

# ±26,820 SF | 5 Buildings | ±26 Acres | Former Rockwater Facility

FOR LEASE

4501 40TH STREET W, WILLISTON, ND 58801



**LUNNEN**  
REAL ESTATE SERVICES

FOR MORE INFORMATION:

**JEFF LUNNEN**

701.428.1243

[jeff@lunnen.com](mailto:jeff@lunnen.com)

30220 RANCHO VIEJO ROAD SUITE A

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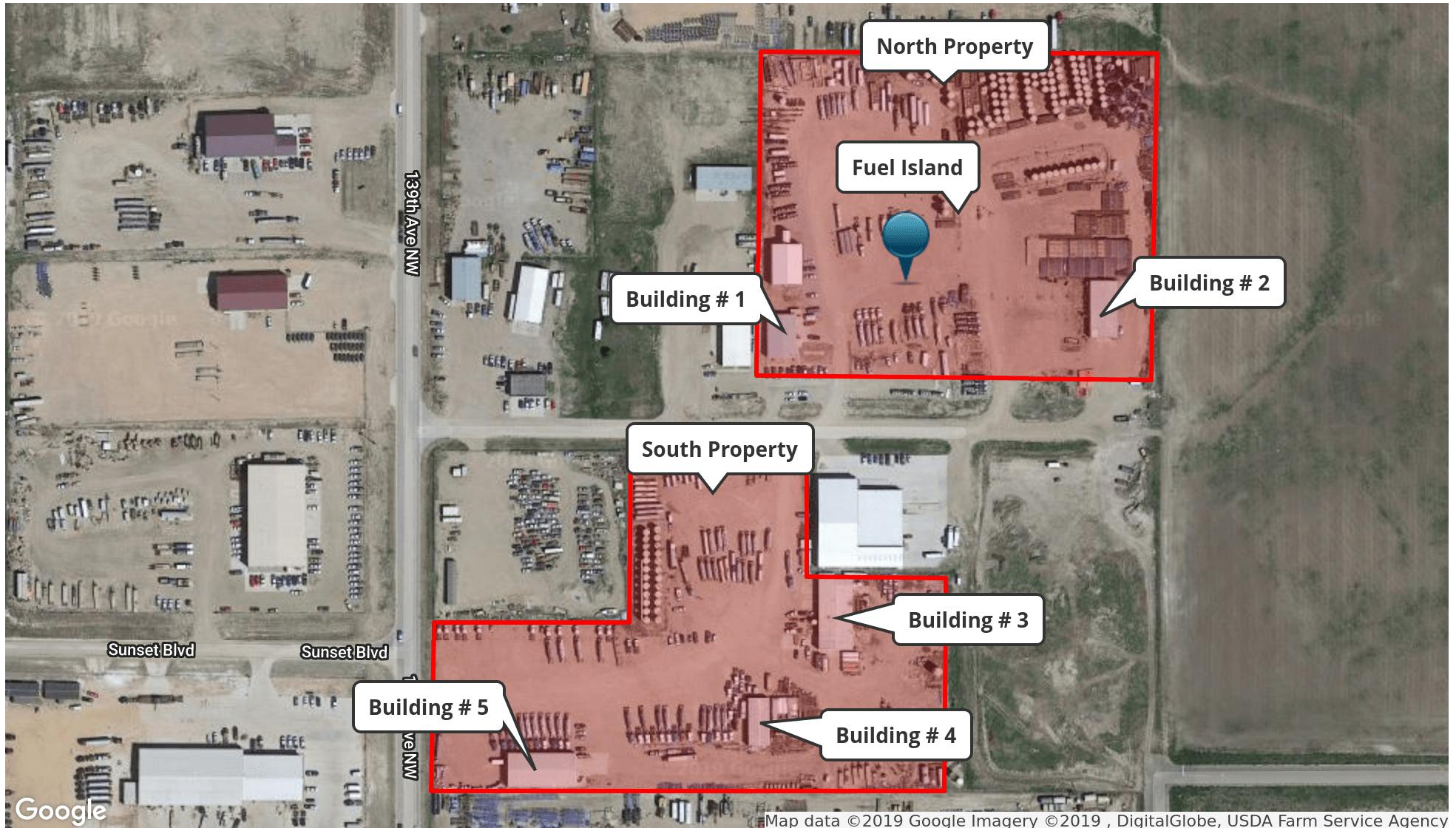
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# 4501 40th Street W, Williston, ND 58801

