

**FOR SALE OR
LEASE**

±33,500 SF Industrial Shop, Office & ±10 Acre Yard | Williston ND

5836 SHERMAN LN, WILLISTON, ND 58801



LUNNEN
REAL ESTATE SERVICES

PRESENTED BY:

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Table of Contents

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lunnen Real Estate Services in compliance with all applicable fair housing and equal opportunity laws.

Contents

PROPERTY INFORMATION

LOCATION INFORMATION

ADVISOR BIOS

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**PROPERTY
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Property Summary

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OFFERING SUMMARY

Sale Price: Subject To Offer

Lease Rate: Negotiable (NNN)

Lot Size: ±10 Acres

Building Size: ±33,500 SF

PROPERTY HIGHLIGHTS

- ±33,500 SF Industrial Shop, Office & ±10 Acre Yard
- ±2,080 SF built out office space
- Entry vestibule, reception area, break rooms with large kitchen, training room, storage/parts room(s)
- (6)+ executive offices as well as shop dispatch office(s)
- Both shop & office restrooms
- Copy, server, and janitorial room(s)
- 26 ft. eve clear height
- Strip heaters throughout shop area
- (4) 14' X 16' automatic overhead bay doors
- (1) 2-ton jib crane with 26' span
- Truck wash bay
- ±10 acres fully stabilized and fenced with (2) large rolling gate entries
- Large trench drains throughout the shop w/ sand oil separator system(s)
- Central air and heating for office space
- Large concrete driveway and double-loaded parking lot
- Exterior building and yard lighting
- Great location in the Missouri Ridge Commercial Park

**PROPERTY
INFORMATION**

Additional Photos

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2

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**LOCATION
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Retailer Map

