

FOR LEASE OR  
SALE

# ±8,960 SF Shop & Office Space

4607 2ND AVE W, WILLISTON, ND 58801



PRESENTED BY:

**JEFF LUNNEN**

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# PROPERTY INFORMATION

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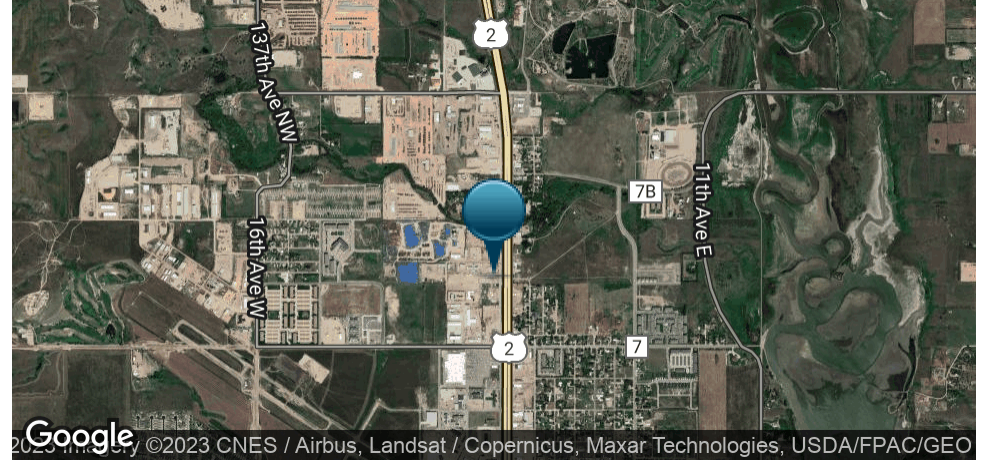
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## PROPERTY INFORMATION

# Executive Summary

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### OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	Negotiable (NNN)
Available SF:	±11,700 SF
Space Type	Flex Space
Lot Size:	±8.0 Acres

### PROPERTY OVERVIEW

Lunnen Real Estate Services Inc. is pleased to present the former Nuverra Facility in Williston, North Dakota for sale or lease. The property consists of the main shop +/- 9,900 SF, warm storage building +/-1,800 SF, pole barn with 8 truck parking stalls and a fueling station all on a fenced and fully stabilized 8+ acres.

The subject property enjoys easy access to and from HWY 2, has paved road access and all city utilities. This is a prime location in the heart of the the Bakken.



## PROPERTY INFORMATION

# Complete Highlights

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### SALE HIGHLIGHTS

- ±11,700 SF Shop & Office Space on ±8 Acres
- ±9,900 SF freestanding industrial shop & office (Dimensions 180' x 55')
- ±1,800 SF warm storage (Dimensions 60' x 30')
- 8 covered truck stalls with plugins
- 7 offices with a conference room
- Reception area, break rooms, copy room, storage/parts room(s)
- Kitchenette
- Dispatch office
- Mezzanine storage with forklift access
- Lockable parts room
- Lubricant station
- (4) Reznor unit heaters in the shop
- Shop exhaust fans
- 16' ft. - 22' ft. eve height
- (3) overhead bay doors on the main shop
- (2) overhead bay doors on the storage building
- ±8 acres fully stabilized and fenced yard
- Paved road access on 2nd Ave W
- (1) Large rolling gate entry
- Exterior building and yard lighting
- (20) 20 amp and (20) 30 amp truck plug-ins in the yard
- Fueling station with (1) 10,000 gallon fuel tanks
- Security system with 8 onsite cameras



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## Additional Photos

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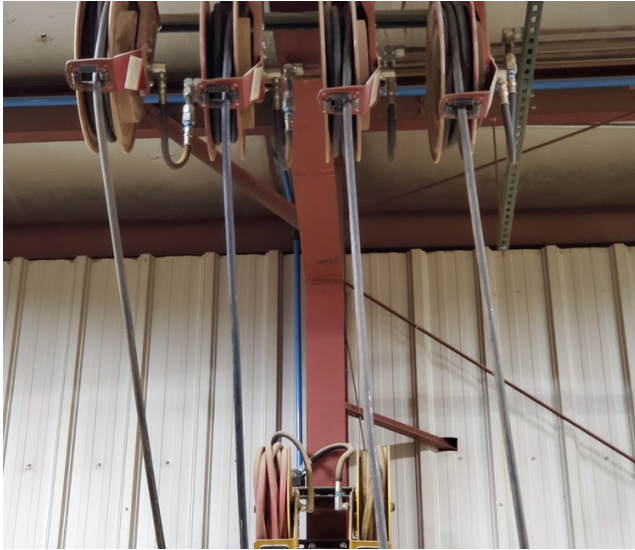




