

**FOR SALE OR
LEASE**

±37,517 SF Industrial Shop(s) & Office | ±11.52 Acre Stabilized Yard

5085 141T LN NW, WILLISTON, ND 58801



LUNNEN
REAL ESTATE SERVICES

PRESENTED BY:

JEFF LUNNEN

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PROPERTY INFORMATION

Property Summary

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OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	Negotiable (NNN)
Lot Size:	±11.52 Acres fenced and stabilized
Total Square Footage:	±37,517 SF

PROPERTY HIGHLIGHTS

- ±37,517 SF Industrial Shop(s) & Office | ±11.52 Acre Stabilized Yard
- First building: ±37,517 SF combined warehouse and office space
- 1st Floor: large lobby/reception room, (12-14) offices, (1) conference room, part room(s), locker room(s), copy room, mechanical room, restroom(s)
- 2nd Floor: (13) offices, (1) large training room, copy room, mechanical room, restroom(s)
- Second building: ±5,000 SF combined storage and office space
- (9) total drive-through bays
- (1) 10-ton overhead bridge crane
- (1) 5-ton overhead bridge crane
- (1) 3-ton overhead bridge crane
- (2) dedicated wash bays with large trench drains and sand/oil separator systems
- (1) dedicated mechanic bay with jib crane
- (30) electrical plug-in posts for heavy equipment
- (2) large motorized rolling gate entry(s) with security keypads
- (40) concrete employee parking spaces
- Water, power, fiber-optic, septic
- ±11.52 industrial zoned fenced and well-stabilized yard
- Building & property can be divided

**PROPERTY
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Additional Photos

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LOCATION
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Retailer Map

5085 141T LN NW, WILLISTON, ND 58801



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Retailer Map

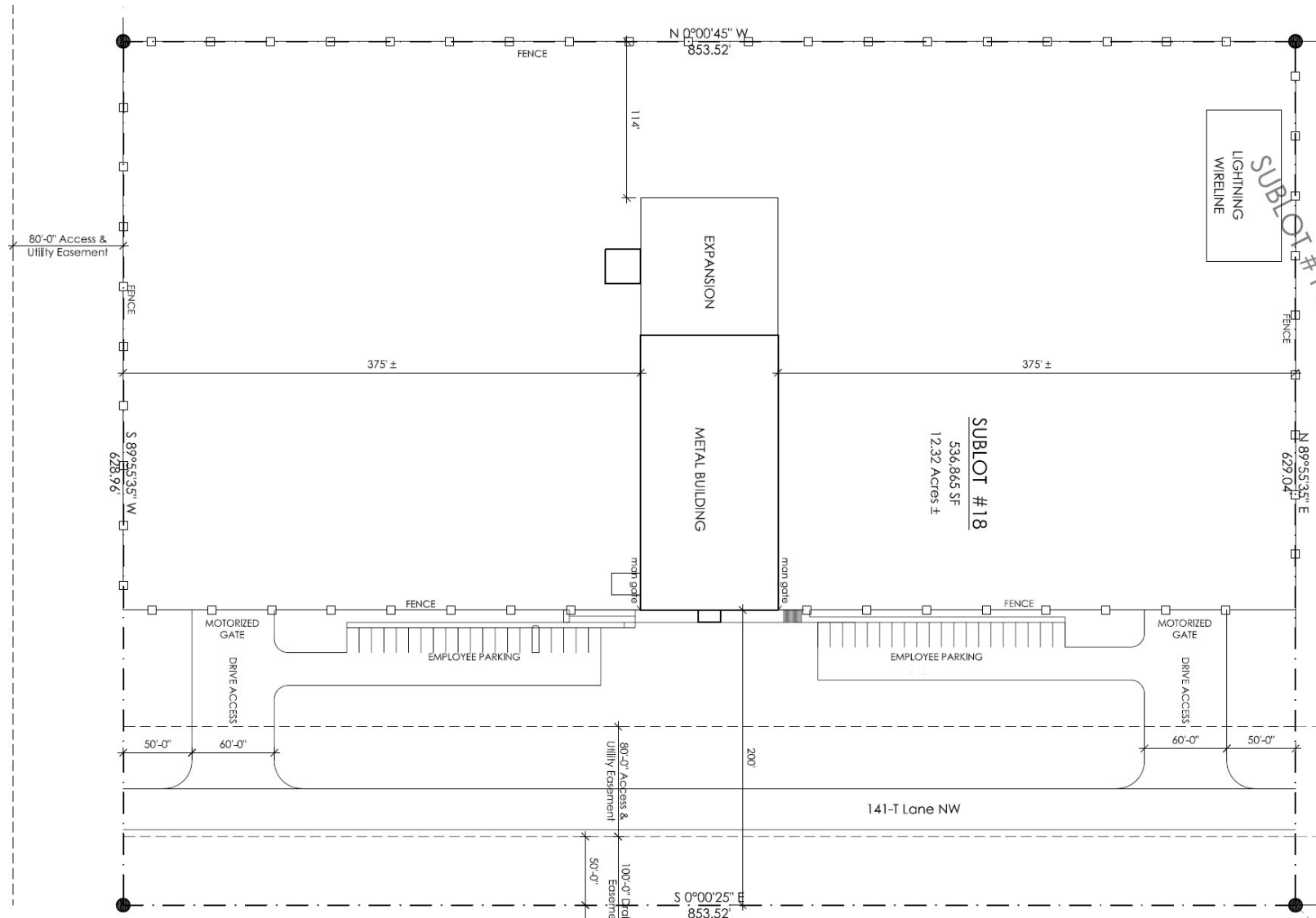
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Site Plan

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ADVISOR BIOS

Advisor Bio 1

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PROFESSIONAL BACKGROUND

Lunnen Real Estate Services Inc. is a multi-state Real Estate Development, Brokerage & Investment Company with a 35-year tradition of successful development of over 2 million square feet of creative office, industrial, residential and retail developments. The company has had a hand in the development of over 13,000 acres in Colorado, Utah, California and North Dakota.

Lunnen has been involved in over \$500MM in real estate transactions in the Bakken, created 5 industrial parks and built over 500,000 SF of industrial space for lease and sale. Jeff Lunnen specializes in the analysis, marketing, and disposition of commercial and residential real estate portfolios held by both private individuals and community and national banking institutions. Using his experience and insight into the marketing and disposition processes Jeff has marketed over \$500 million in commercial and residential assets throughout the country.

Jeff manages all facets of the business including business development, graphic design, media coordination, marketing, budgets, contracts, negotiations, escrows, and client interface. His record of success includes successful sales of Coca-Cola Enterprises bottling/distribution centers, ski resorts, tentative maps, finished lots, business condos, retail centers, RV parks, apartments, industrial/warehouses, and vacant land.

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