

# 6414 WICKUM ROAD

FOR SALE OR LEASE | PRICE REDUCED!

6414 WICKUM ROAD | WILLISTON, ND 58801





# THE SUMMARY

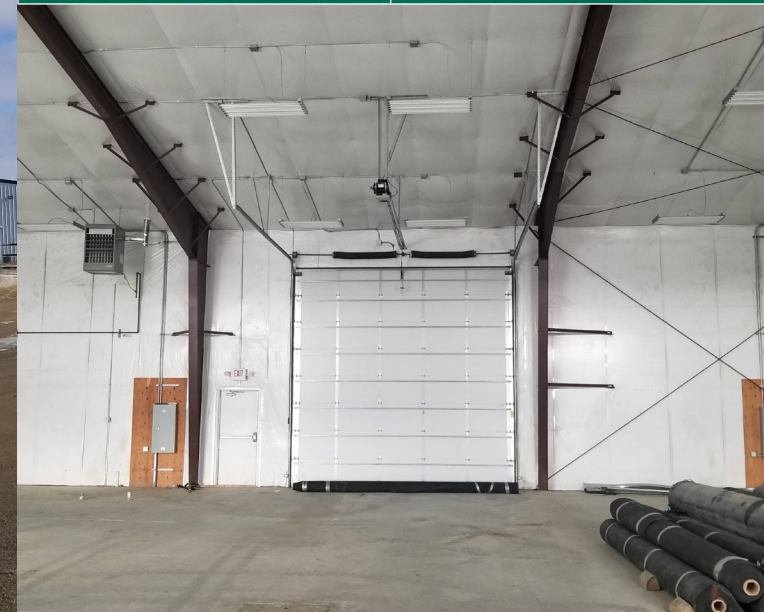
CBRE and Chance Lindsey, as the exclusive marketing broker, are pleased to offer this 12,000 SF industrial space in Williston, ND on 2.25 acres of land. The building includes three drive-thru bays, in-floor heating, floor drains and the ability to add office space with mezzanine above. All wet and dry utilities have been roughed in and the space is demisable to 4,000 SF.

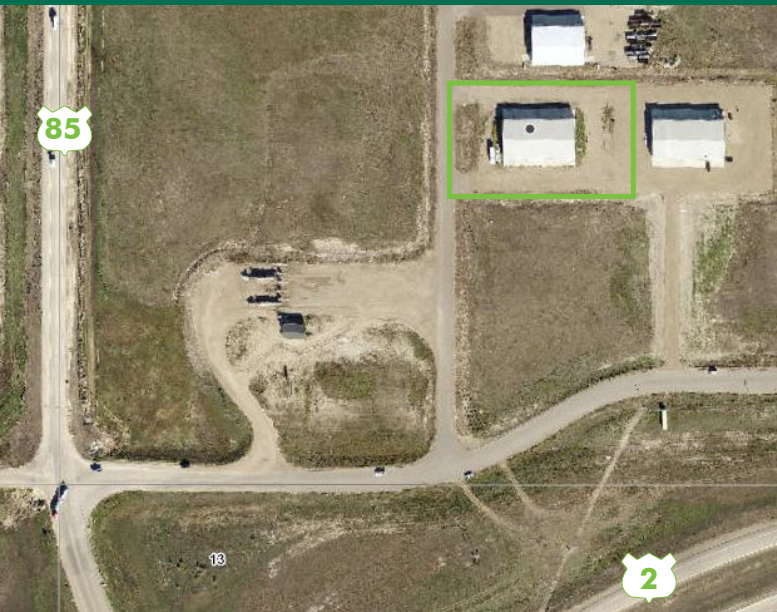
## PROPERTY HIGHLIGHTS:

- Three drive-thru bays
- 16' x 16' overhead doors
- In-floor heating
- Floor drains
- Demisable
- Three electrical panels
- Wet and dry utilities are roughed in
- Office space w/ mezzanine can be easily added



