

13,928 SQ FT SHOP ON 15 STABILIZED ACRES  
FOR SALE OR LEASE

5083 146TH AVE NW, WILLISTON, ND 58801



+/-14,000 SQ FT  
FUNCTIONAL HIGH END  
SHOP ON 15 STABILIZED  
ACRES



EXECUTIVE  
SUMMARY

## OFFERING SUMMARY

Sale Price:	\$2,000,000
Building Size:	13,928 SF
Available SF:	13,928 SF
Lot Size:	15.85 Acres
Year Built:	2013

## PROPERTY OVERVIEW

HARD TO FIND FUNCTIONAL 14,000 SQ FT Industrial Shop on 15 Improved Acres. High Quality Construction With Offices, High Clearance Ceilings, & Wash Area

## PROPERTY HIGHLIGHTS

- Sizes: Shop Footprint: 144' X 80' = 11,520' +2,400 Sq Ft 2nd Level Office+96 Sq Ft Vestibule= 14,016 Total Square Feet
- Office Sizes: 4,800 Sq Ft of Office Area, Including 10 Private Offices, Two Conference Rooms, Training Room, Break Room/Lounge, Dispatch Office, and Reception Area
- Land: +/-15 Stabilized Acres, Lot Dimensions: 1245' X 525' = 653,625 SQ ft, or +/-15 acres
- 3 Drive-Through Bays, One Additional Drive-In Bay
- Bay Depth=80' To Accommodate Longer Trucks, 20' Ceiling Height
- Building Dimensions: Office: 30' X 80' and 144'x 80' = 11,520' +2,400 SQ 2nd Level Office= 13,920 Total Square Feet

