

FOR SALE OR
LEASE

±15,768 SF Shop & Office on ±20 Acres

4900 HWY 2 & 52 W, MINOT, ND 58701



LUNNEN
REAL ESTATE SERVICES

PRESENTED BY:

JEFF LUNNEN

701.428.1243

jeff@lunnen.com

30220 RANCHO VIEJO ROAD SUITE A
San Juan Capistrano, CA 92675

701.428.1243

www.lunnennorthdakota.com

Table of Contents

4900 HWY 2 & 52 W, MINOT, ND 58701

Confidentiality & Disclaimer

All materials and information received or derived from Lunnen Real Estate Services its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Lunnen Real Estate Services its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Lunnen Real Estate Services will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Lunnen Real Estate Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Lunnen Real Estate Services does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lunnen Real Estate Services in compliance with all applicable fair housing and equal opportunity laws.

Contents

PROPERTY INFORMATION

LOCATION INFORMATION

ADVISOR BIOS

PROPERTY INFORMATION

4900 HWY 2 & 52 W, MINOT, ND 58701



LUNNEN
REAL ESTATE SERVICES

PRESENTED BY:

JEFF LUNNEN

701.428.1243

jeff@lunnen.com

30220 RANCHO VIEJO ROAD SUITE A
San Juan Capistrano, CA 92675

701.428.1243

www.lunnennorthdakota.com

PROPERTY INFORMATION

Property Summary

4900 HWY 2 & 52 W, MINOT, ND 58701



OFFERING SUMMARY

Sale Price	Subject to Offer
Lease Rate	Negotiable NNN
Building Size:	± 15,768 SF
Acres	± 10 to ± 20 Acres

PROPERTY HIGHLIGHTS

- ± 15,768 SF Shop & Office on ± 20 Acres
- ± 20 Acres (± 10 Acres stabilized and fenced)
- ± 5,768 SF free standing office building
- ± 10,000 SF Shop + 2000 SF mezzanine
- (6) Offices and additional dispatch area
- (2) Restrooms men's / 2 women's
- Breakroom, Conference area, Reception area
- Steel frame construction
- Dual zone heating / cooling
- 19' sidewalls
- 6" concrete floor
- Forklift access to mezzanine
- Recycled oil heat
- Radiant floor heat system (Nat gas)
- Wired for phone/cable/paging
- (3) Floor drains
- (6) 14'x 16' drive through automatic overhead doors
- Cameras and wiring for surveillance
- Truck hoist
- Plumbed for air and lubrication systems
- Avg daily traffic: 12,505 cars
- Highway 2 & 52 W frontage
- Zoning: M1 (CUP)

**PROPERTY
INFORMATION**

Additional Photos

4900 HWY 2 & 52 W, MINOT, ND 58701



**PROPERTY
INFORMATION**

Additional Photos

4900 HWY 2 & 52 W, MINOT, ND 58701



**PROPERTY
INFORMATION**

Additional Photos

4900 HWY 2 & 52 W, MINOT, ND 58701



**PROPERTY
INFORMATION**

Additional Photos

4900 HWY 2 & 52 W, MINOT, ND 58701



**PROPERTY
INFORMATION**

Additional Photos

4900 HWY 2 & 52 W, MINOT, ND 58701



LOCATION INFORMATION

4900 HWY 2 & 52 W, MINOT, ND 58701

2

LUNNEN
REAL ESTATE SERVICES

PRESENTED BY:

