

WAREHOUSE W/LOADING DOCK & RAIL
ACCESS FOR LEASE

2704 LINCOLN AVE SOUTH, SIDNEY, MT 59270



WAREHOUSE/DOCK
BUILDING WITH RAIL
ACCESS



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:

Lease Rate:

Negotiable

Lot Size:

2.0 Acres

Year Built:

1980

Building Size:

6,250 SF

Zoning:

Commercial

PROPERTY OVERVIEW

6,250 SQ FT of Total Space: 5,912 Warehouse Space, 338 Office Space. With LOADING DOCK & RAIL SPUR!

PROPERTY HIGHLIGHTS

- WAREHOUSE WITH HARD TO FIND LOADING DOCK
- 5,912 SQ FT Of Warehouse Space
- 338 SQ FT Of Office Space
- Electric Base Board Heat And Wall A/C Unit In The Office
- Poured Concrete Slab
- (4) 10' x 12' Overhead Garage Doors
- RARE Rail Access With 600'+ Private Spur!

Proven Realty Brokered By Exp Realty | 701.369.3949 | 3210 27th St West, Williston, ND 58801

ERIK PETERSON

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ND #9328 MT #65900



PROPERTY DETAILS & HIGHLIGHTS

Industrial Property For Lease

6,250 SQ FT Warehouse/Dock Building With Office Space | 2704 Lincoln Ave South, Sidney, MT 59270

Property Name:	6,250 SQ FT Warehouse/Dock Building With Office Space
Property Address:	2704 Lincoln Ave South, Sidney, MT 59270
Property Type:	Industrial
Lot Size:	2.0 AC
Building Size:	6,250 SF
Zoning:	Commercial
Rail Access:	N/A
Year Built:	1980

PROPERTY OVERVIEW

6,250 SQ FT of Total Space: 5,912 Warehouse Space, 338 Office Space. Available for Immediate Occupancy!

LOCATION OVERVIEW

In the Center of Sidney, Montana, the Heart of Eastern Montana, Located at 2508 Lincoln Ave South Sidney, Behind the Former Sidney Rentals Location.