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

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ADDITIONAL  
PHOTOS



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## ADDITIONAL PHOTOS



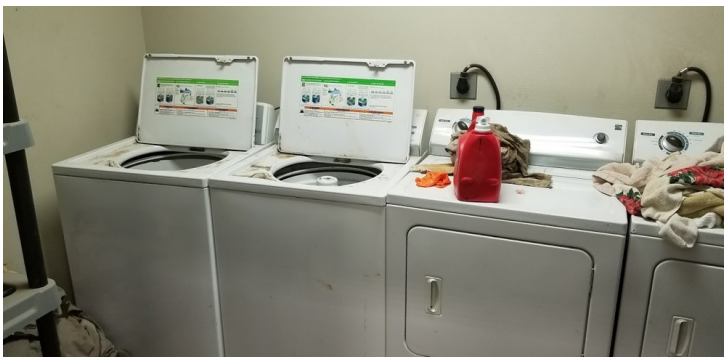
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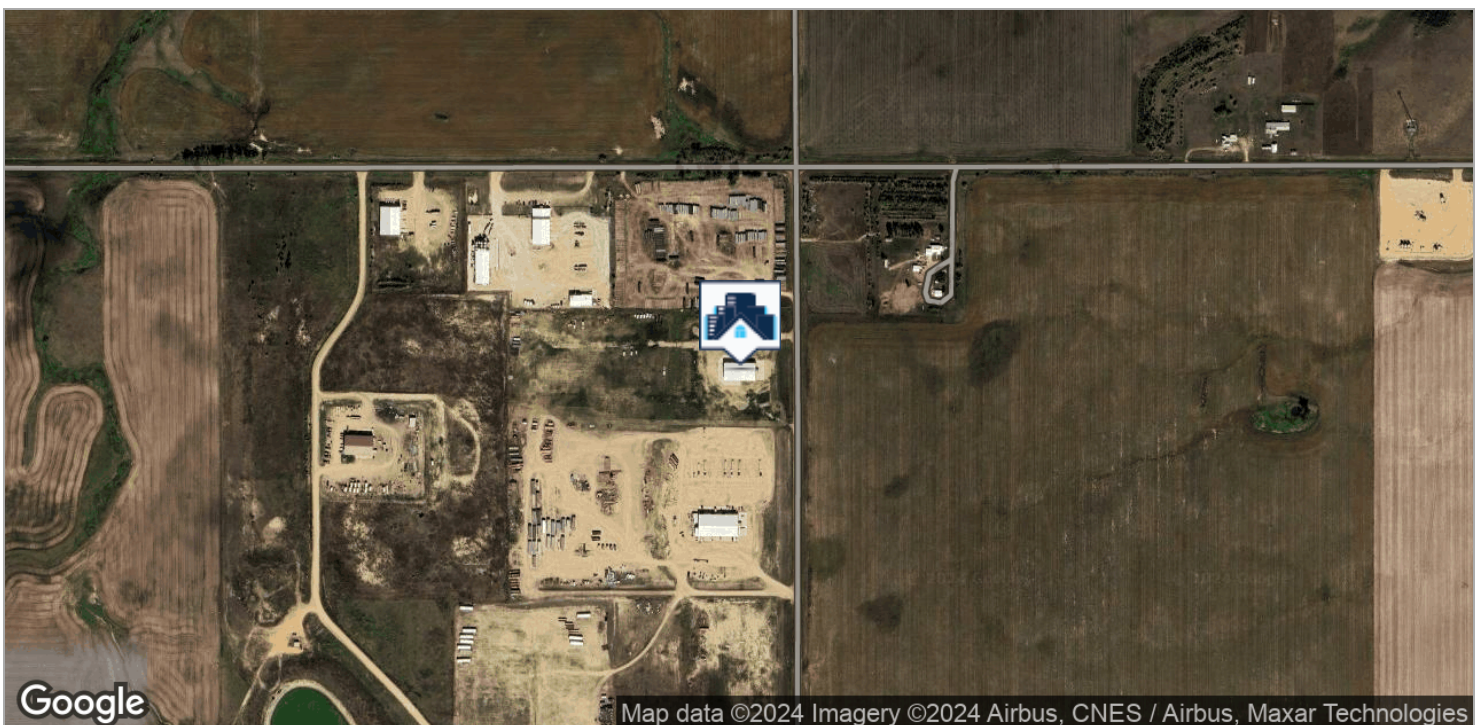
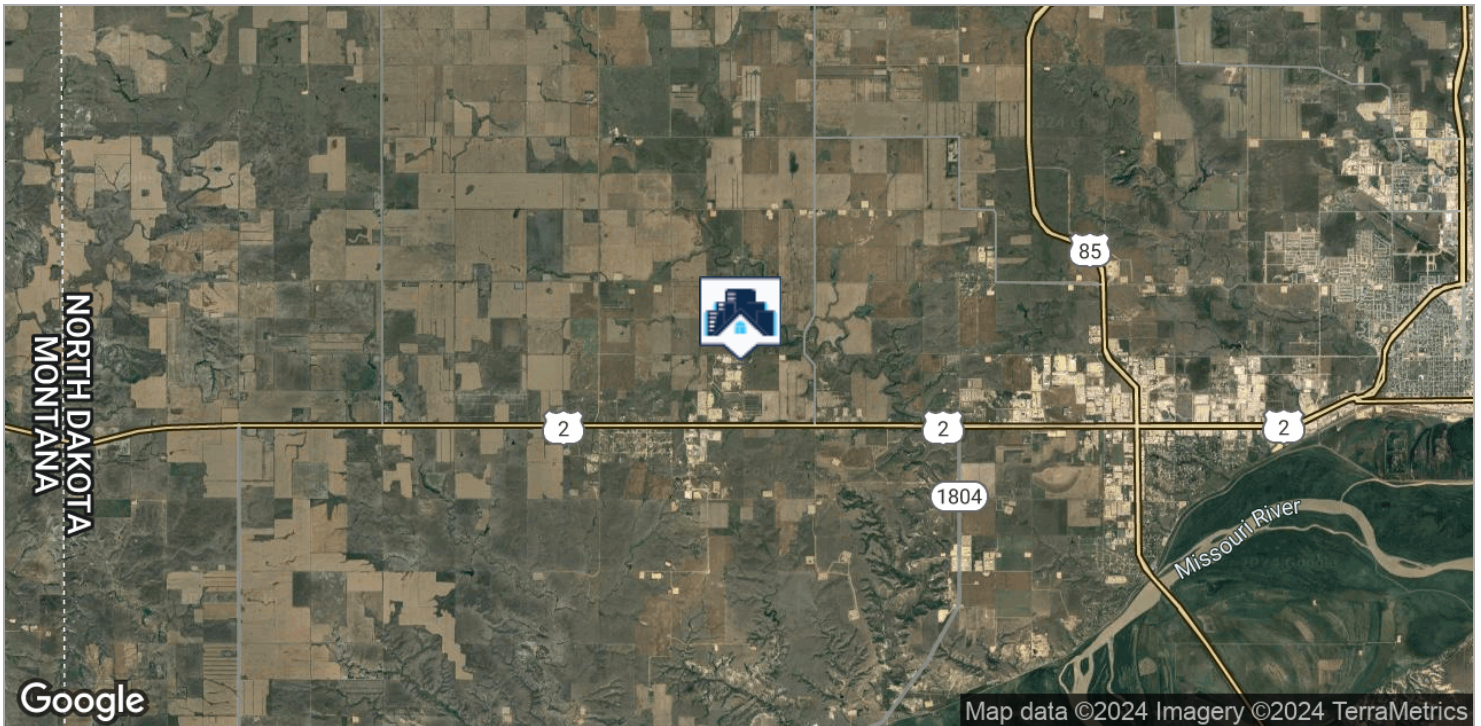
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## LOCATION MAPS



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## AERIAL MAP



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## RETAILER MAP



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ADVISOR  
BIO**ERIK PETERSON**

Owner/Broker

Erik@ProvenRealtyND.com

Direct: 701.369.3949

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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 (Maana Cum Laude)- Eastern Oregon University-3.89 GPA

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