RETAILER MAP



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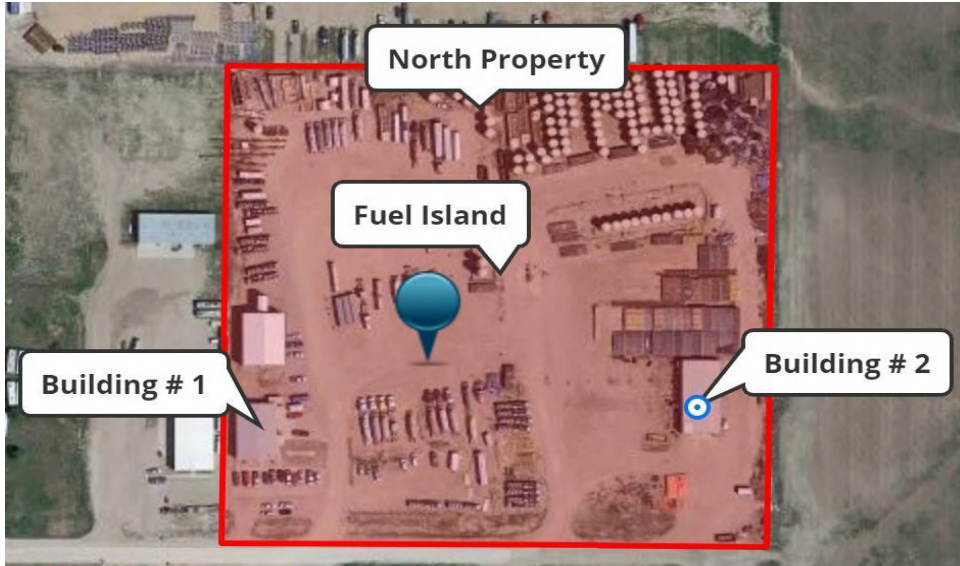
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# North ±9,220 SF Shop & Office on ±10 Acres

## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- ± 9,220 SF | 2 Buildings | ± 10 Acres | Fueling Station
- Building # 1
- ± 4,220 SF Office & truck lounge
- Building dimensions: 50' x 80'
- 2 bathrooms and 7 offices
- (1) overhead door
- Building # 2
- ± 5,000 SF Shop with small office buildout
- Building dimensions: 50' x 100'
- (2) drive-in bays
- (2) automatic overhead doors
- Shop trench drain
- Acreage: +/- 10 acres mostly stabilized, with perimeter fencing
- Fuel Island: 20,000-gallon diesel tank and 10,000-gallon gasoline tank in a state-approved containment area.
- Truck Plugins: (54)+ 20 amp truck plugins
- Easy truck access to HWY 2 & HWY 85 with a stoplight at the intersection

### OFFERING SUMMARY

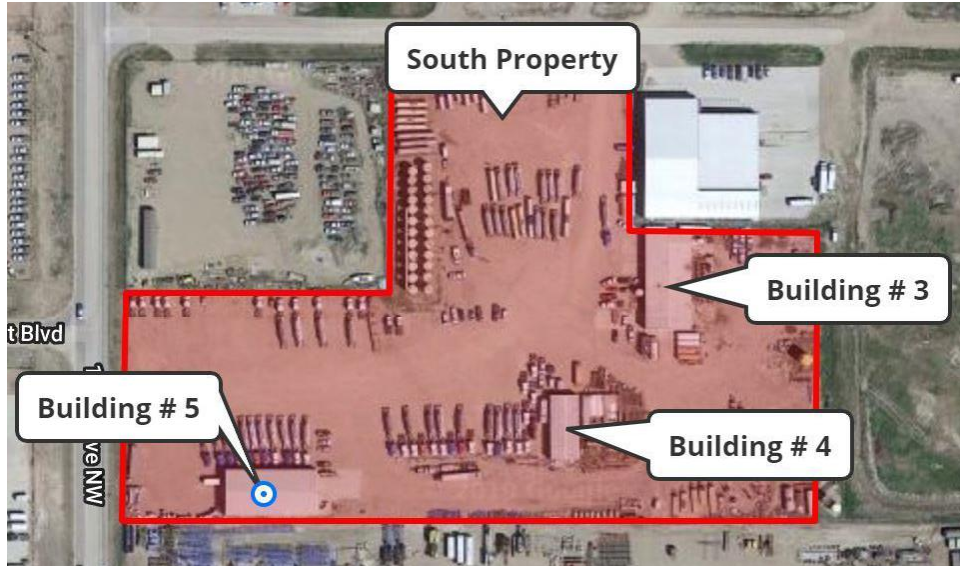
Lease Rate:	Negotiable NNN
Number of Buildings:	2
Available SF:	±9,220 SF - 26,820 SF
Lot Size:	±10 Acres - 20 Acres
Total Property Size:	±26,820 SF on 20 Acres



