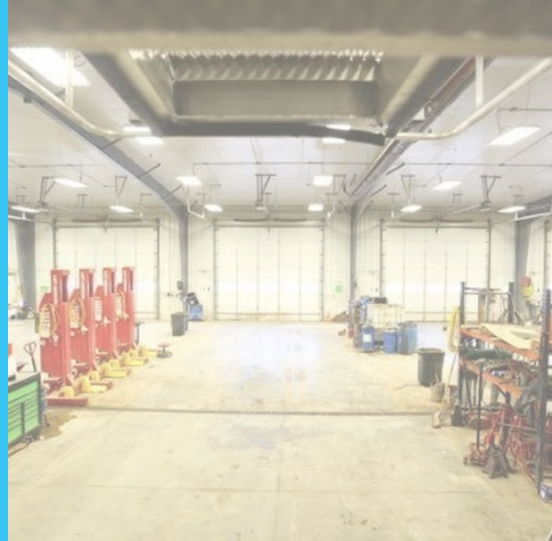


INDUSTRIAL PROPERTY FOR LEASE

4413 SIMS ST, DICKINSON, ND, DICKINSON, ND
58601



18,000 SQUARE FOOT
INDUSTRIAL BUILDING



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Call For Pricing
Building Size:	18,000 SF
Available SF:	18,000 SF
Lot Size:	1.83 Acres
Price / SF:	Call For Pricing
Year Built:	2011
Zoning:	Industrial

PROPERTY OVERVIEW

18,000 Square Foot Industrial Shop For Sale Or Lease!

PROPERTY HIGHLIGHTS

- 7 14' Drive in bays
- Wash Bay
- 7 Office Spaces
- Conference Room
- Break Room
- File Room
- Dispatch Room
- Radiant Heat

Proven Realty | 406.544.6489 | 310 Airport Road, Suite 50, Williston, ND 58801

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Shayla@ProvenRealtyND.com
ND #10140

ERIK PETERSON
701.369.3949
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ND #9328



ADDITIONAL
PHOTOS



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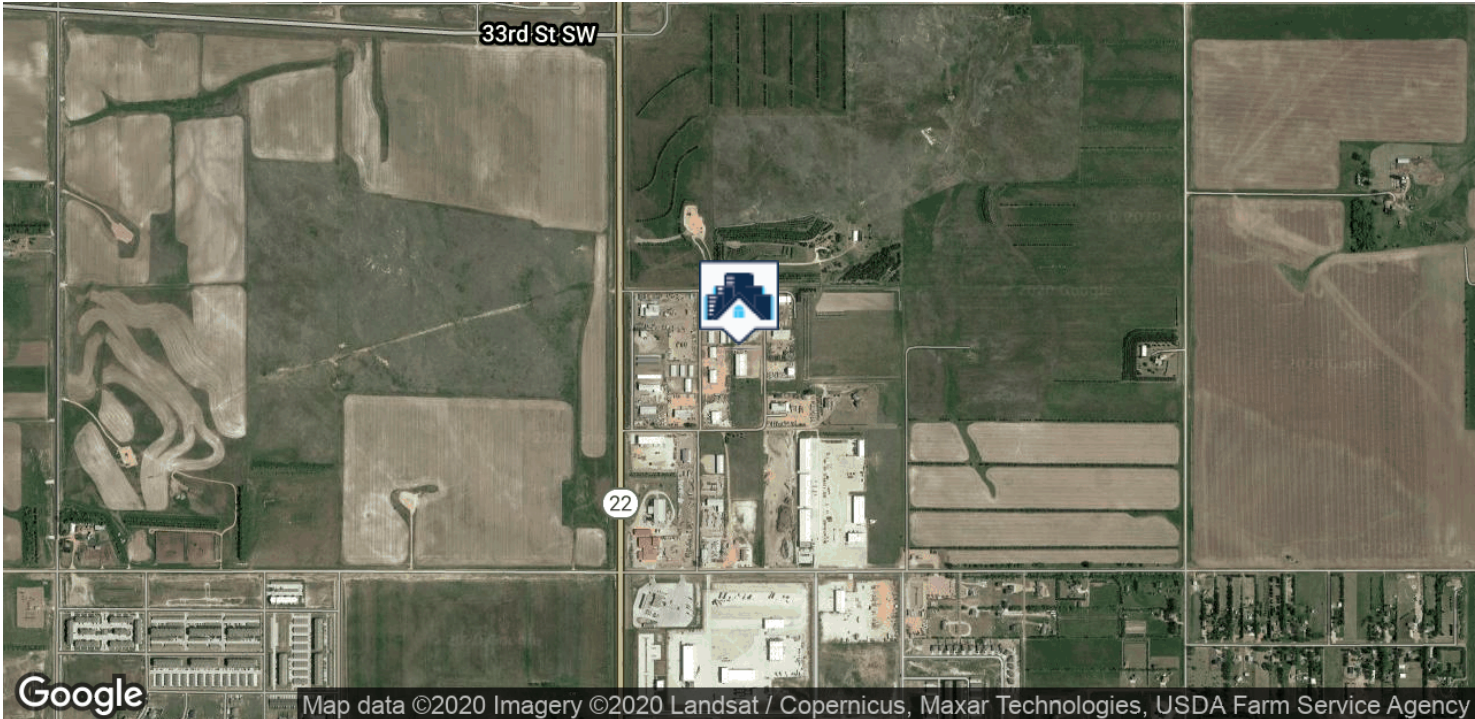
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AERIAL
MAPS



