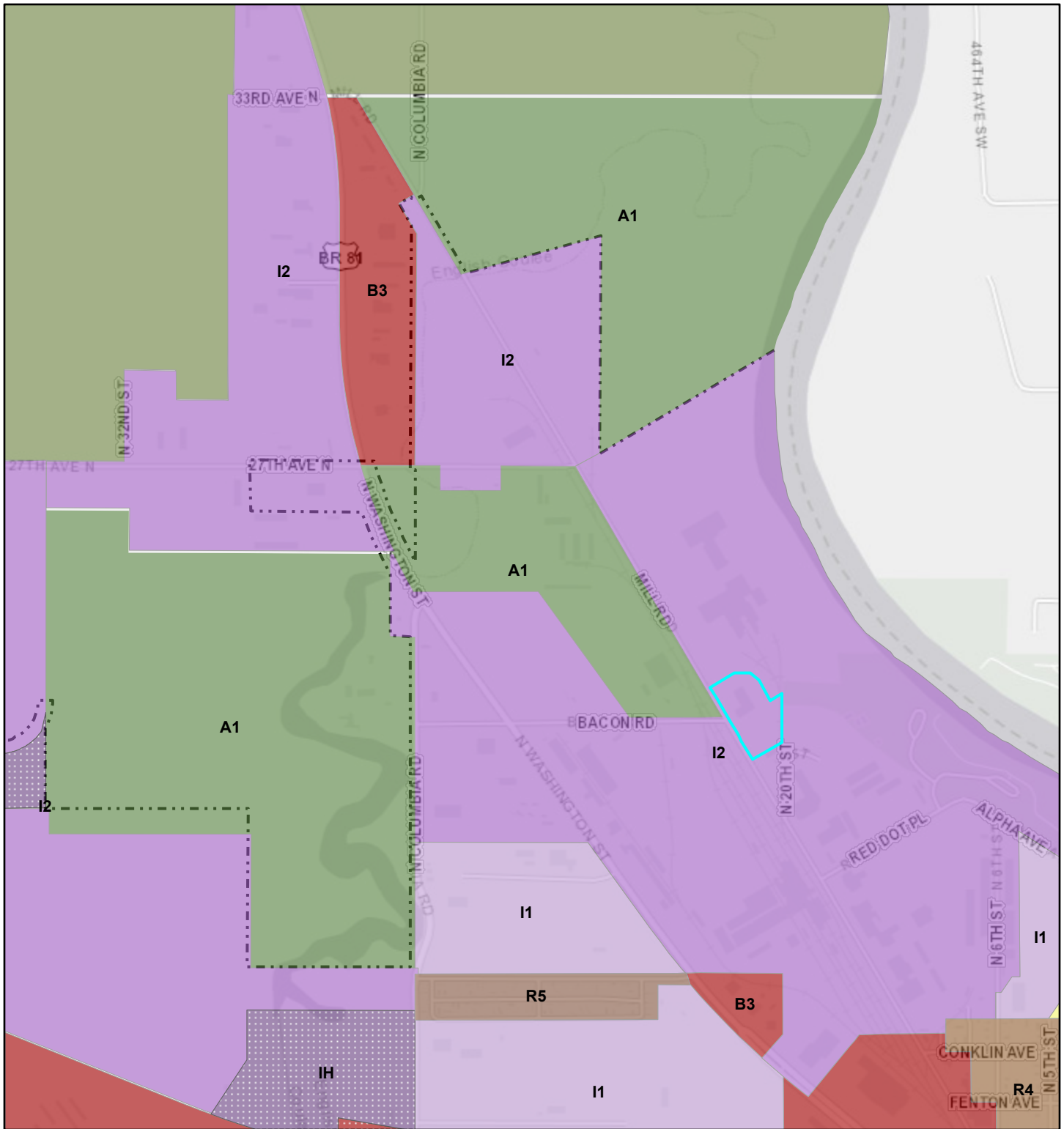


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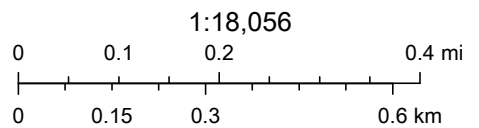
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City of Grand Forks Zoning



3/4/2021, 3:53:13 PM

Zoning Code	I1	R5	
A1	I2	IH	City Limits
A2	R2		Road Labels
B3	R4		Address Labels
C			



State of North Dakota, Esri, HERE, City of Grand Forks GIS

2020 Grand Forks County Real Estate Tax Statement

Statement No: 19647

Parcel Number
44-1705-00011-001

Owner
INGREDION INCORPORATED

Jurisdiction
Grand Forks City

Physical Location
2250 STATE MILL RD
GRAND FORKS

2020 TAX BREAKDOWN

Net consolidated tax	27,825.15
Plus: Special Assessments	<u>0.00</u>
Total tax due	27,825.15
Less: 5% discount, if paid by February 15, 2021	<u>-1,391.26</u>
Amount due by February 15, 2021	<u>26,433.89</u>

Acres: 0

Legal Description

Subdivision: GREENBERG'S INDUSTRIAL SITES
2250 STATE MILL RD
LOTS 11 THRU 16, BLK 1 & LOT B (REPLAT
OF LOTS 5 THRU 10 BLK 1 & BLK 2) BLK 3

Or pay in two installments:

Payment 1: Pay by March 1, 2021	13,912.58
Payment 2: Pay by October 15, 2021	13,912.57

