

INDUSTRIAL PROPERTY FOR SALE
WATFORD CITY, ND



INVESTMENT
PROPERTY WITH
LONG TERM LEASE



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Call for Price
Building Size:	15,513 SF
Lot Size:	14.99 Acres
Year Built:	2013

PROPERTY OVERVIEW

Proven Realty is proud to represent this incredible investment property with a long term lease. This property is located in Watford City, ND. Industrial Property is fully leased, with High Quality Tenant renting for an extended amount of time. CALL TODAY for full details!

PROPERTY HIGHLIGHTS

- Built in 2013
- +/- 14.99 Acres
- 11,880 Truck Maintenance Shop
- 3,633 Office and Training Facility
- Lease Expires January 31, 2028
- Five Year Renewal Option
- Lease is absolute NNN and features zero landlord responsibilities
- There is a 10% rental escalation in 2023
- Tenant: High Quality Oil Field Company Currently is leasing the property.

Proven Realty Brokered By Exp Realty | 701.369.3949 | 3210 27th St West, Williston, ND 58801

ERIK PETERSON

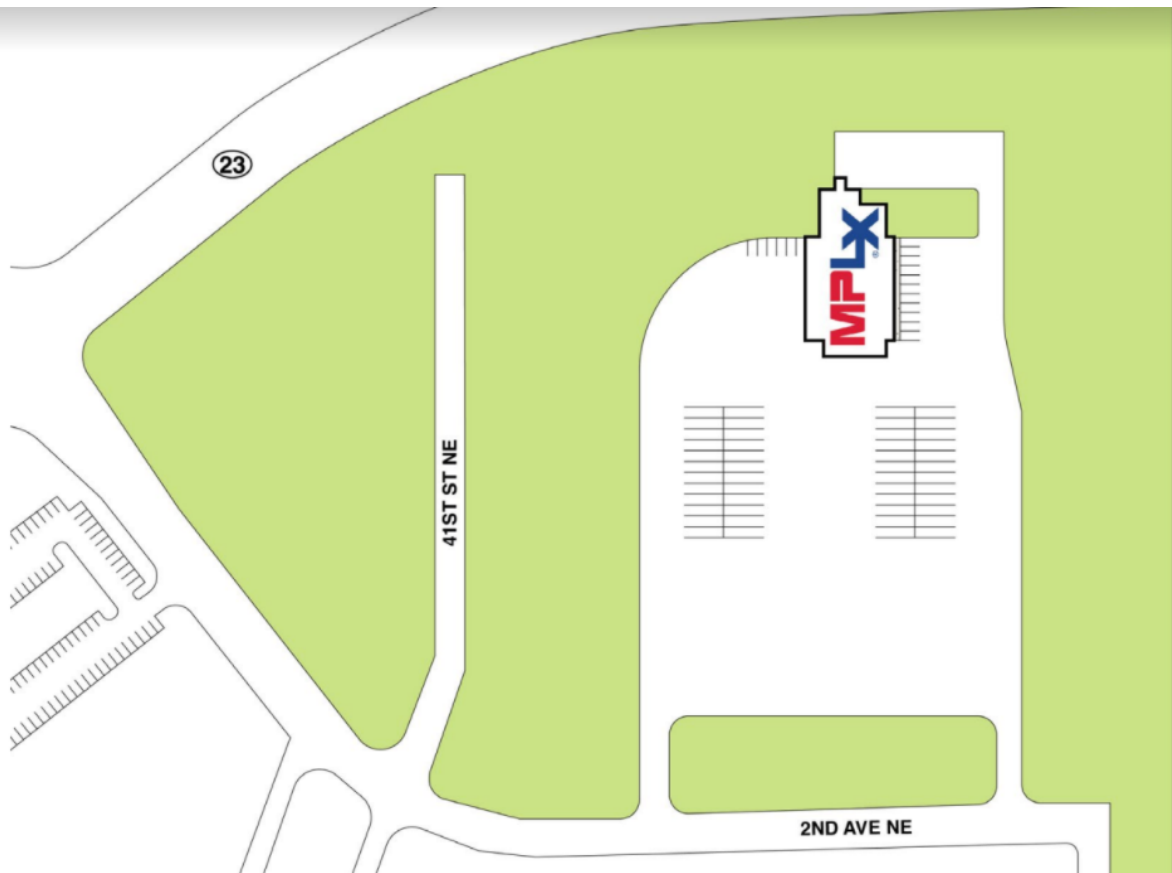
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ADDITIONAL
PHOTOS



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ADVISOR BIO



ERIK PETERSON

Owner/Broker

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PROFESSIONAL BACKGROUND

Erik Peterson is the founder of Proven Realty and brings extensive experience to the market. Erik was born and raised in Missoula, MT and grew up in a real estate family, where both of his parents had licenses. Over the past eight years, Erik has assisted property owners and tenants with all their real estate needs in North Dakota. In addition, Erik has helped Bakken companies create long term business relationships, develop real estate properties, sell & lease properties of all types, and find short and long term housing for families. He has previously held ownership interests in businesses in the Bakken which specialized in gravel transportation, potable water & septic hauling, porta potties and real estate development.

Erik has been involved in over \$300 million worth of transactions in the Bakken. He founded Proven Realty in 2017. Previously, Erik was a Salesperson at Energy Real Estate Solutions where he played a role in closing over \$10 million of real estate transactions and helped start their workforce housing division. Erik began his real estate career at Keller Williams, where he was their first licensed agent in Missoula, MT. Currently, KW has over 100 licensed agents in this market center.

Previously, Erik was President of Peterson Financial and spent 13 years helping investors reach their personal and financial goals. He held several investment licenses, each with a different specialty. He managed over 400 accounts in 7 states. In addition to his investment management expertise, he has consulted for several corporations to assist them to market, plan, and finance their businesses. This vast financial experience has given Erik a broad and diverse understanding of both corporate finance and business efficiency.

Erik has four children, ages 28, 26, 22, & 20. When he is not working tirelessly to assist clients with all of their property needs, he likes to hunt, fish, travel, and compete in Spartan Races.

EDUCATION

North Dakota Real Estate Broker Class-License #9328

Montana Real Estate Broker Supervising Endorsement-License #RRE-BRO-LIC-65900

BA Business Administration (Magna Cum Laude)- Eastern Oregon University-3.89 GPA

Masters Degree Business Administration (Magna Cum Laude)- University of Montana- 3.9 GPA

Certifications: CREIPS-(Certified Real Estate Investment Planning Specialist)

NCREA (National Commercial Real Estate Advisor)

Proven Realty brokered by eXp Realty

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