

# WAREHOUSE AND LAND AVAILABLE

## COMMERCE PARK

145<sup>th</sup> AVE NW & HWY 2, WILLISTON, ND

COMMERCIAL LAND AND BUILDINGS AVAILABLE ON HIGHWAY 2



### PROPERTY HIGHLIGHTS

Located on Highway 2 at the intersection of the NW Truck Bypass, this site features incredible visibility. It is located in Williams County and zoned commercial. The lots are fully developed with county water, septic and electricity on site.

Lots 3 and 9 each have a 12,500 flex industrial buildings. Each building has four 16' x 16' drive thru doors. Commerce Park Blvd provides easy and convenient access from 145<sup>th</sup> Ave. NW allowing users to access the highway via the stop light. Both lots includes propane tanks, heaters and other key elements but does not include a custom office build out. Lease rate for both properties includes a stabilized yard, office build out, fence, propane tanks and heaters.

The building on Lot 3 offers up to 12.17 acres of yard space if prospective tenant would like to include Lots 1 and 2.

FOR MORE INFORMATION  
PLEASE CONTACT

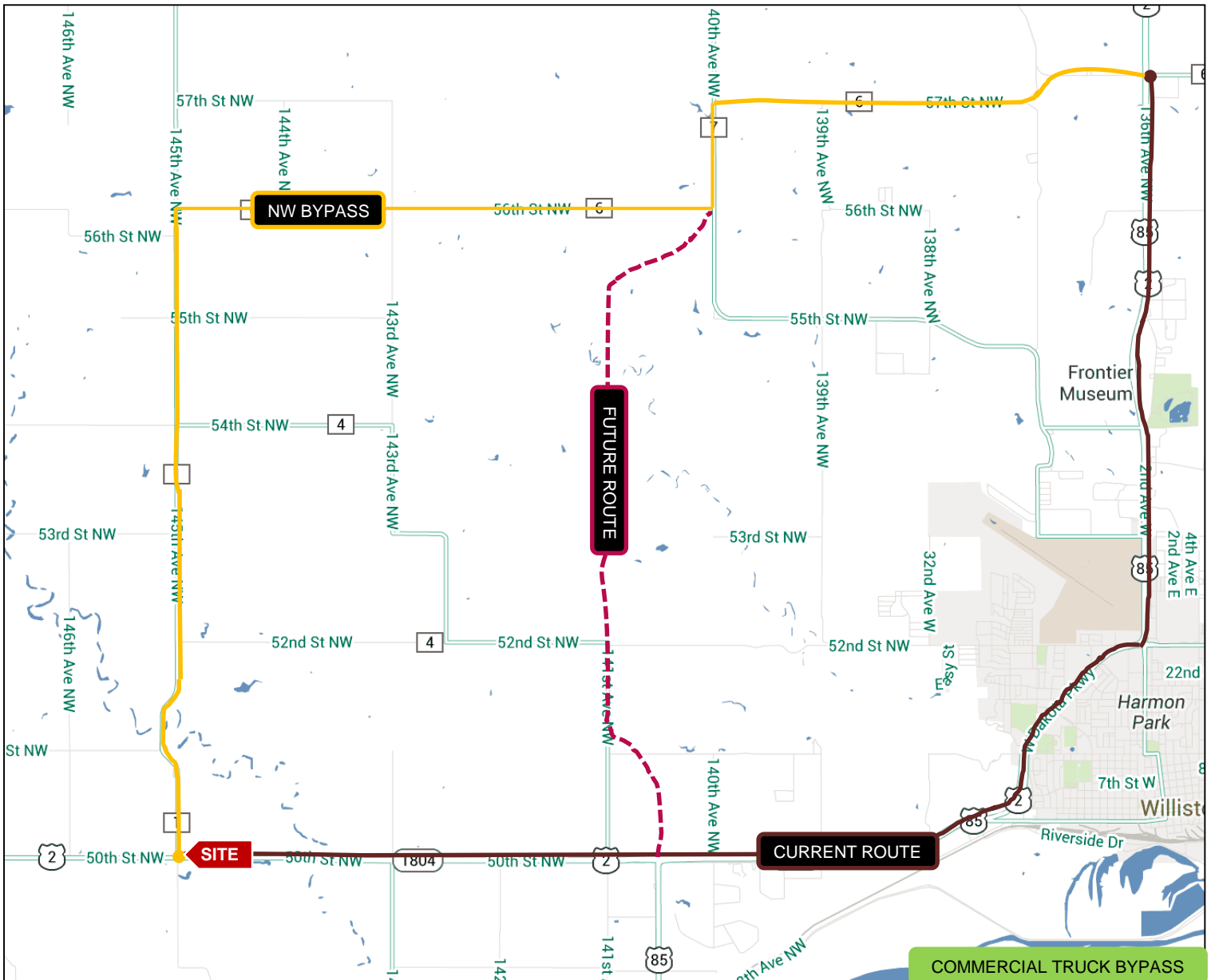
Mike Elliott  
Energy Real Estate Solutions  
Managing Broker  
+1 701 713 6606  
mike.elliott@energyreco.com



