

# 23,806 SF OF INDUSTRIAL FLEX ON 6 AC

## ACROSS TWO BUILDINGS

5455 137TH AVENUE NW WILLISTON, ND 58801

FOR LEASE



**LEASE RATE \$13.00 SF/YR NNN**

### PROPERTY HIGHLIGHTS

- 23,806 +/- SF of shop, office, chemical warehouse and wash bay space across two buildings
- Situated on 6 +/- AC of potential yard space
- Building 1 | 15,084 +/- SF (8,184 +/- SF Office; 6,900 +/- SF Shop)
- Shop space includes: (9) Drive-thru doors; (1) Office; (1) Locker/Break Room; (2) Mezzanine storage; (1) 10-ton crane; (1) Fluids station
- Office space includes: (1) Conference room; (1) Training room; (1) Reception area; (1) Kitchen/Break room; (1) Storage closet; (4) Restrooms; (1) Workstation area; (15) Private offices
- Building 2 | 8,722 +/- SF Chemical Warehouse and Lab | (4) Drive-thru doors; Loading dock, Office and Restroom
- (2) Wash Bays adjacent to Building 1
- Zoned: M2 - Heavy Industrial
- Built in 2013
- Located in Williston, ND, the economic center of Bakken oil and gas activity
- Situated 1 mile west of Highway 2, 8 miles east of Highway 85 and 8 miles southeast of Williston Basin International Airport



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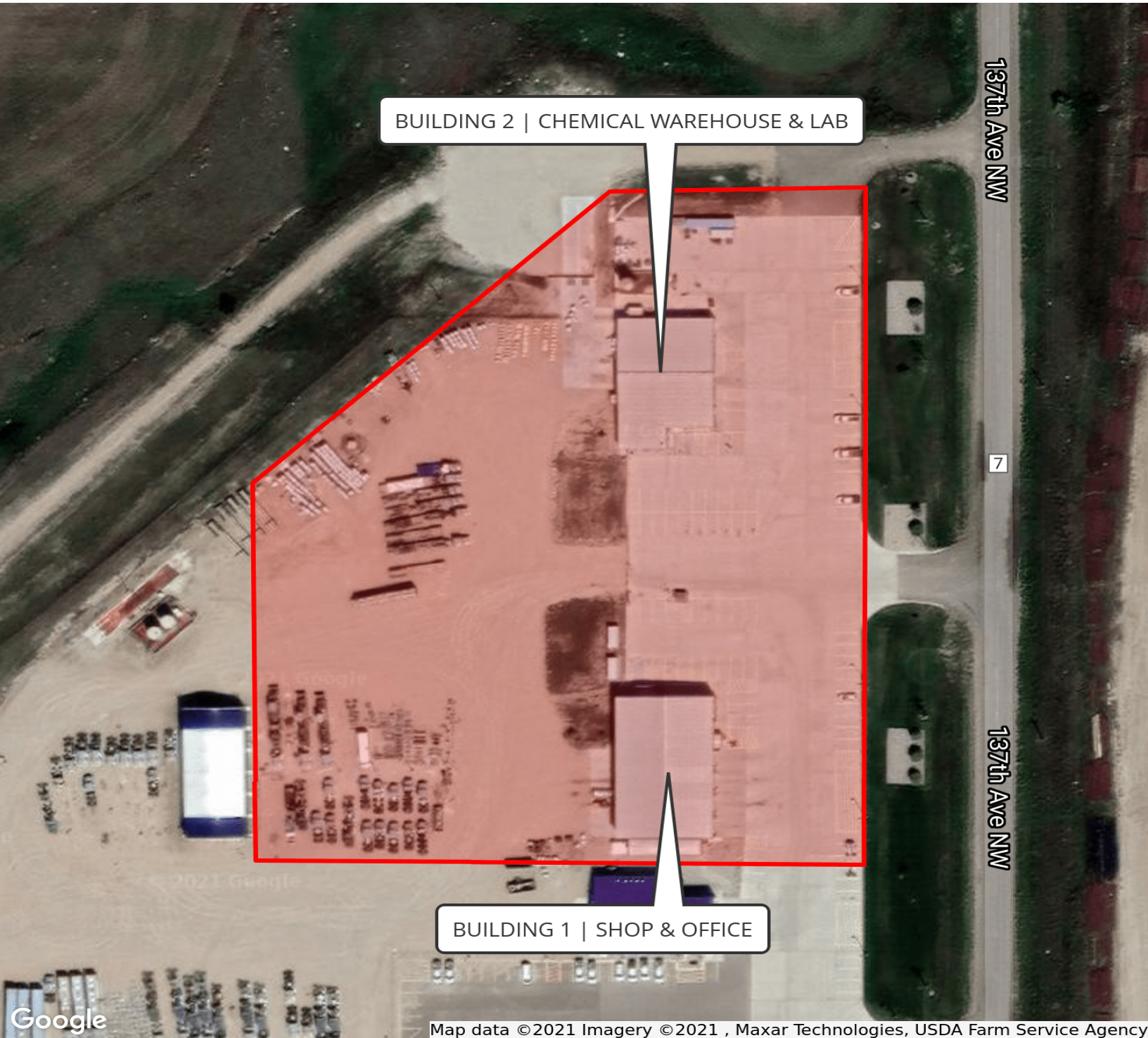
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AERIAL