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## Additional Photos

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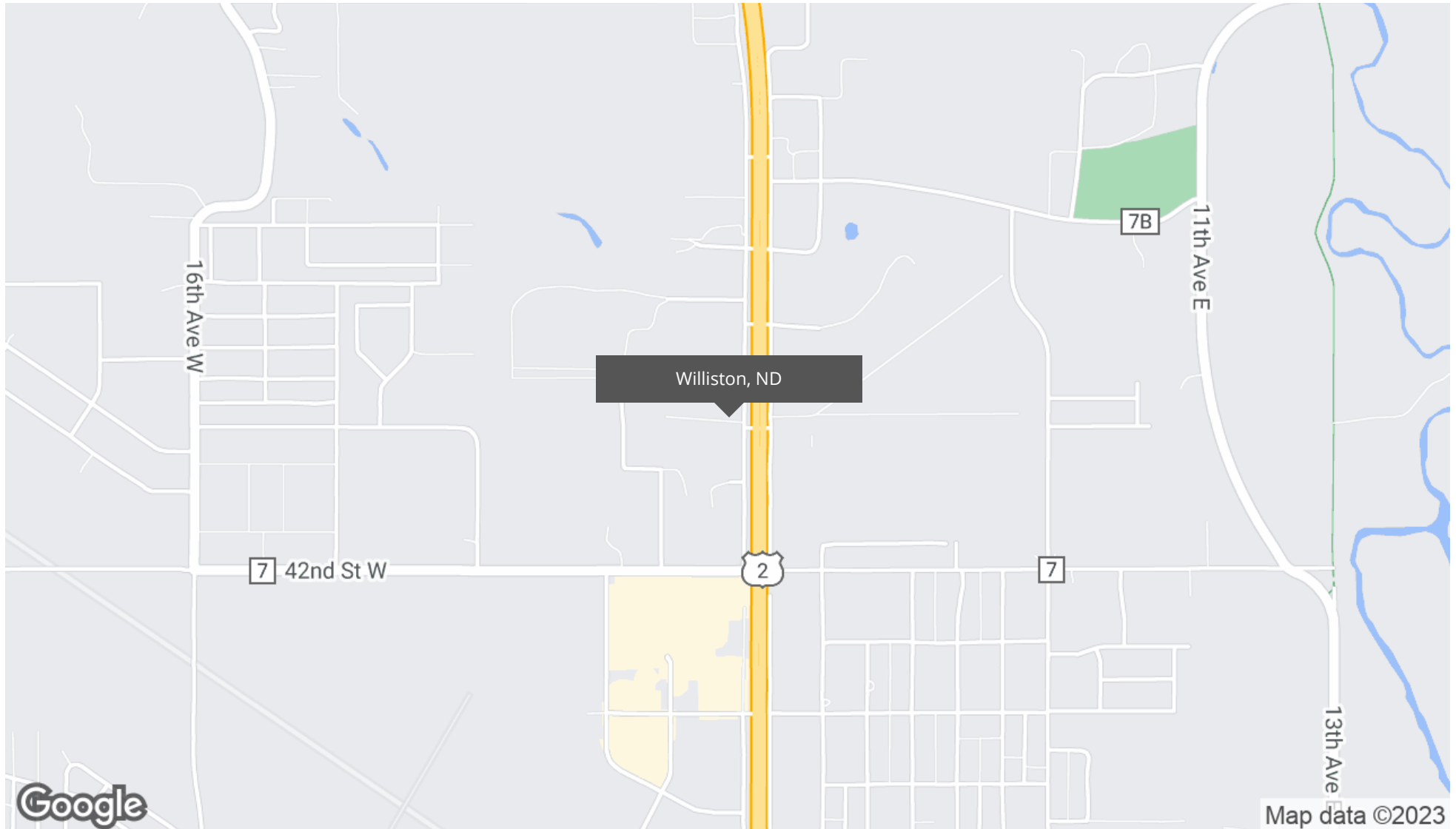
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## Regional Map