Legislative tax relief

(3-year comparison)	2018	2019	2020
Legislative tax relief	<u>13,023.93</u>	<u>12,823.46</u>	<u>12,882.11</u>

**** See Penalty Chart on back of statement ****

Tax distribution (3-year comparison):

	2018	2019	2020
True and Full Value	1,745,600	1,751,000	1,751,000
Taxable Value	87,280	87,550	87,550
Less: Homestead credit	0	0	0
Disabled Veterans credit	<u>0</u>	<u>0</u>	<u>0</u>

Net Taxable Value	<u>87,280</u>	<u>87,550</u>	<u>87,550</u>
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Total mill levy	<u>315.880</u>	<u>320.870</u>	<u>317.820</u>
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Taxes By District (in dollars):

City	8,625.04	8,638.56	8,568.52
Park	3,409.16	3,414.46	3,343.52
County	6,731.01	6,924.33	6,806.15
School	8,553.44	8,842.54	8,837.28
Soil Conservation	76.80	97.18	94.56
State	87.28	87.55	87.56
Garrison Diversion	<u>87.28</u>	<u>87.55</u>	<u>87.56</u>

Consolidated tax	<u>27,570.01</u>	<u>28,092.17</u>	<u>27,825.15</u>
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Net effective tax rate	<u>1.58%</u>	<u>1.60%</u>	<u>1.59%</u>
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*** NOTE: If your mortgage company currently pays real estate taxes for this property, this statement is for your records and a copy will be provided to your mortgage company upon their request.*

FOR ASSISTANCE, CONTACT:

Office Grand Forks County Treasurer
151 S 4th St. S101
Grand Forks, ND 58201

Phone: 701.780.8292

Website: www.gfcounty.nd.gov

2020 Grand Forks County Real Estate Tax Statement

Your canceled check is your receipt for your payment.
Receipt issued upon request.



44-1705-00011-001

Parcel Number 44-1705-00011-001

Total tax due	27,825.15
Less: 5% discount	<u>-1,391.26</u>
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Or pay in two installments (with no discount):

Payment 1: Pay by March 1, 2021	13,912.58
Payment 2: Pay by October 15, 2021	13,912.57

MAKE CHECK PAYABLE TO:

INGREDION INCORPORATED
5 WESTBROOK CORPORATE CENTER
WESTCHESTER IL 60154

Grand Forks County Treasurer
P.O. Box 5638
Grand Forks, ND 58206-5638
Phone: 701.780.8292

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5% DISCOUNT ON THE CONSOLIDATED TAX WILL BE ALLOWED IF TOTAL STATEMENT IS PAID IN FULL ON OR BEFORE FEBRUARY 15th.
 FIRST PAYMENT CONSISTS OF ONE HALF OF THE CONSOLIDATED TAX AND FULL AMOUNT OF THE YEARLY INSTALLMENT OF SPECIAL ASSESSMENTS.
 AS SHOWN ON THE STATEMENT, SECOND PAYMENT CONSISTS OF THE REMAINING ONE HALF OF THE CONSOLIDATED TAX.

Penalty on 1st Installment & Specials:	
March 2, 2021	3%
May 1, 2021	6%
July 1, 2021	9%
October 15, 2021	12%
Penalty on 2nd Installment:	
October 16, 2021	6%

INTEREST OF 12 PERCENT PER ANNUM WILL BEGIN AFTER JANUARY 1st OF THE FOLLOWING YEAR. NDCC 57-20-01

To pay by credit card, debit card, or echeck visit our website at www.gfcounty.nd.gov or call our office at 701-780-8292. A MuniPay convenience fee will apply.

We are now able to accept credit card payments in our office. A MuniPay convenience fee will apply.

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.

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MICHAEL HOUGE, CCIM, SIOR

Managing Director

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Direct: 612.701.7454 | Cell: 701.645.1057

ND #7909 // MN #86083

PROFESSIONAL BACKGROUND

Michael Houge is the managing Director of NAI Legacy. NAI Legacy is a member of the NAI Global network of over 6000 professionals and 375 offices worldwide. NAI Legacy is coupling the latest technology with a traditional emphasis on customer service, our team provides strategic guidance, administrative support and brokerage services for properties totaling nearly 2,500,000 square feet. With business lines including property management, traditional sales and leasing services, and 1031 Tax-Deferred Exchange solutions, the NAI Legacy team is adept at navigating all aspects of quality commercial real estate assignments. Mr. Houge, CCIM, SIOR has over thirty years of experience in project leasing and investment sales. Michael is a specialist in the sale of net-leased investment properties, 1031 Tax Deferred Exchanges, and more recently, commercial real estate in the Bakken oilfield markets of Western North Dakota. Mr. Houge has completed over a billion dollars in investment property transactions. Michael has also leased well over a million square feet as a landlord and tenant representative and is a frequent contributor and author in various real estate trade publications and speaks frequently on panels and conferences on investment sales, capital markets, marketing, the net-lease industry, 1031 tax-deferred exchanges and North Dakota real estate.

Specialties Include:

- The Purchase or Sale of Net-Leased Properties
- 1031 Tax Deferred Exchanges
- Commercial Real Estate Investments
- Energy (Oil Field) Related Real Estate
- Real Estate Technology
- Office Properties
- Retail and Industrial Real Estate
- Land Sales
- Financing
- Property Sales and Acquisitions
- Consulting for Real Estate Projects
- Public Speaking and Presenting on Related Topics
- Real Estate Marketing
- Branding and Web-Based Initiatives
- Investment Analysis

NAI Legacy

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