

industrial park  
**FOR LEASE**



**INDUSTRIAL CAMPUS | ±128,303 SF | ±25.62 ACRES**  
420 HALLIBURTON DR | WILLISTON, ND 58801



**LUNNEN**  
REAL ESTATE SERVICES

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# PROPERTY INFORMATION





**PROPERTY HIGHLIGHTS**

- Large industrial and office complex | 15 Buildings | ±128,303 SF | ±25.62 Acres
- Owner willing to explore all possible breakout options; provides examples
- Located on three parcels with a combined area of ±25.624 AC
- Parcel 1 is 18.130 acres, Parcel 2 is 6.950 acres, and Parcel 3 is 0.554 acres
- (3) On-site mobile offices
- M-2 Heavy Industrial Zoning
- Constructed from 1965 to 2013
- A 700-foot rail spur that is now inactive but might be made operational
- Conveniently located in Williston, the hub of the Bakken oil and gas industry.

**OFFERING SUMMARY**

Lease Rate:	Negotiable
Available SF:	±7,008 SF - ±128,303 SF
Building Size:	±128,303 SF
Acreage:	Total ±25.62 Acres
MISC	Property is Divisible

**SPACES**

	LEASE RATE	SPACE SIZE
±128,303 SF   ±25.62 Acres	Negotiable	128,303 SF
OPTION A   ±44,115 SF   ±7.5 Acre Yard	Negotiable	44,115 SF
OPTION B   ±7,008 SF   ±5.1 Acre Yard	Negotiable	7,008 SF
OPTION C   ±10,848 SF   ±5.2 Acre Yard	Negotiable	10,848 SF
OPTION D   ±31,300 SF   ±3.9 Acre Yard	Negotiable	31,300 SF
OPTION E   ±35,404 SF   ±3.93 Acre Yard	Negotiable	35,404 SF



**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
±128,303 SF   ±25.62 Acres	Available	128,303 SF	NNN	Negotiable
OPTION A   ±44,115 SF   ±7.5 Acre Yard	Available	44,115 SF	NNN	Negotiable
OPTION B   ±7,008 SF   ±5.1 Acre Yard	Available	7,008 SF	NNN	Negotiable
OPTION C   ±10,848 SF   ±5.2 Acre Yard	Available	10,848 SF	NNN	Negotiable
OPTION D   ±31,300 SF   ±3.9 Acre Yard	Available	31,300 SF	NNN	Negotiable
OPTION E   ±35,404 SF   ±3.93 Acre Yard	Available	35,404 SF	NNN	Negotiable