BUILDING 2 | CHEMICAL WAREHOUSE & LAB

BUILDING 1 | SHOP & OFFICE

137th Ave NW

7

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### EXTERIORS



Building 1 | Shop & Office



Building 1 | Shop & Office



Building 2 | Chemical Warehouse & Lab



Building 2 | Chemical Warehouse & Lab



Building 2 | Chemical Warehouse & Lab (Loading Docks)



Building 2 | Chemical Warehouse & Lab (Loading Docks)

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### BUILDING 1 | OFFICE



Training Room



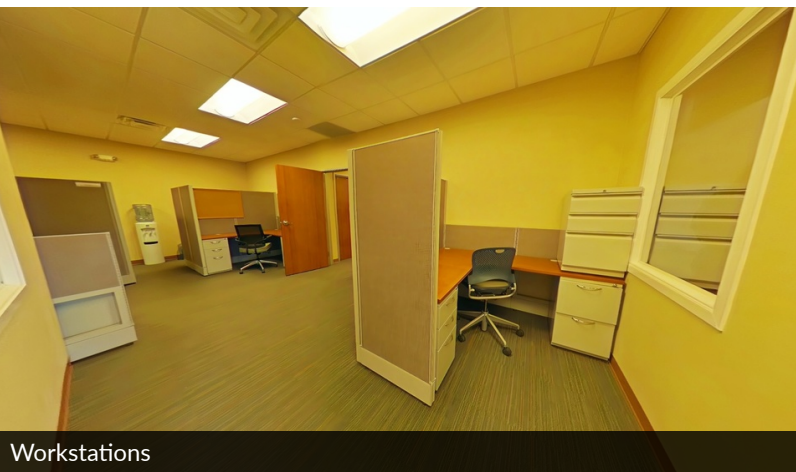
Break Room



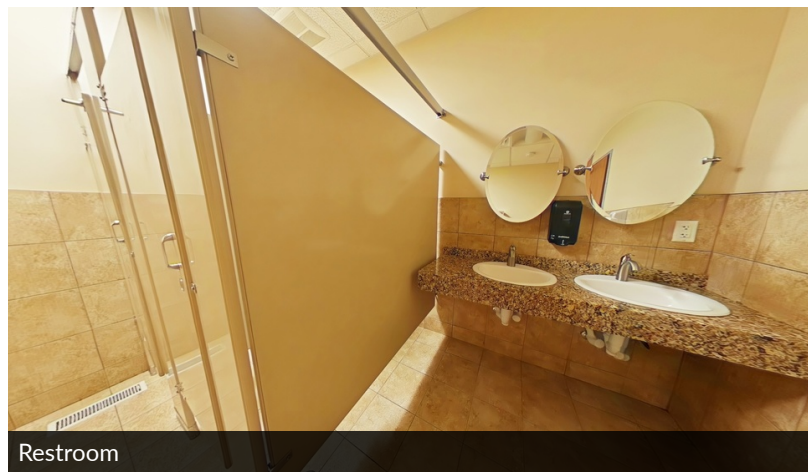
Conference Room



