

# 2,508 SF SINGLE-BAY SHOP WITH ONE OFFICE AND RESTROOM

LOCATED IN MISSOURI RIDGE COMMERCIAL PARK ON HWY 2 & 85 N

5806 BALDWIN LANE | UNIT 3 WILLISTON, ND 58801

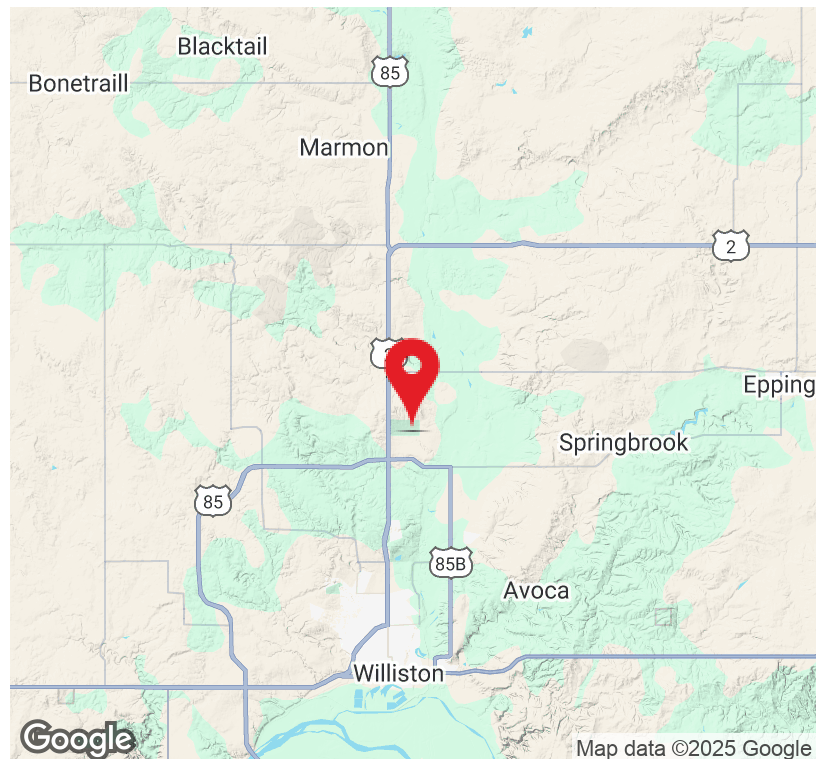
FOR LEASE



**LEASE RATE \$13 PSF/YR**

## PROPERTY HIGHLIGHTS

- 2,508 +/- SF Shop Featuring (1) Drive-in Bay with 14' x 14' Overhead Door & Trench Floor Drain
- (1) Private Office and Restroom with Shower
- Well-constructed Metal Shop Building with 12" Thick, Reinforced Concrete Slab Foundation
- Water & Septic Covered by Landlord and Included in NNN Common Area Maintenance (CAM)
- Individual Propane Tank Installed at Each Unit to Supply Overhead Reznor Shop Heater
- Small, 5-Unit Multi-Tenant Property with Low Turnover and Semi-Private Parking Area Access
- Competitive Pricing and Terms Offered to Qualified Tenants
- Conveniently Located in Missouri Ridge Commercial Park on US-2 with Quick Access to Williston International Airport (XWA) in Under 10 Minutes



**Mike Elliott**  
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AERIAL



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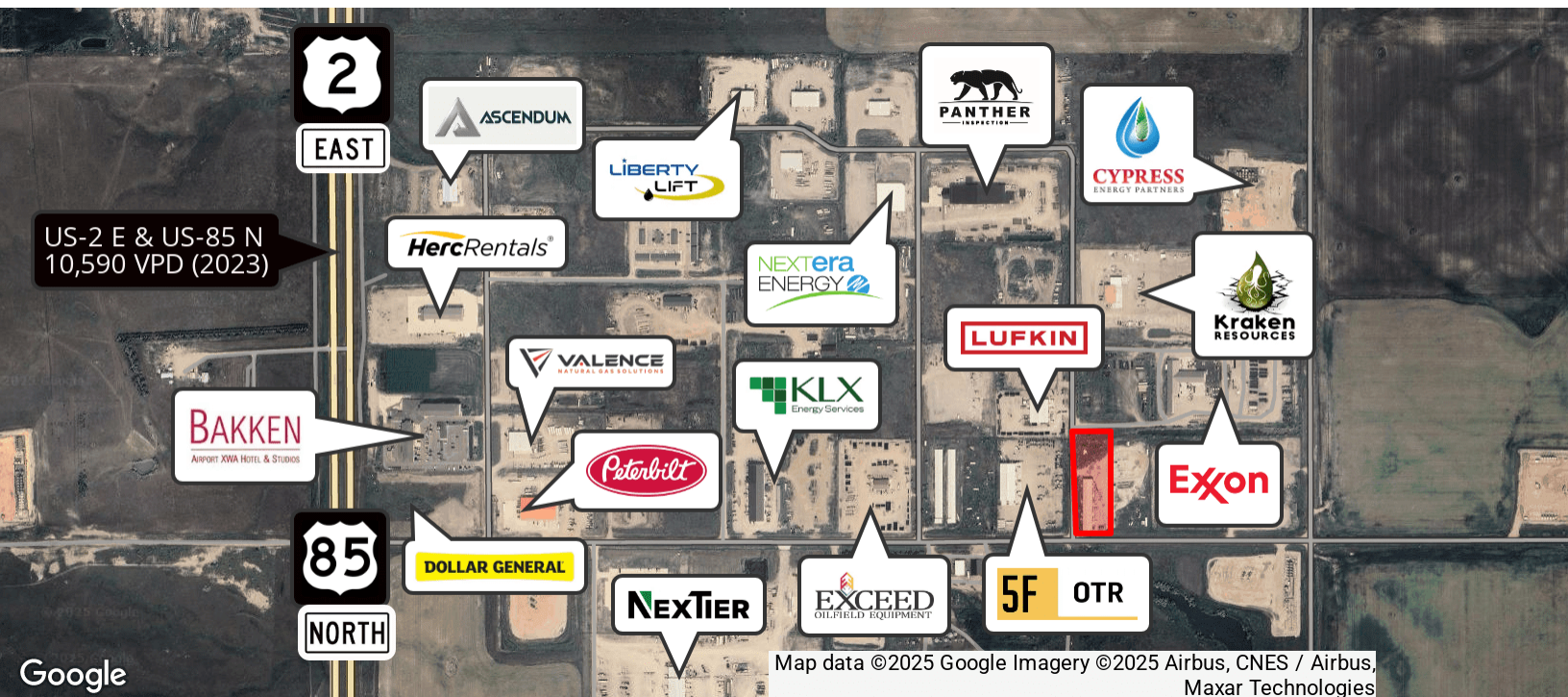
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## LOCATION MAPS