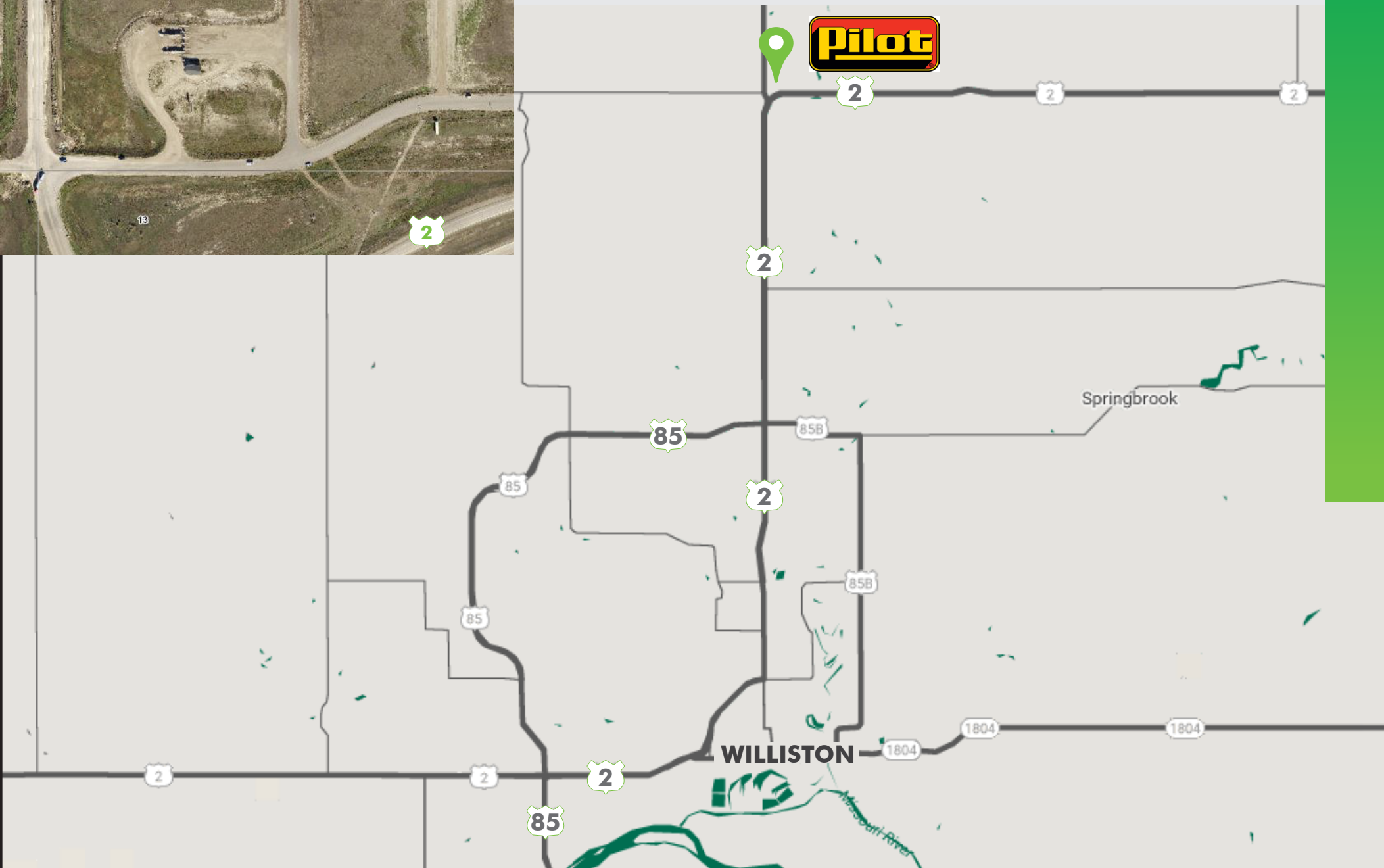
| PROPERTY DETAILS:    |                                         |
|----------------------|-----------------------------------------|
| ADDRESS              | 6414 Wickum Road<br>Williston, ND 58801 |
| PARCEL #             | 47-156-01-05-03-032                     |
| ACRES                | 2.25                                    |
| ZONING               | Industrial                              |
| TOTAL BUILDING SF    | 12,000                                  |
| SPACE AVAILABLE (SF) | 4,000 - 12,000                          |
| BUILDING DIMENSIONS  | 80' x 150'                              |
| CLEAR HEIGHT         | 20'                                     |
| YEAR BUILT           | 2014                                    |
| LEASE RATE PSF       | \$12.00 NNN                             |
| SALE PRICE           | \$1,000,000                             |