5836 SHERMAN LN, WILLISTON, ND 58801



Google

Map data ©2020 Imagery ©2020, Maxar Technologies, USDA Farm Service Agency

**LOCATION
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Retailer Map

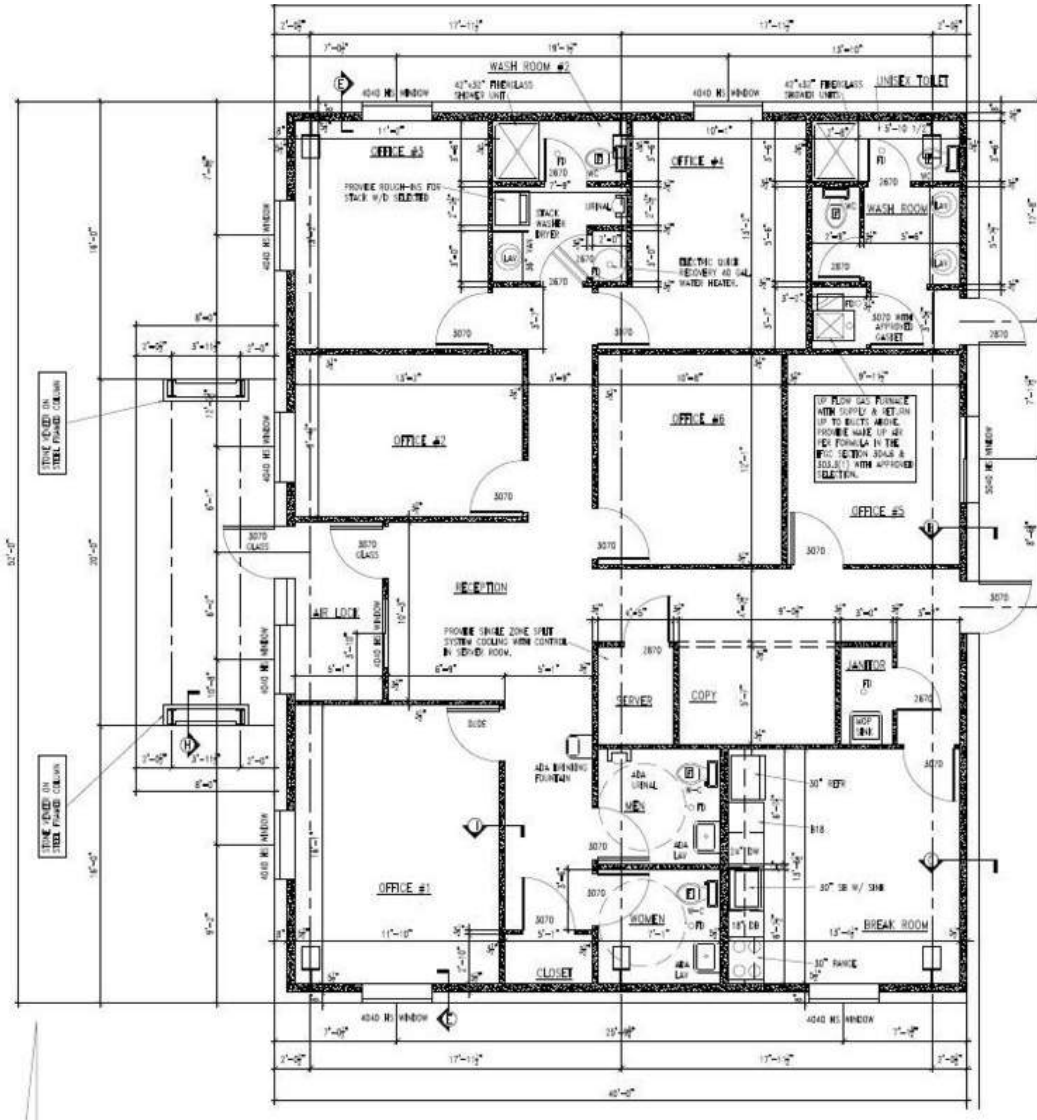
5836 SHERMAN LN, WILLISTON, ND 58801



LOCATION
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Floor Plans

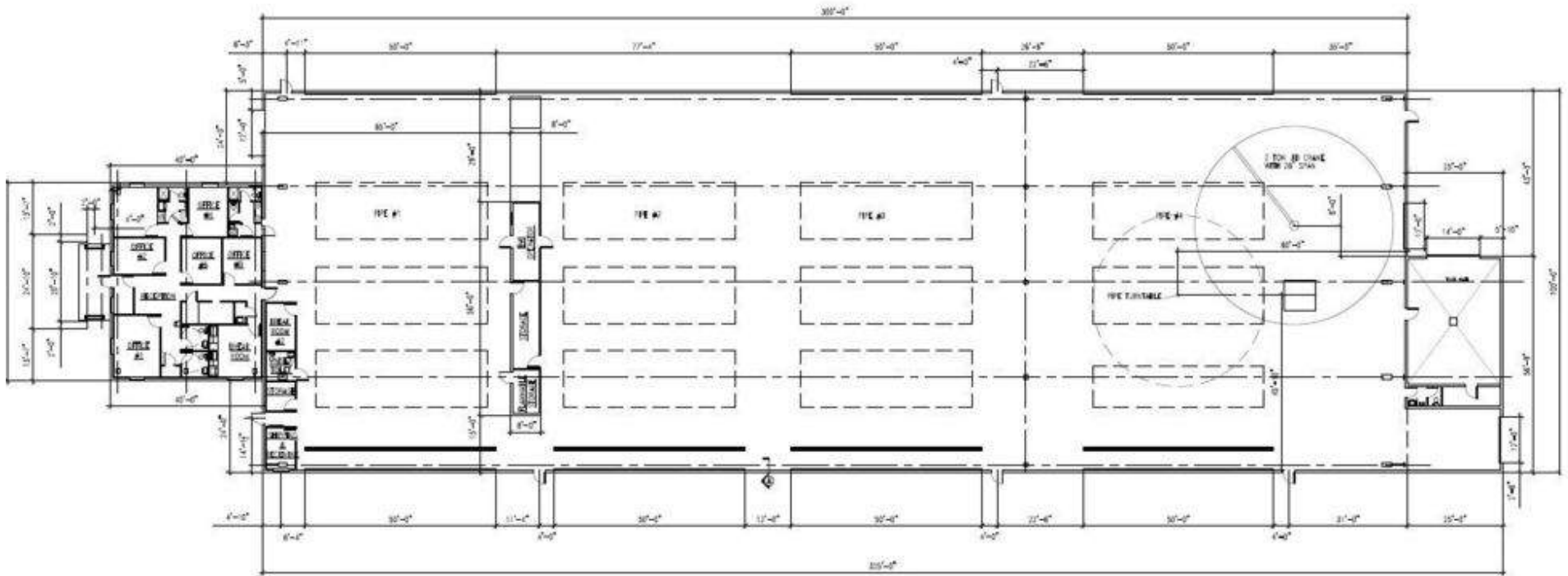
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Site Plan

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OVER ALL ARCHITECTURAL FLOOR PLAN

SCALE 1/16"=1'-0"

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3

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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 \$300MM 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.

Jeff holds a BA in Business and Public Administration from Arizona State University and a certificate in Light Construction and Development Management from University of California Irvine.

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