

FOR SALE OR
LEASE

±9,220 SF | 2 Buildings | ±10 Acres | Williston ND

4501 4TH STREET W, WILLISTON, ND 58801



FOR MORE INFORMATION:

JEFF LUNNEN

701.428.1243

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30220 Rancho Viejo Road Suite A
San Juan Capistrano, CA 92675

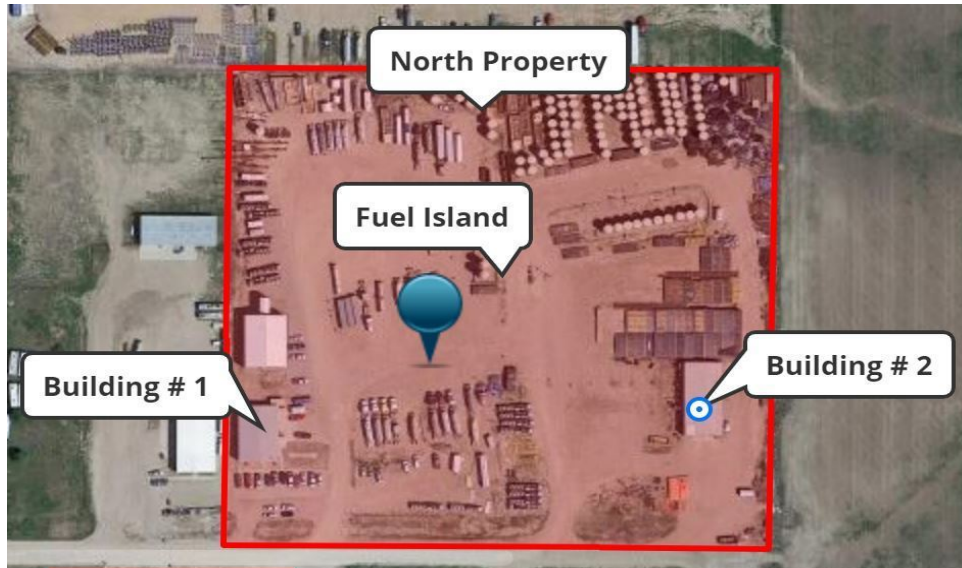
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www.lunnennorthdakota.com

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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
Lot Size:	±10 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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RETAILER MAP



Map data ©2023 Imagery ©2023 , CNES / Airbus, Maxar
Technologies, USDA/FPAC/GeoEye



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ADVISOR BIO 1



JEFF LUNNEN

Managing Principal & Broker

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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.

Jeff Lunnen 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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