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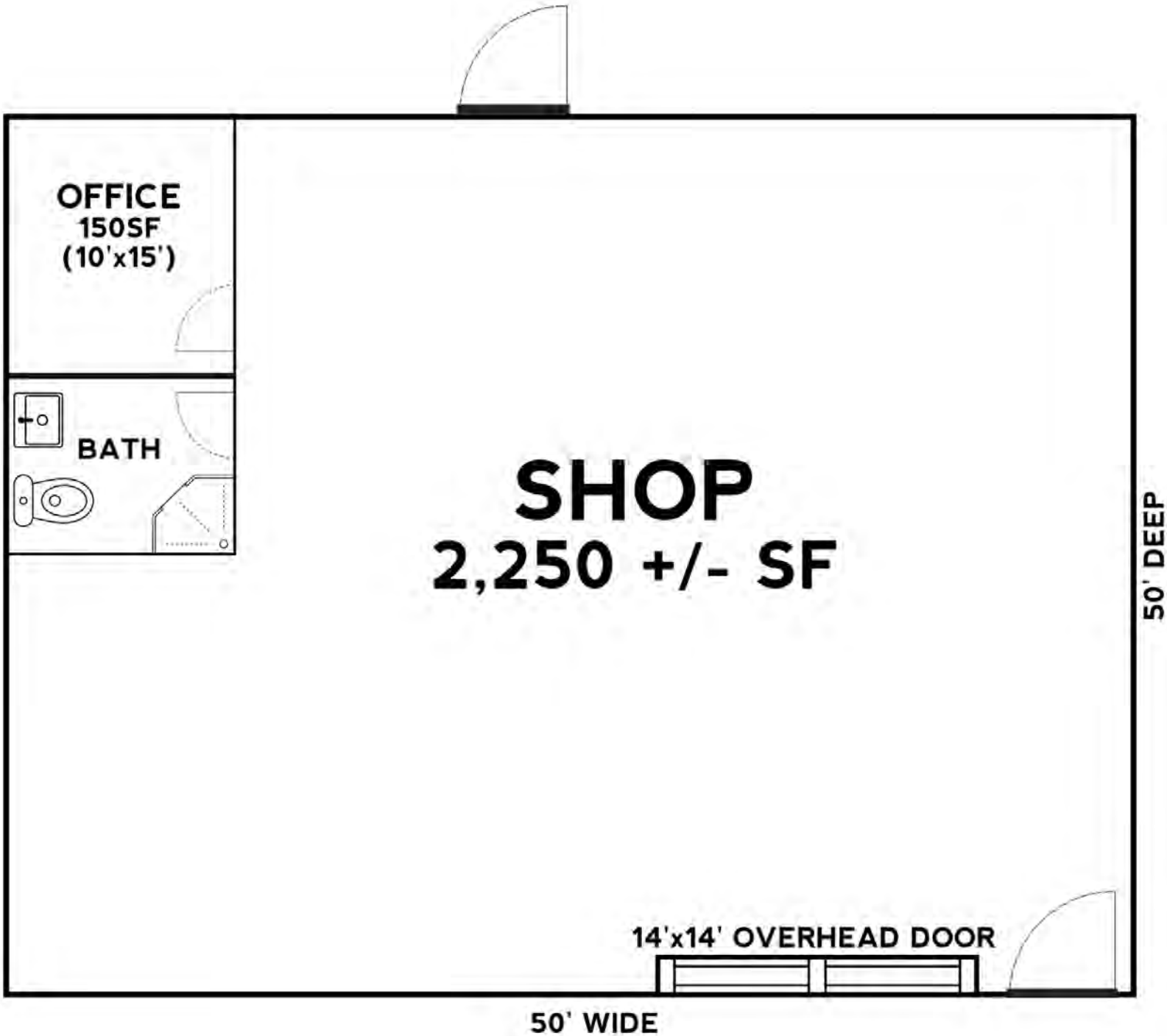
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## FLOORPLAN



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## ADDITIONAL PHOTOS



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