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# Aerial Maps

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# Retailer Map

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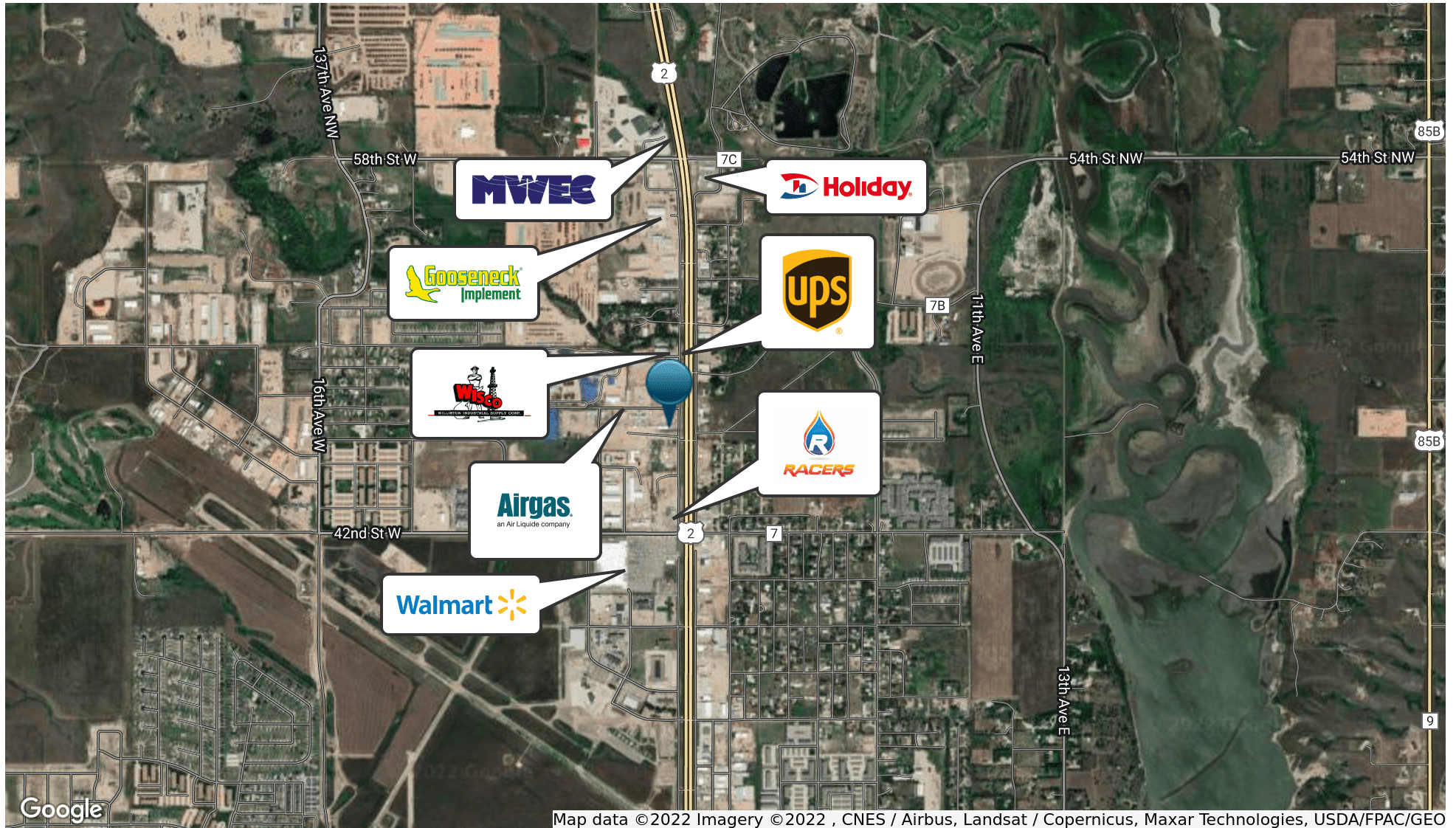
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# Retailer Map

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# ADVISOR BIOS

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## ADVISOR BIOS

# Advisor Bio 1

4607 2ND AVE W, WILLISTON, ND 58801



## JEFF LUNNEN

Managing Principal & Broker

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## PROFESSIONAL BACKGROUND

Lunnan 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.

Jeff Lunnan has more than 20 years of experience in commercial real estate brokerage, development, investment and consulting. He specializes in the analysis, marketing, and disposition of industrial, retail, office, multifamily, land & self-storage owned by both private individuals and community & national banking institutions.

Using his experience and insight into the marketing and disposition processes Jeff has successfully transacted over \$700 million in sales and leasing consideration, Jeff has been involved in over \$450 million in real estate transactions in the Bakken oil fields, entitled and developed 5 industrial parks and built over 500,000 SF of industrial space for lease & sale.

Jeff is a licensed Real Estate Broker in the States of both California & North Dakota, licensed by FINRA, and is a CA Registered Securities Agent. He holds a Bachelor's Degree in Business Administration & Public Administration from Arizona State University and industry-leading Light Construction and Development Management Certificate (LCDM) from the University of California Irvine.

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