Private Office



Workstations



Restroom

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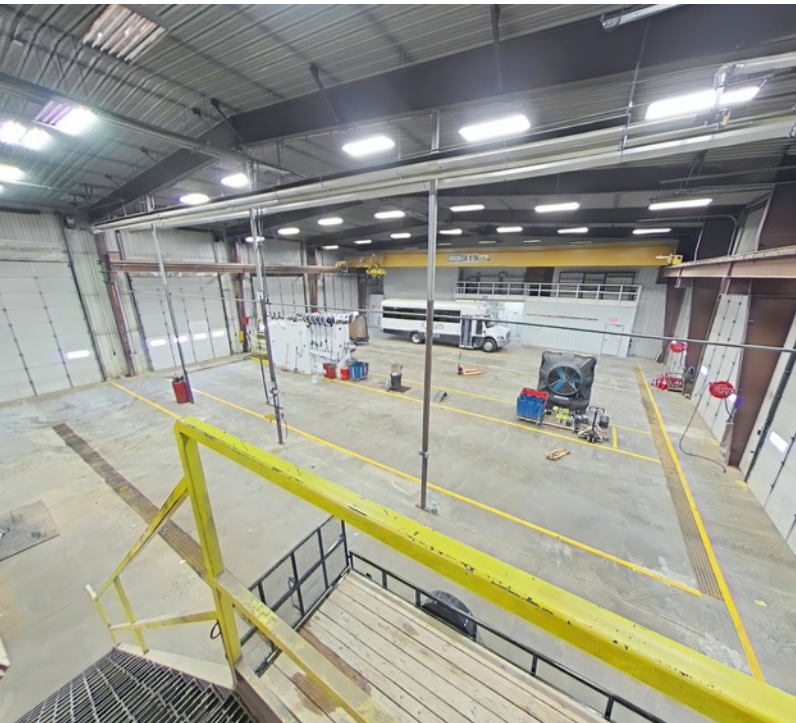
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### BUILDING 1 | SHOP



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BUILDING 2 | CHEMICAL WAREHOUSE & LAB



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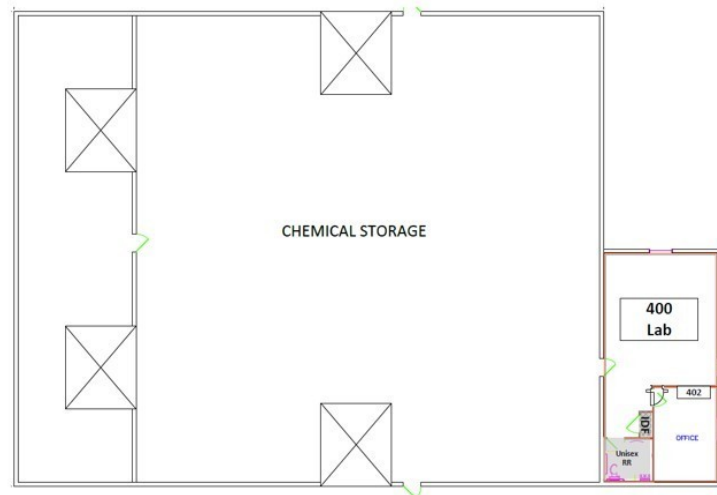
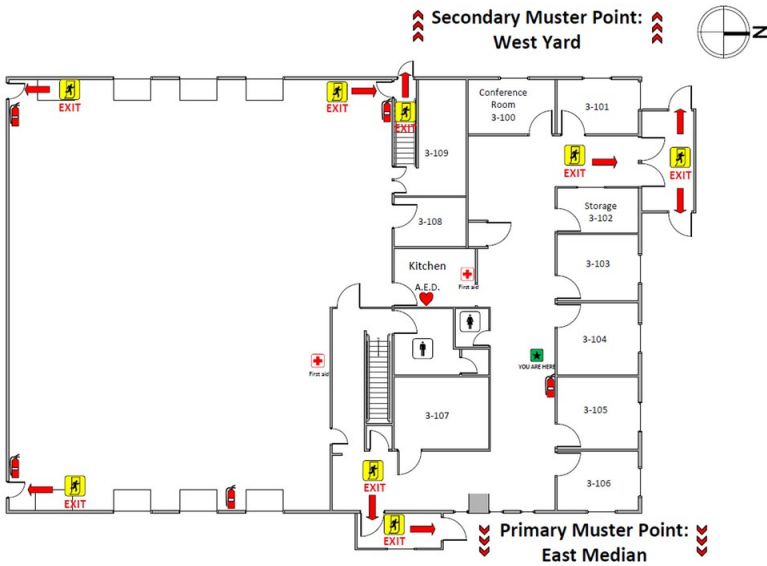
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### FLOOR PLANS



Building 1 | Shop & Office

Building 2 | Chemical Warehouse & Lab

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