

industrial property

FOR SALE OR LEASE

±15,940 SF SHOP, OFFICE & FENCED & STABILIZED YARD

5027 141ST AVE NW | WILLISTON, ND 58801



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PROPERTY INFORMATION





OFFERING SUMMARY

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|------------------|---------------------|
| Sale Price: | \$1,799,000 |
| Lease Rate: | \$12.00 SF/yr (NNN) |
| Number of Units: | 1 |
| Available SF: | ±16,900 SF |
| Lot Size: | ±5 Acres |
| Building Size: | ±16,900 SF |

PROPERTY HIGHLIGHTS

- ±16,900 SF Shop, Office & Fenced & Stabilized Yard
- Several offices, reception, office copy room, and restrooms
- Mezzanine level storage with stairs
- (3) automatic 14' x 16' overhead doors
- (1) Drive through bay
- (1) sloped loading dock
- HVAC forced air and central air in the office
- Shop trench drains and sand/oil separator system
- Shop natural gas unit heaters
- Fenced approximate ±5-acre lot fully stabilized
- Access off of paved road 141st Ave NW
- Large rolling gate access
- Great access to HWY 2 & HWY 85



ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS

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section 2

LOCATION INFORMATION



Map data ©2023 Imagery ©2023 , Maxar
Technologies, USDA/FPAC/GEO





section 3

ADVISOR BIOS



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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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