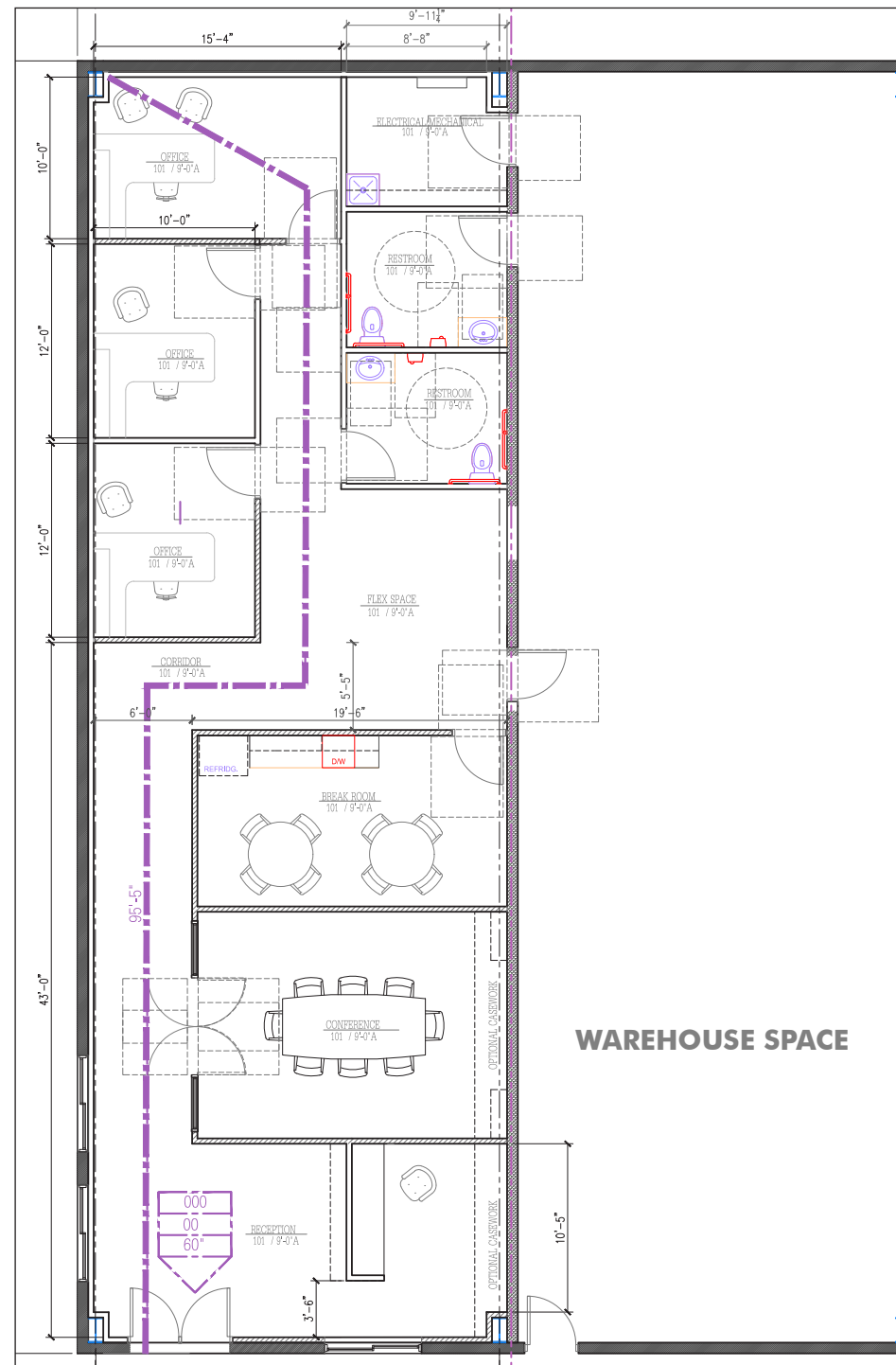
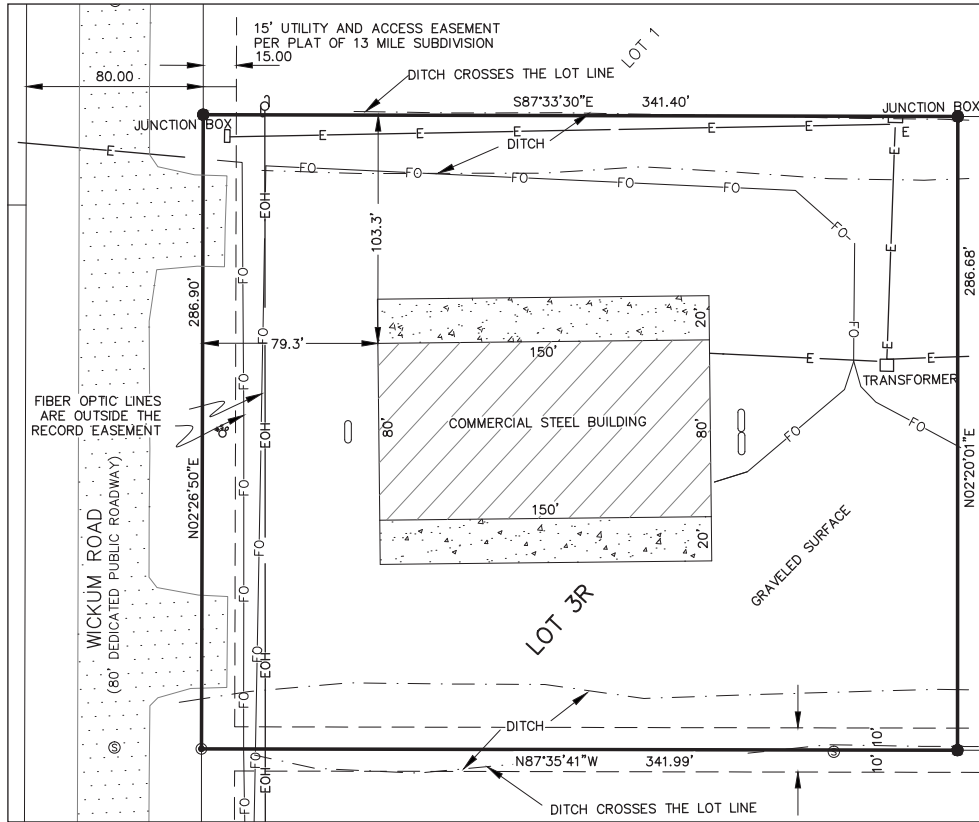


## THE LOCATION

This property is located in the 13 Mile Center Commercial Park on the North side of Williston near the intersection of Highway 85 and Highway 2.



# THE SITE PLAN



**PROPOSED OFFICE BUILD OUT\***













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## **CHANCE LINDSEY**

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