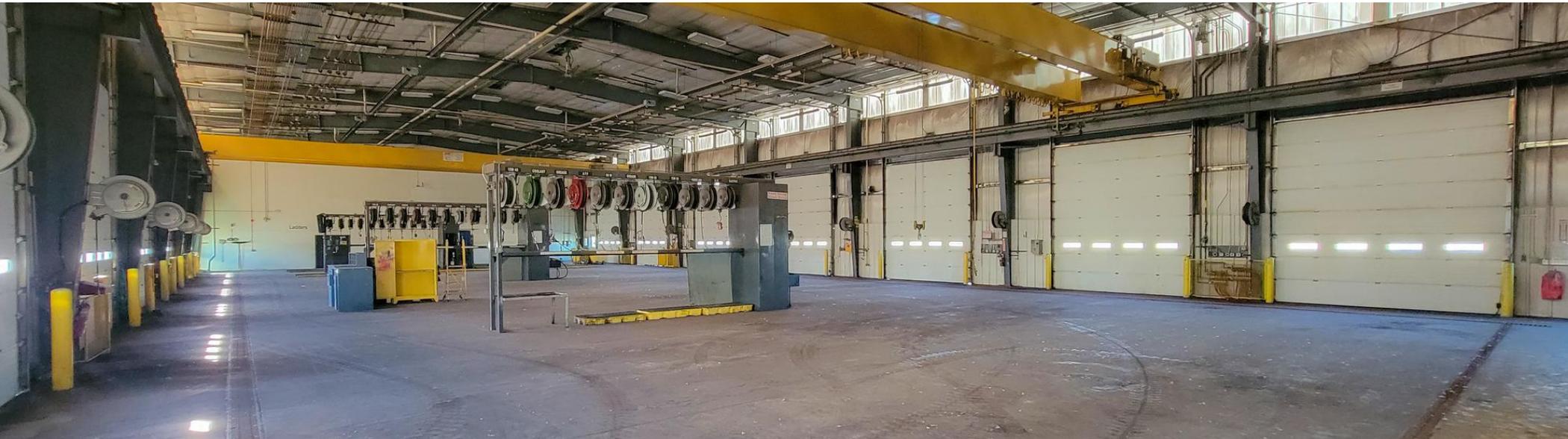
**LEASE SPACES**



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS

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# LOCATION INFORMATION



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# LEASE OPTIONS



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BUILDING DESCRIPTION	BLDG #	TOTAL (RSF)	OFFICE (RSF)	INDUSTRIAL (RSF)	YEAR BUILT
Office Building with Office Addition (1A) and Shop Additions (1B & 1C)	1	31,300	15,836	15,464	1985,2010 (1A), 1986 (1B), 1990 (1C)
Steel Frame industrial Shop and Office Building	2	10,000	6,064	3,936	1990
Wood Framed Industrial Warehouse	3	720	0	720	2004
Steel Framed Warehouse	6	4,800	168	4,632	2007
Steel Framed Warehouse with Shop Addition	7	1,308	0	1,308	2000, 2003 (Addition)
Wood Framed Warehouse	8	900	0	900	2004
Bulk Plant Warehouse / Control Room	9	5,200	160	5,040	1965
Wood Framed Warehouse	10	448	0	448	1990
Storage Shed (Not Included in RSF)	11	N/A	N/A	N/A	Unknown
Storage Shed (Not included in RSF)	12	N/A	N/A	N/A	Unknown
Storage Shed (Not Included in RSF)	13	N/A	N/A	N/A	Unknown
Truck Shop and Admin Office Space	14	24,684	7,236	17,448	2008
Chemical Terminal Building	15	44,115	2,314	41,801	2012
Administrative / Training Building	22	5,200	5,200	0	2013
Guard House	GH	128	0	128	2012
<b>TOTALS</b>		<b>128,803</b>	<b>20,814</b>	<b>91,825</b>	



**POTENTIAL BUILDING BREAKOUT OPTION A**

BUILDING DESCRIPTION	BLDG #	TOTAL (RSF)	OFFICE (RSF)	INDUSTRIAL (RSF)
Chemical Terminal Building	15	44,115	2314	41,801
OPTION A includes Building 15   Situated on ±7.5 AC				
Space Option 1A and 1B would require demising wall in Warehouse				
SPACE A   Situated on ±3.11 AC				
SPACE B   Situated on ±4.39 AC				
Building 15 contains (2) pull thru bulk loading bays, (2) flammable storage rooms with fire rated doors, and @) bay loading docks, fire suppression thru-out				
<b>TOTALS</b>		<b>44,115</b>	<b>2,314</b>	<b>41,801</b>



**POTENTIAL BUILDING BREAKOUT OPTION B**

BUILDING DESCRIPTION	BLDG #	TOTAL (RSF)	OFFICE (RSF)	INDUSTRIAL (RSF)	YEAR BUILT
OPTION B includes Buildings 6,7, & 8   Situated on ±5.1 AC					
Steel Frame Warehouse   (1) 14' Drive-In Overhead Door	6	4800	168	4,632	2007
Steel Frame Warehouse with Shop Additional   Partially Equipped with Sprinklers   (1) 10' Drive-In Overhead Door	7	1,308	0	3,936	200,2003
Wood Frame Warehouse   (1) 10' Drive-In Door	8	900	0	720	2004
<b>TOTALS</b>		<b>7,008</b>	<b>168</b>	<b>6,840</b>	



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**POTENTIAL BUILDING BREAKOUT OPTION C**

BUILDING DESCRIPTION	BLDG #	TOTAL (RSF)	OFFICE (RSF)	INDUSTRIAL (RSF)	YEAR BUILT
OPTION C includes Building 9, 10 & 22   Situated on ±5.2 AC					
Bulk Plant Warehouse / Control Room   (2) 10' Overhead Doors	9	5,200	160	5,040	1985
Wood Frame Warehouse Building	10	448	0	448	1990
Admin / Training Building	22	5,200	5,200	0	2013
<b>TOTALS</b>		<b>10,848</b>	<b>5,360</b>	<b>5,488</b>	



**POTENTIAL BUILDING BREAKOUT OPTION D**

BUILDING DESCRIPTION	BLDG #	TOTAL (RSF)	OFFICE (RSF)	INDUSTRIAL (RSF)	YEAR BUILT
OPTION D includes Building 1   Situated on ±3.9 AC					
Office Building with Office Addition (1A) and Shop Additions (1B & 1C)   (1) 1-ton Crane   (1) 5-ton Crane   (1) 7.5-ton Crane   (1) 1/4-ton Rail Only (Hoist Removed)	1	31,300	15,836	15,464	See notes
Year Built: 1985, 2010 (1A), 1986 (1B), 1990 (1C)					
<b>TOTALS</b>		<b>31,300</b>	<b>15,836</b>	<b>15,464</b>	



**POTENTIAL BUILDING BREAKOUT OPTION E**

BUILDING DESCRIPTION	BLDG #	TOTAL (RSF)	OFFICE (RSF)	INDUSTRIAL (RSF)	YEAR BUILT
OPTION E includes Buildings 2, 3, & 14 on ±3.93 AC					
Steel Frame Industrial Shop & Office Building   (1) 1/2-ton Crane   (1) 3-ton Crane	2	10,000	6,064	3,936	1990
Wood Frame Industrial Warehouse	3	720	0	720	2004
Truck Shop: Admin Space   (7) 16' Drive Thru Doors, of which 2 have in-ground lube change areas   (2) 10-ton Cranes   Water/Oil Separator	14	24684	7236	17448	2008
<b>TOTALS</b>		<b>35,404</b>	<b>13,300</b>	<b>22,104</b>	

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# ADVISOR BIOS



**HALLIBURTON**

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### 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 \$500 million in sales and leasing consideration, Jeff has been involved in over \$300 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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