JEFF LUNNEN

701.428.1243

jeff@lunnen.com

30220 RANCHO VIEJO ROAD SUITE A
San Juan Capistrano, CA 92675

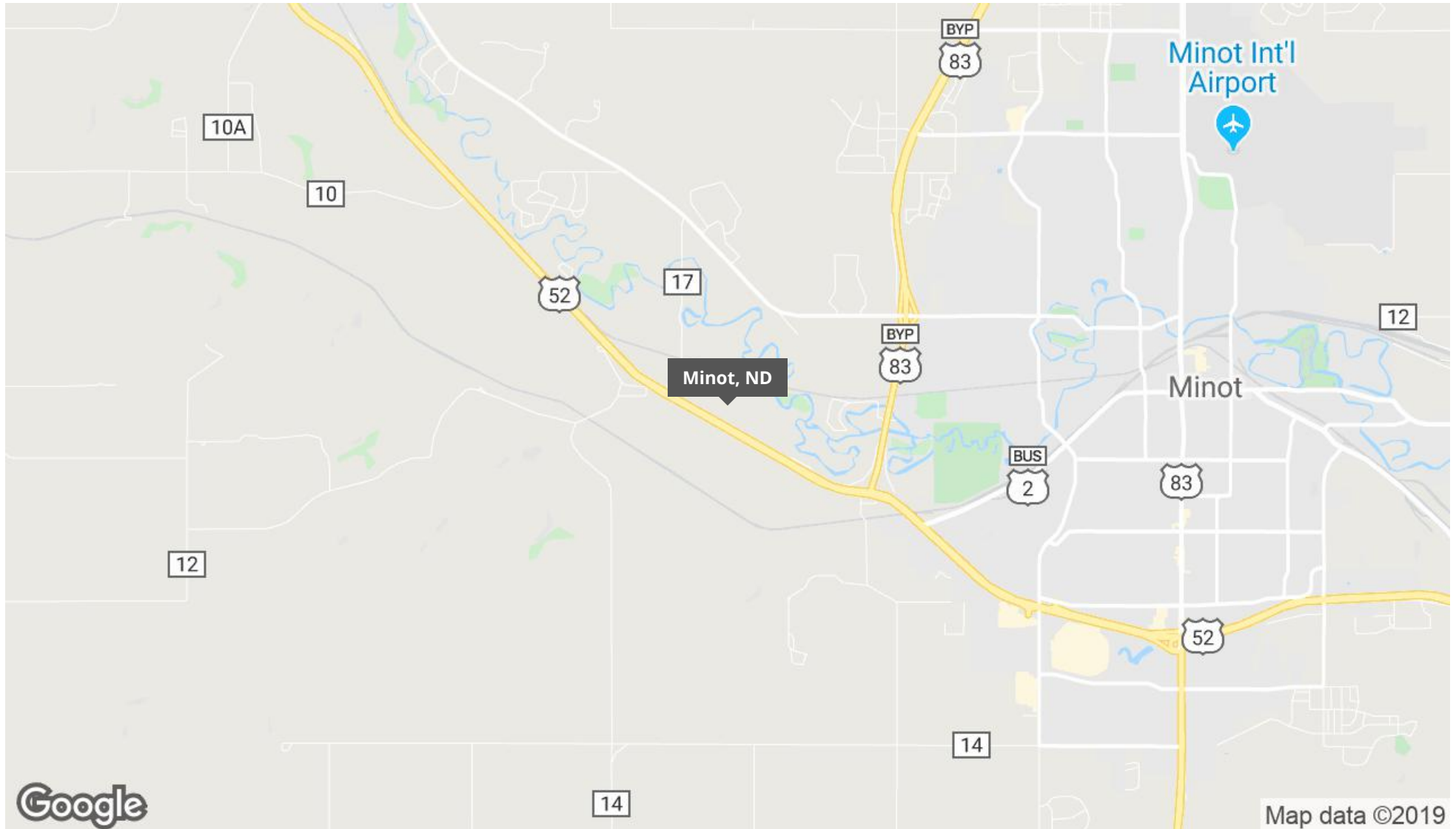
701.428.1243

www.lunnennorthdakota.com

**LOCATION
INFORMATION**

Regional Map

4900 HWY 2 & 52 W, MINOT, ND 58701



**LOCATION
INFORMATION**

Site Plan

