

industrial land

FOR SALE OR LEASE

**±67 ACRE INDUSTRIAL PROPERTY | SUITABLE FOR OIL & GAS OR
CRYPTO**

48TH STREET & HWY 1804 | WILLISTON, ND 58801



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PROPERTY INFORMATION



PROPERTY HIGHLIGHTS

- Ready to build Industrial zoned property (Suitable for Oil & Gas or Crypto)
- Flat prime heavy industrial land, surrounded by 8 crude oil storage facilities, salt water disposal facilities, 8 oil pipelines
- Properties are adjacent to the Dakota Access Pipeline "Trenton Terminal"
- Property is adjacent to crude oil storage tank facilities owned by Enbridge, Plains Pipeline, Hiland Crude, Koch, Rose Rock Midstream, Energy Transfer Partners, and Equinor
- Adjacent to MWEK Substation
- Access off 48th Street NW, which is just off of HWY 1804 a major truck corridor
- Owner is open to subdividing the property±

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	Negotiable NNN
Available SF:	±10 - ±67 Acres
Lot Size:	±67 Acres
MISC	Owner is open to subdividing the property

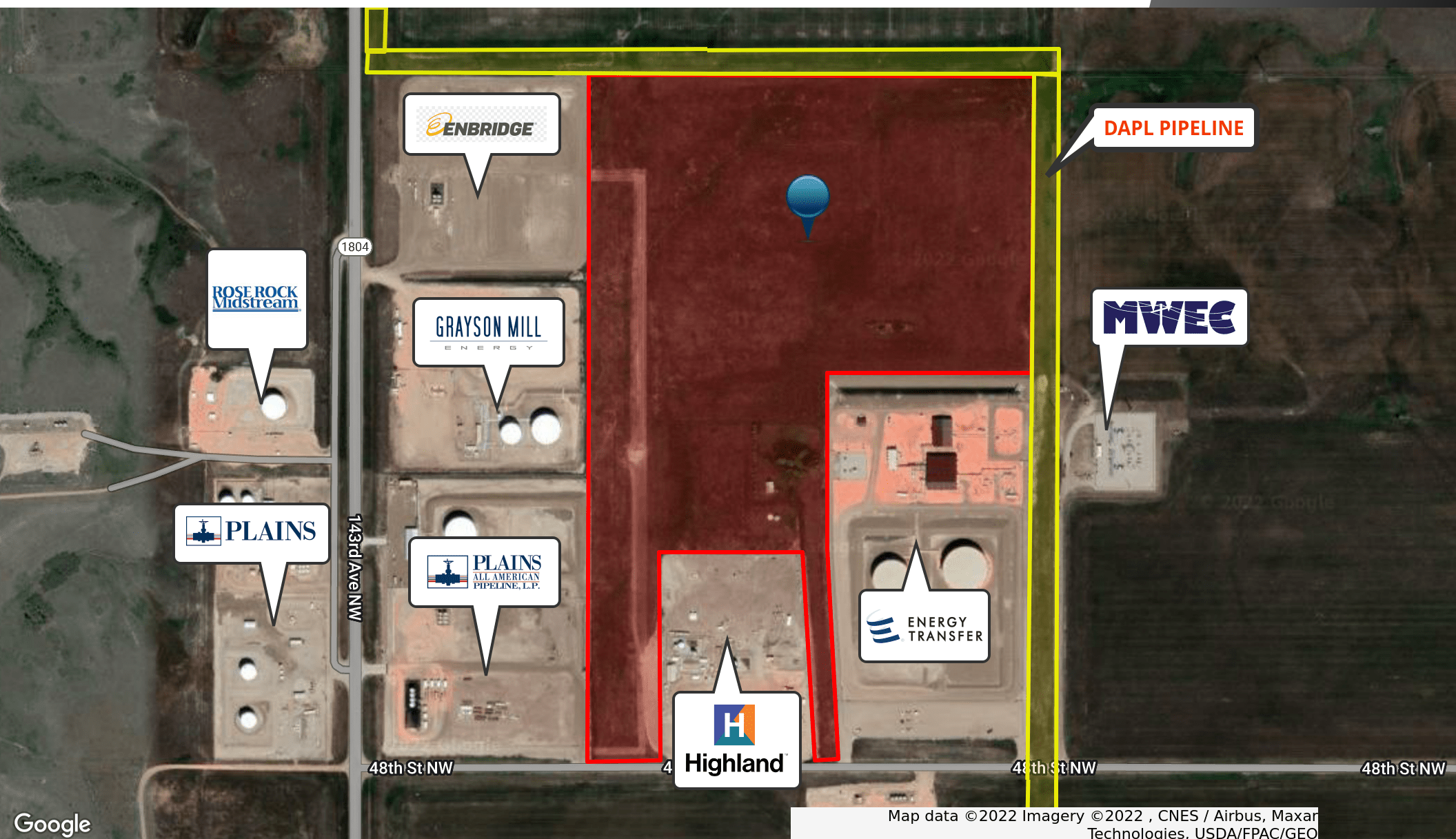
PROPERTY SUMMARY

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ADDITIONAL PHOTOS

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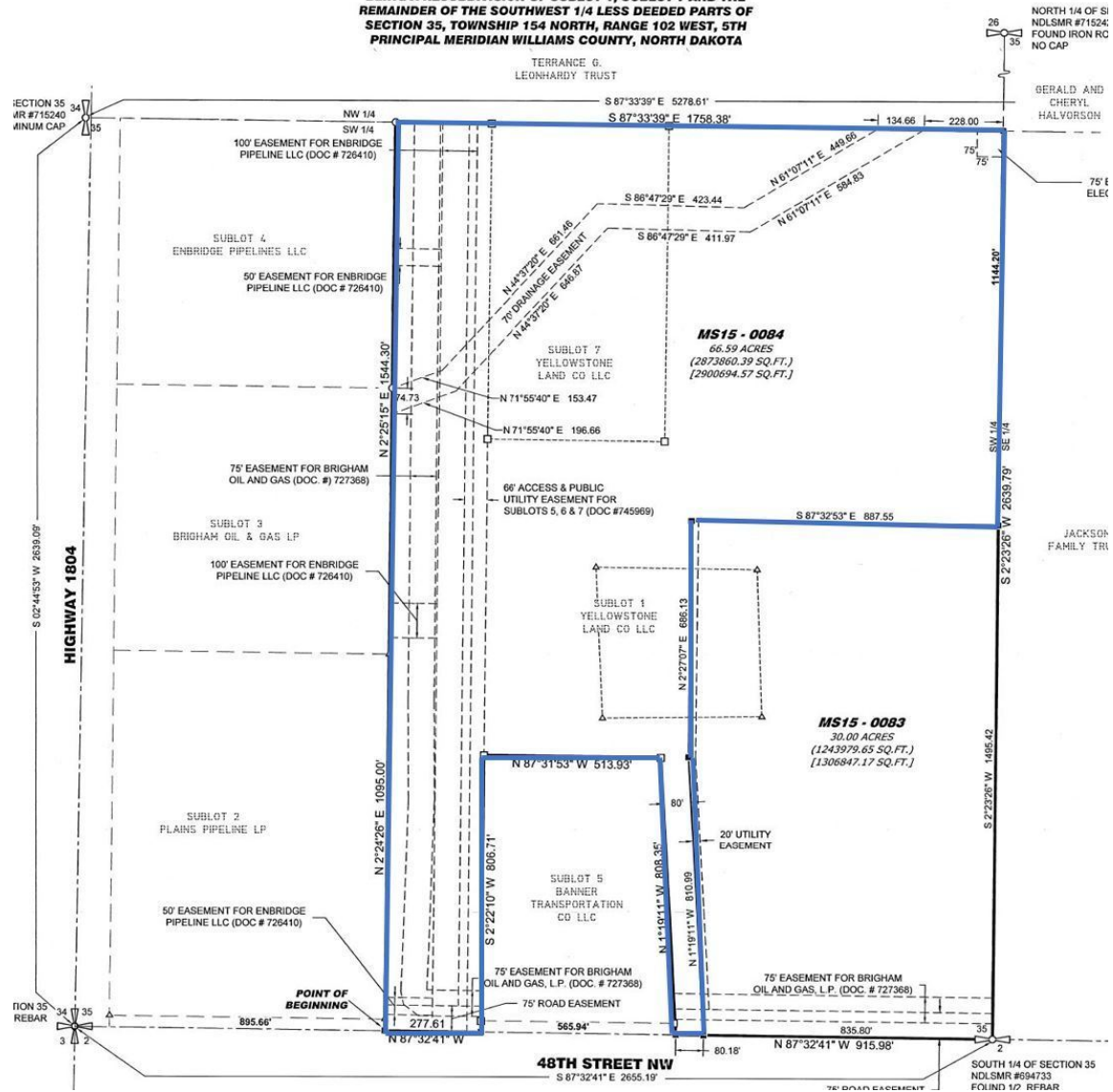




ADDITIONAL PHOTOS

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**BEING A RESUBDIVISION OF SUBLT 1, SUBLT 7 AND THE
REMAINDER OF THE SOUTHWEST 1/4 LESS DEEDED PARTS OF
SECTION 35, TOWNSHIP 154 NORTH, RANGE 102 WEST, 5TH
PRINCIPAL MERIDIAN WILLIAMS COUNTY, NORTH DAKOTA**



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ADVISOR BIOS



JEFF LUNNEN

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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 \$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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