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ADDITIONAL
PHOTOS



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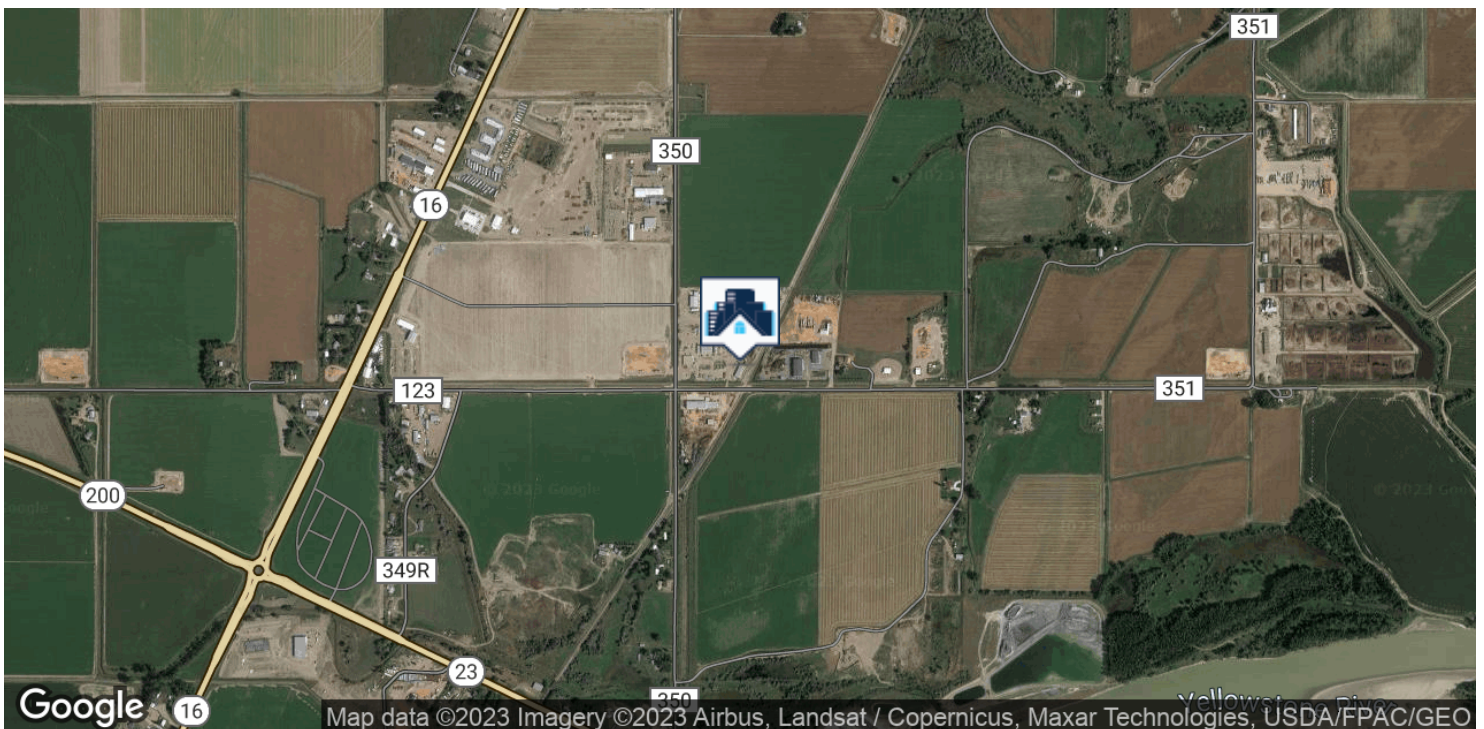
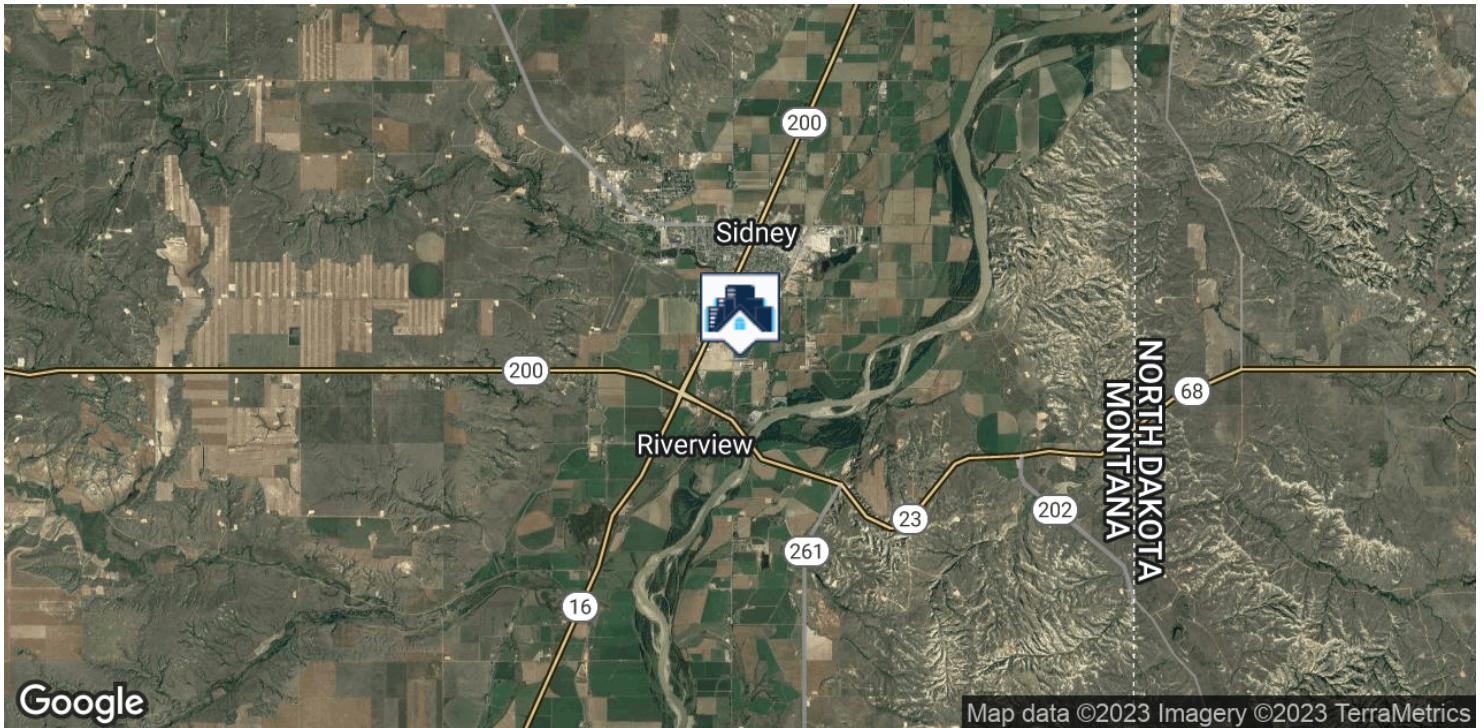
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LOCATION MAPS

