

FOR SALE OR  
LEASE

# ±17,600 SF | 3 Buildings | ±10 Acres | Former Rockwater Facility

4501 40TH STREET W, WILLISTON, ND 58801



FOR MORE INFORMATION:

**JEFF LUNNEN**

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4501 40th Street W, Williston, ND 58801

RETAILER MAP



FOR MORE INFORMATION:

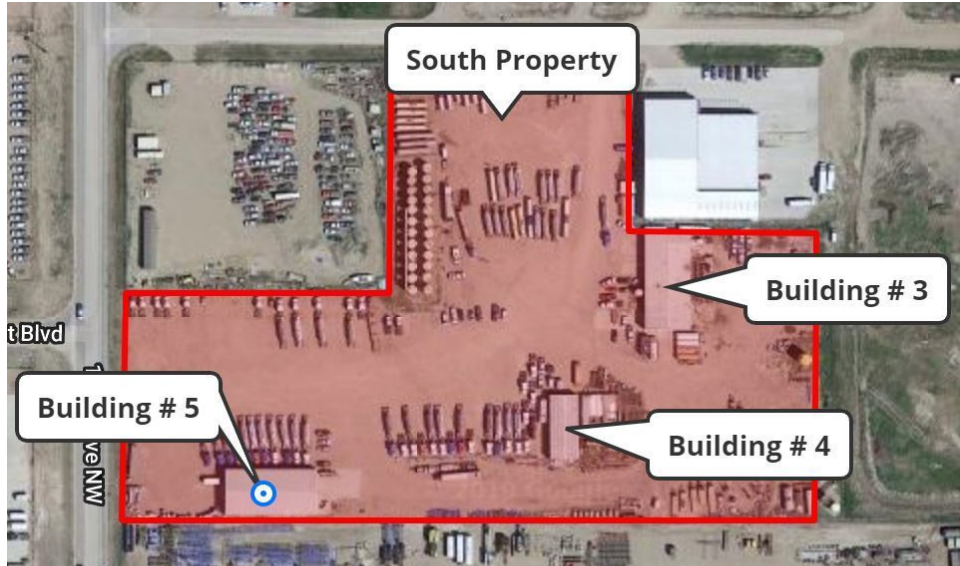
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# South ±17,600 SF Shop(s) on ±10 Acres

## PROPERTY SUMMARY



## OFFERING SUMMARY

Lease Rate:	Negotiable NNN
Sale Price	Call for Pricing
Number of Buildings:	3
Available SF:	±17,600 SF
Lot Size:	±10 acres
Total Property Size:	±26,820 SF on 20 Acres

## 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



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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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# 4501 40th Street W, Williston, ND 58801

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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