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RETAILER
MAP



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AGENT

BIO



SHAYLA BROWN

Real Estate Salesperson

Shayla@ProvenRealtyND.com

Direct: 701.203.1865

ND #10140

PROFESSIONAL BACKGROUND

Within a few minutes of meeting Shayla, you can feel her passion for helping others and her infectious smile and attitude will make you feel immediately comfortable.

She has a great reputation in the Bakken real estate markets as someone who works tirelessly to provide the best service, knows the intricacies of the market. Most importantly she is someone who always has her clients best interest in mind.

Shayla has been involved in over \$5,000,000 in commercial real estate transactions in the Bakken and is very happy to extend her real estate services to provide to the residential real estate needs within the community. Working with her will change your mindset about the real estate process.

Shayla has settled in Watford City, ND with her family where she enjoys numerous outdoor adventures with her boyfriend John, supporting her son's love for sports, and enjoys small-town living.

She has all the necessary skills to assist any client with even the most complicated transactions.

To meet Shayla and discover how you can leverage her enthusiasm and expertise for all of your real estate needs, please contact Shayla at (701) 203-1865.

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ERIK PETERSON

Owner/Broker

Erik@ProvenRealtyND.com

Direct: 701.369.3949

ND #9328 // MT #65900

PROFESSIONAL BACKGROUND

Erik Peterson is the founder of Proven Realty and brings extensive experience to the market. Erik was born and raised in Missoula, MT and grew up in a real estate family, where both of his parents had licenses. Over the past eight years, Erik has assisted property owners and tenants with all their real estate needs in North Dakota. In addition, Erik has helped Bakken companies create long term business relationships, develop real estate properties, sell & lease properties of all types, and find short and long term housing for families. He has previously held ownership interests in businesses in the Bakken which specialized in gravel transportation, potable water & septic hauling, porta potties and real estate development.

Erik has been involved in over \$100 million worth of transactions in the Bakken. He founded Proven Realty in 2017. Previously, Erik was a Salesperson at Energy Real Estate Solutions where he played a role in closing over \$10 million of real estate transactions and helped start their workforce housing division. Erik began his real estate career at Keller Williams, where he was their first licensed agent in Missoula, MT. Currently, KW has over 90 licensed agents in this market center.

Previously, Erik was President of Peterson Financial and spent 13 years helping investors reach their personal and financial goals. He held several investment licenses, each with a different specialty. He managed over 400 accounts in 7 states. In addition to his investment management expertise, he has consulted for several corporations to assist them to market, plan, and finance their businesses. This vast financial experience has given Erik a broad and diverse understanding of both corporate finance and business efficiency.

Erik and his wife of 26 years, Paula, have four children, ages 26, 24, 20, & 18. When he is not working tirelessly to assist clients with all of their property needs, he likes to hunt, fish, travel, and compete in Spartan Races.

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