

industrial property

FOR SUBLEASE

±14,000 SF INDUSTRIAL SHOP | ±6.63 FENCED YARD | WILLISTON

ND

14037 BENNETT LOOP | WILLISTON, ND 58801



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section 1

PROPERTY INFORMATION





PROPERTY HIGHLIGHTS

- ±14,000 SF Industrial Shop | ±6.63 Fenced Yard | Williston ND
- 6.36 Acres mostly stabilized, fully fenced with two rolling gates
- Reception area, 3 offices, kitchenette, shop/office bathrooms
- 25' - 45' foot 6" concrete aprons
- Sand/oil separator system(s)
- Trench drain(s)
- (13) 14 x 16 Overhead doors
- (5) drive through bays
- (3) drive in doors bays
- Mezzanine level storage area
- Parts room(s)
- Security system
- Stabilized parking lot with curb and gutter
- 20 truck plug-in power pedestals
- Located in the Bennett Industrial Park with good access to the Truck Bypass

OFFERING SUMMARY

Lease Rate:	Negotiable (NNN)
Available SF:	±14,000 SF
Lot Size:	±6.63 Acres
Building Size:	±14,000 SF



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS

section 2

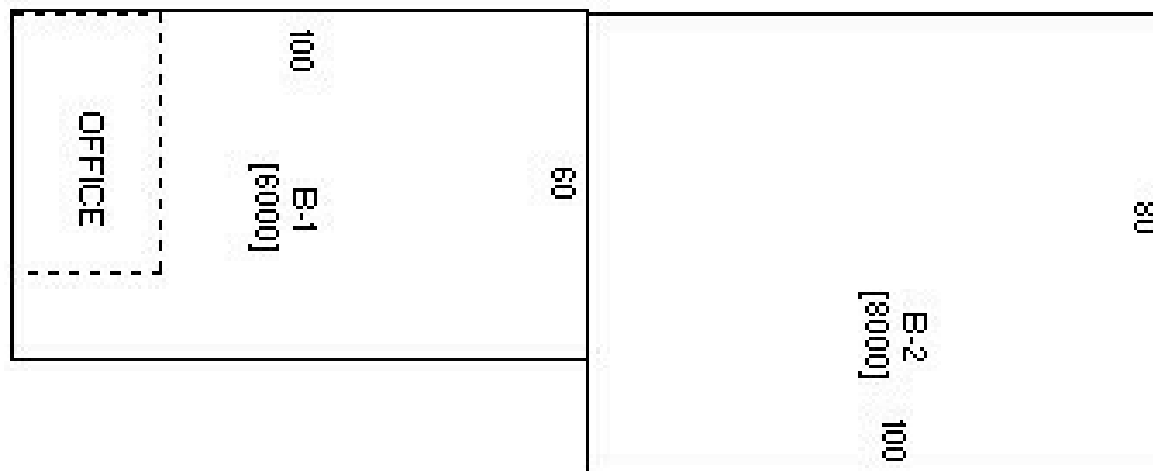
LOCATION INFORMATION





Google

Imagery ©2026 Airbus, CNES / Airbus, Landsat / Copernicus,



section 3

ADVISOR BIOS



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PROFESSIONAL BACKGROUND

Lunnen Real Estate Services, Inc.

Lunnen Real Estate Services is a multi-state commercial real estate brokerage and investment firm with more than 35 years of proven success. The firm specializes in the sales and leasing of industrial, office, retail, multifamily, self-storage, and land assets, delivering strategic solutions for property owners, investors, and tenants.

Jeff Lunnan, Managing Principal & Broker

With over 20 years of experience, Jeff Lunnan is recognized for his brokerage expertise in the analysis, marketing, and disposition of commercial properties. He has successfully completed more than \$1 Billion in sales and leasing transactions, including over \$600 million in the Bakken oil fields, representing private owners, institutional investors, and national banking institutions.

In addition to his brokerage practice, Jeff has significant experience in entitlement, development, and construction. His track record includes entitling and developing five industrial parks and constructing more than 500,000 square feet of industrial space, while contributing to the development of over 13,000 acres and 2 million square feet of office, industrial, retail, and residential projects across North Dakota, California, Utah, and Colorado.

Licensed as a Real Estate Broker in both North Dakota and California, Jeff brings unmatched market knowledge and a unique combination of brokerage skill and development insight that provides added value to every client engagement.

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