**FOR LEASE**

# South ±17,600 SF Shop(s) on ±10 Acres

## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- ± 17,600 SF | 3 Buildings | ± 10 Acres
- Building # 3
- ±7,200 SF Repair shop
- Building dimensions: 60' x 120'
- (4) drive-in bays
- Shop drains
- Building # 4
- ±3,200 SF fabrication shop
- Building dimensions: 40' x 80'
- (1) drive-in bay
- Building # 5
- ±7,200 SF Shop/Warehouse
- Building dimensions: 60' x 120'
- Large concrete apron
- 22' clearance
- Acreage: +/- 10 acres mostly stabilized, with perimeter fencing
- (69) 20 amp truck plugins
- (14) 220 volt, 50 amp truck plugins
- Three phase 480 power available
- Easy truck access to HWY 2 & HWY 85 with a stoplight at the intersection

### OFFERING SUMMARY

Lease Rate:	Negotiable NNN
Number of Buildings:	3
Available SF:	±9,220 SF - ±26,820 SF
Lot Size:	±10 - ±20 Acres
Total Property Size:	±26,820 SF on 20 Acres

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# Building # 1

ADDITIONAL PHOTOS



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## Building # 1 (Continued)

ADDITIONAL PHOTOS



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## Building # 2

ADDITIONAL PHOTOS



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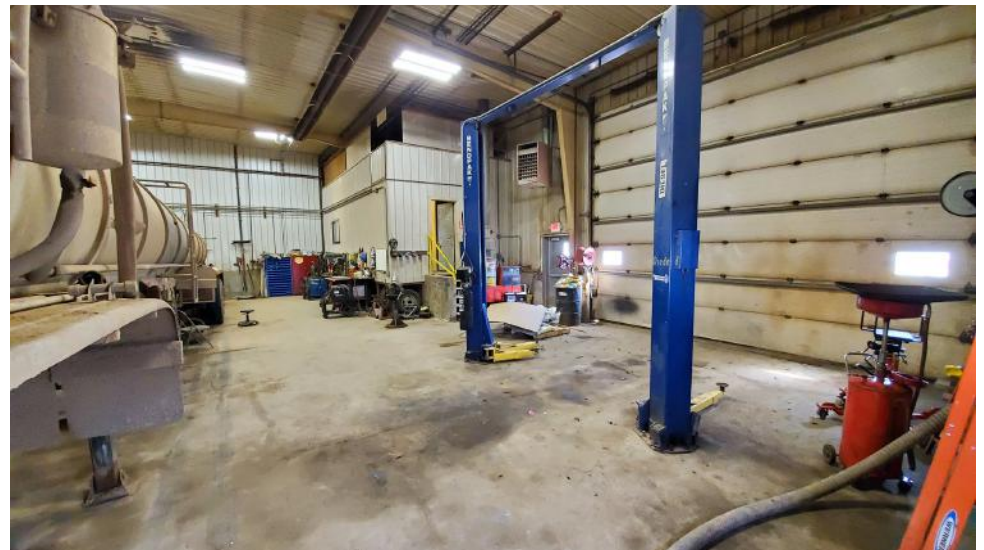
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# Building # 3

ADDITIONAL PHOTOS



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## Building # 4

ADDITIONAL PHOTOS



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# Building # 5

ADDITIONAL PHOTOS



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ADVISOR BIO 1



## JEFF LUNNEN

Managing Principal & Broker

jeff@lunnen.com

Direct: 701.428.1243

ND #9171 // CalDRE #01716571

### 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.

### EDUCATION

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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