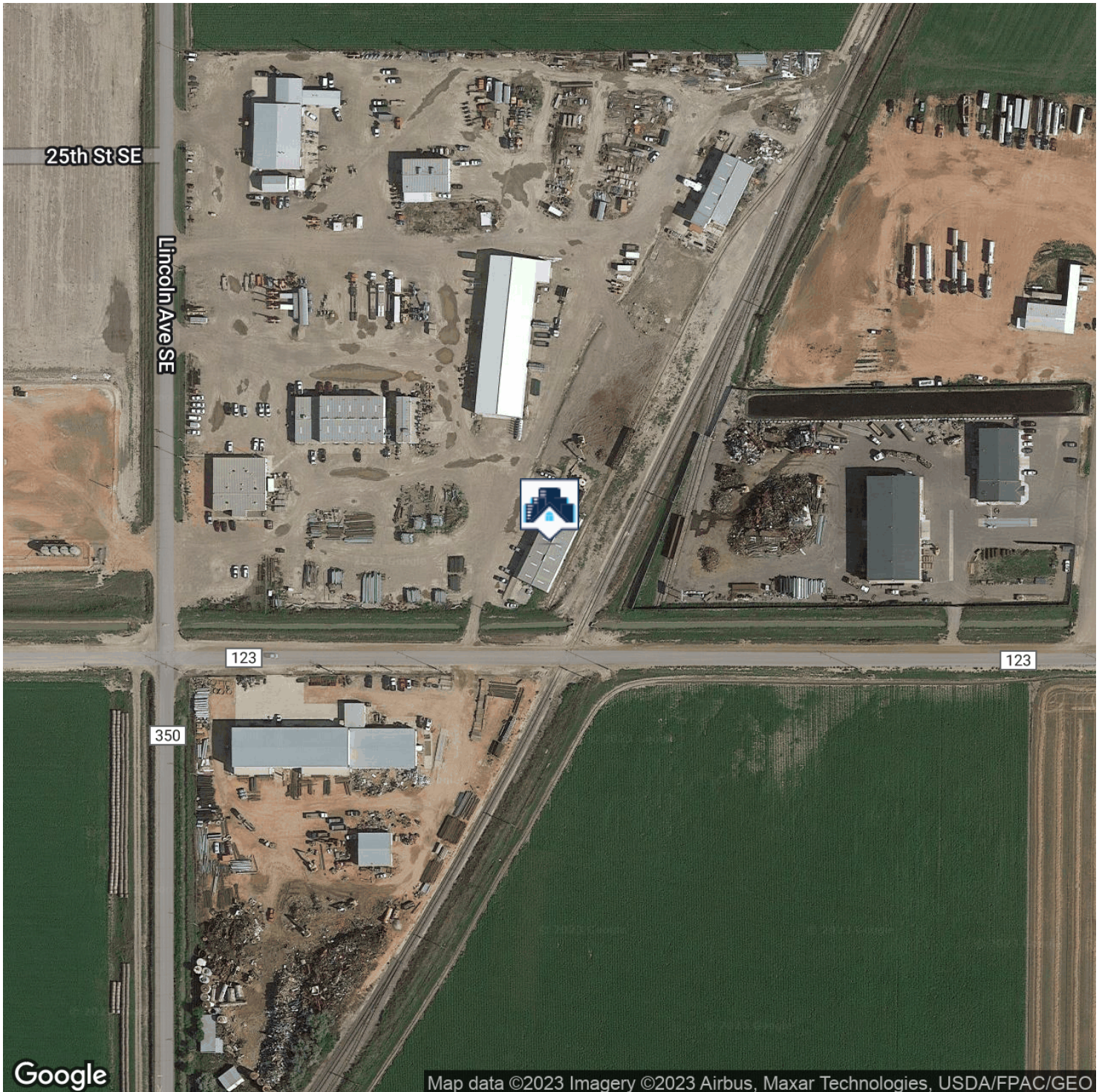


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AERIAL MAPS



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RETAILER MAP



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ADVISOR
BIO**ERIK PETERSON**

Owner/Broker

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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 \$300 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 100 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 has four children, ages 28, 26, 22, & 20. 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.

EDUCATION

North Dakota Real Estate Broker Class-License #9328

Montana Real Estate Broker Supervising Endorsement-License #RRE-BRO-LIC-65900

BA Business Administration (Maana Cum Laude)- Eastern Oregon University-3.89 GPA

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