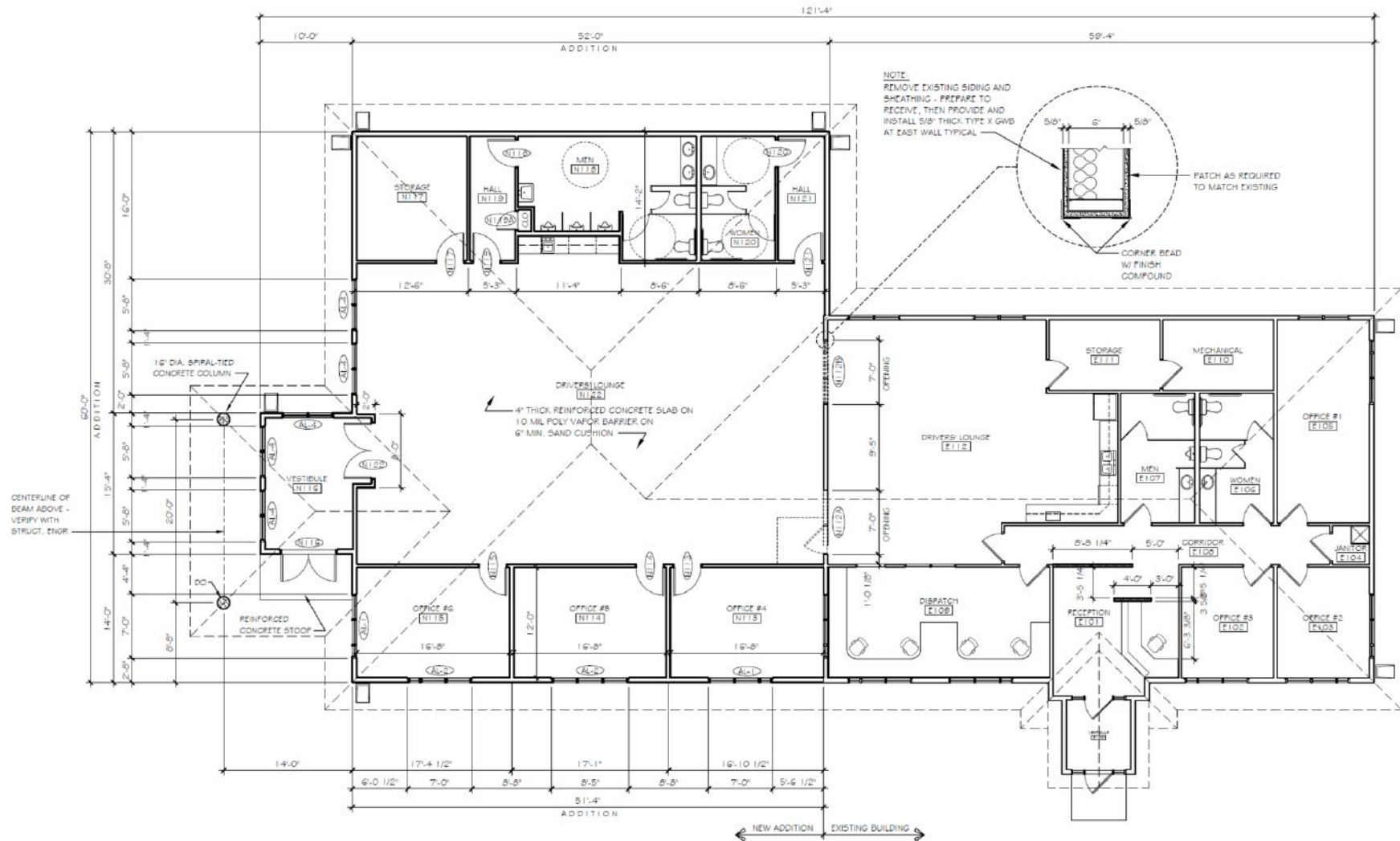
4900 HWY 2 & 52 W, MINOT, ND 58701



LOCATION INFORMATION

Floor Plans

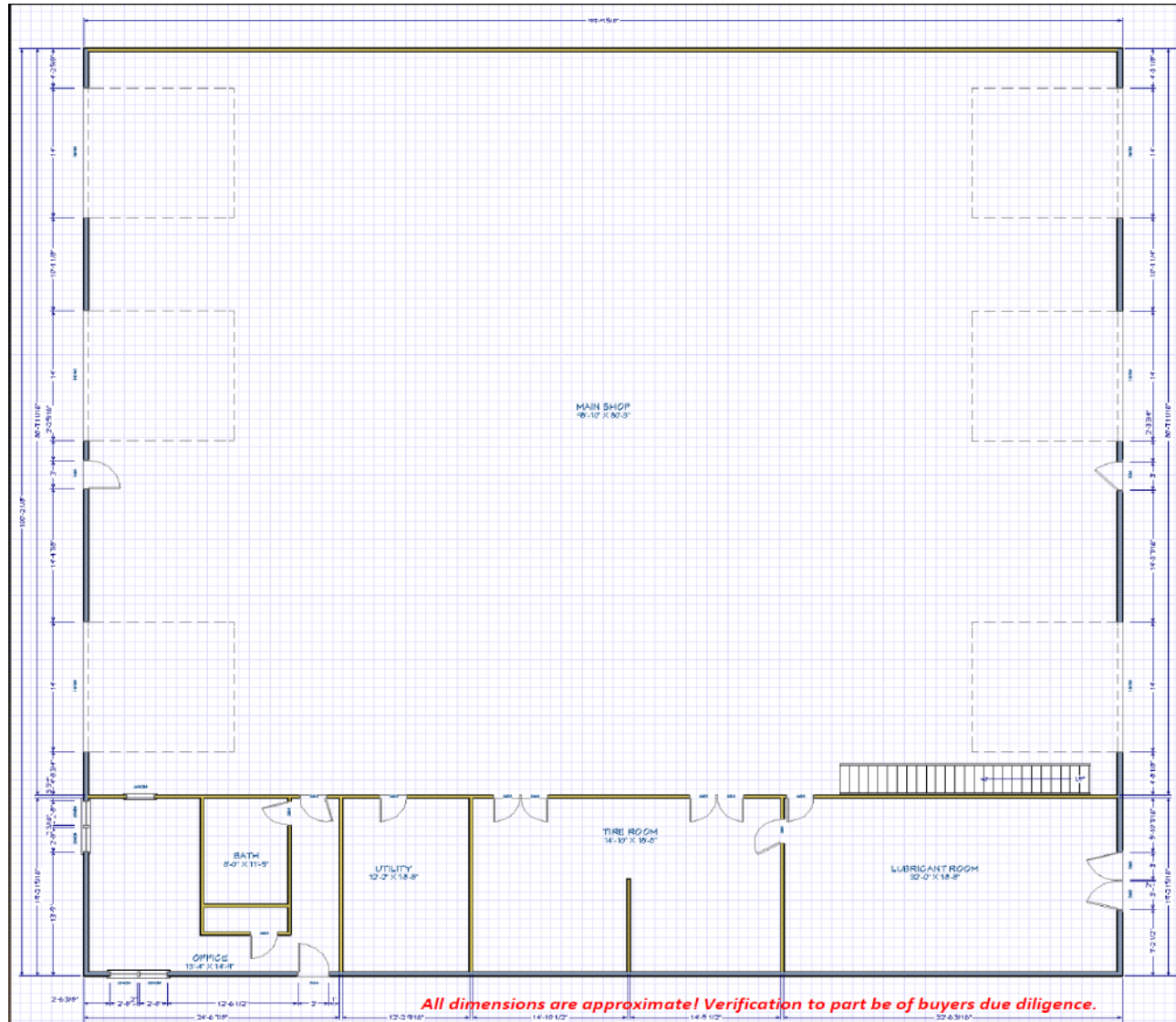
4900 HWY 2 & 52 W, MINOT, ND 58701



LOCATION INFORMATION

Floor Plans

4900 HWY 2 & 52 W, MINOT, ND 58701



ADVISOR BIOS

4900 HWY 2 & 52 W, MINOT, ND 58701

3

LUNNEN
REAL ESTATE SERVICES

PRESENTED BY:

JEFF LUNNEN

701.428.1243

jeff@lunnen.com

30220 RANCHO VIEJO ROAD SUITE A
San Juan Capistrano, CA 92675

701.428.1243

www.lunnennorthdakota.com

ADVISOR BIOS

Advisor Bio 1

4900 HWY 2 & 52 W, MINOT, ND 58701



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.