# WAREHOUSE AND LAND AVAILABLE COMMERCE PARK

145<sup>th</sup> AVE NW & HWY 2, WILLISTON, ND

COMMERCIAL LAND AND  
BUILDINGS AVAILABLE ON HIGHWAY 2



FOR MORE INFORMATION  
PLEASE CONTACT

Mike Elliott  
Energy Real Estate Solutions  
Managing Broker  
+1 701 713 6606  
mike.elliott@energyreco.com



# WAREHOUSE AND LAND AVAILABLE COMMERCE PARK

145<sup>th</sup> AVE NW & HWY 2, WILLISTON, ND

COMMERCIAL LAND AND  
BUILDINGS AVAILABLE ON HIGHWAY 2

## SPECIFICATIONS

### SITE UTILITIES

- Conventional septic system based on an assumption of 12 full time business occupants
- 1" water service line to building
- 4" PVC sewer service line to septic system
- Liquid Propane gas service line sleeve into building

### CONCRETE AND SITE WORK

- The foundation will include perimeter stem walls 4'-0" deep by 8" thick with 12" x 24"
- Concrete pad footings and piers for metal building rigid frames and columns
- 6" thick slab throughout the shop building and 4" thick slab throughout the office area
- 150 linear feet of standard sidewalk from entry vestibule to first overhead door on each side of the building
- 2000 SF 6" thick concrete entry apron is included on each side of the building in front of the bay door openings
- 1.5 acres of class 5 road base material compacted to a depth of 6" over geo-tech fabric

### BUILDING WORK

- Shop Building Pre Engineered Metal Building Packing (12,500 sf with a 20' eave height)
- 26 ga. PBR roof panels
- 26 ga. PBA wall panels
- Openings for (8) 16' x 16' insulated overhead doors
- Openings for (4) 3-0 x 7-0 walk doors
- Openings for (28) 4-0 x 3-0 windows
- R25 wall insulation, R38 roof insulation
- Gutters and downspouts
- Full height liner panel on all interior walls and ceiling
- All required roof penetrations

### DOORS

- (8) insulated 16' x 16' overhead doors with wall mounted openers and start/stop stations
- (4) 3-0 x 7-0 insulated steel walk doors in metal frames with locking hardware
- An 8' x 10' entry vestibule with (2) 6-0 x 7-0 bronze storefront entry doors on one end wall

### WINDOWS

- (28) 4-0 x 3-0 insulated sliding vinyl windows

### PLUMBING

- Rough in piping for (2) bathrooms
- Trench drains in each bay floor
- (4) hose bibs
- Gas piping and hook-ups for (2) propane 400,000 BTU Reznor UDAP 400 unit heaters

### ELECTRICAL

- (1) 120v / 240v, 400 ampere electrical service with conduit stubs in place to provide a second 120v / 240v, 400 ampere service if necessary
- High output fluorescent lighting in main bay area and (2) recessed incandescent light fixtures in entry vestibule
- (10) Exterior high output wall packs
- 120 volt power receptacles to code

### MASONRY

- 150 linear feet 48" high stone wainscot with 28 gauge metal stud and plywood backing

### LANDSCAPING

- \$1500 allowance code minimum

FOR MORE INFORMATION  
PLEASE CONTACT

Mike Elliott  
Energy Real Estate Solutions  
Managing Broker  
+1 701 713 6606  
mike.elliott@energyreco.com

