

INDUSTRIAL PROPERTY FOR SALE

MINOT, ND 58701



1625 BURDICK
EXPRESSWAY W



EXECUTIVE SUMMARY



PROPERTY OVERVIEW

Proven Realty in Collaboration with Chuck Rosien of JLL Are Proud to Offer This Ideally Located Tri-Temperature Distribution Center situated on over 22 Acres in Minot, ND. With 160,896 Total SQ FT of building space, this property offers a comprehensive package suitable for various industrial purposes. 7,000 SQ FT of office space includes conference room and break rooms. The building features 19 loading docks and has 55,840 SQ FT of cooler/freezer capable space. The tri-temperature configuration, ample space, and desirable features make it an attractive option for businesses in need of such facilities. Additionally, the available 9.64 acres excess land provides room for future expansion, enhancing the property's long-term potential. Facilities are protected with T8 Sensor Lighting and Fire Sprinklers. Ample power available to meet your needs with 1,200 Amp, 277/480V, and Three-Phase, Four wire, 120/240-Volt Mains. Beyond Standard ground rods as well as lightning protection on the roof. Dry-type, step-down transformers that reduce the higher service voltage of 277/480-Volts down to 120/208-Volts for smaller scale equipment, appliances, wall receptacles and lighting fixtures.

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

ERIK PETERSON

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ND #9328 MT #65900



PROPERTY HIGHLIGHTS

Industrial Property For Sale

1625 Burdick Expressway W | Minot, ND 58701



OFFERING SUMMARY

| | |
|----------------|-------------|
| Sale Price: | \$4,500,000 |
| Building Size: | 160,896 SF |
| Lot Size: | 22.33 Acres |
| Year Built: | 1957 |
| Renovated: | 1982 |
| Zoning: | Industrial |

PROPERTY HIGHLIGHTS

- 160,896 SQ FT Building with Desirable Tri-Temperature Configuration
- With 7,000 SF Office Space, Conference Room & Break Rooms
- Includes 55,840 SF cooler/freezer capable space & 19 Docks
- Fire Sprinklers & T8 Sensor Lighting
- 277/480V, Three Phase, 120/240V Power; Beyond Standard Ground Rods, Lightning Protection; Step-Down Transformers to Reduce Voltage Use When Necessary
- Ample Parking for Employees and Trailers
- M1 Zoning for Manufacturing, Warehousing, or Climate Controlled Storage
- On 22.33 Acres with Excess Land (9.64 Acres) for Expansion/ Trailer Parking
- Ideal Location

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ADDITIONAL PHOTOS

Industrial Property For Sale

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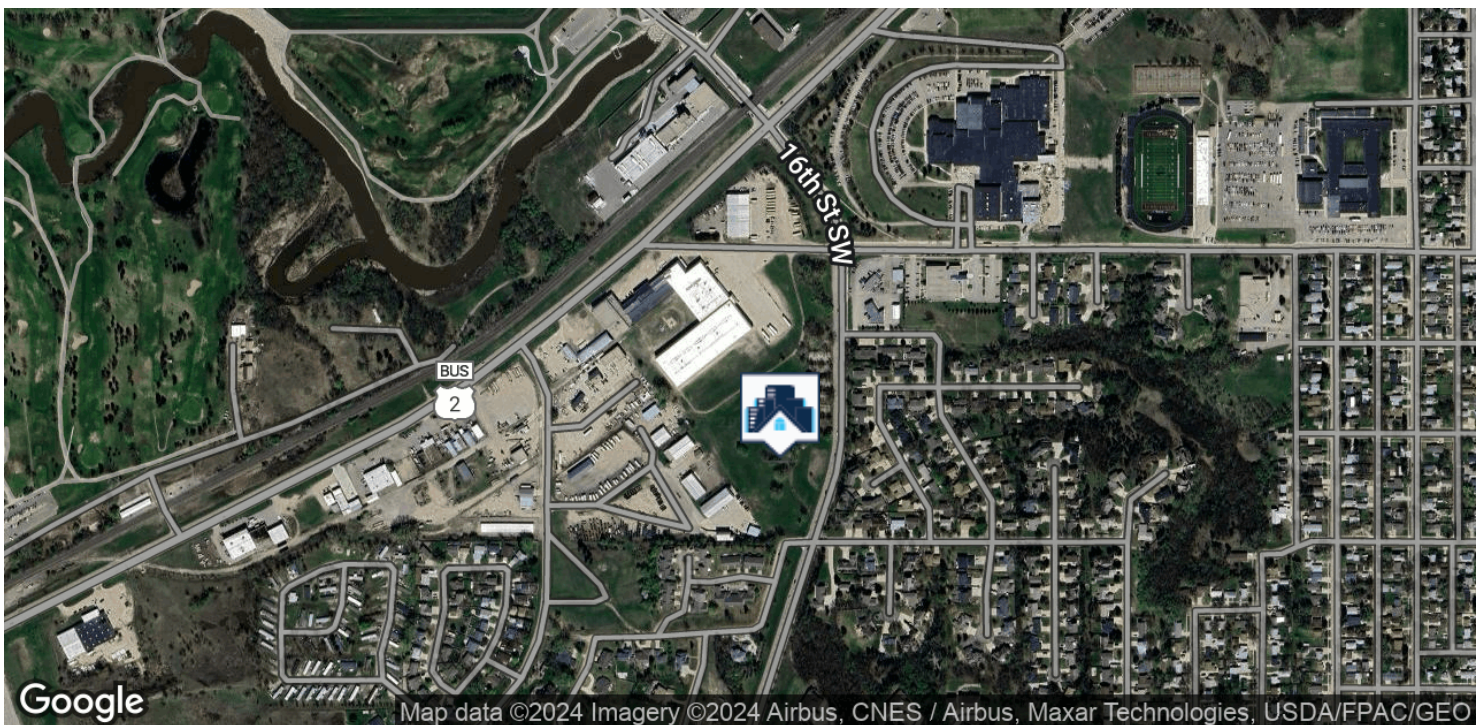
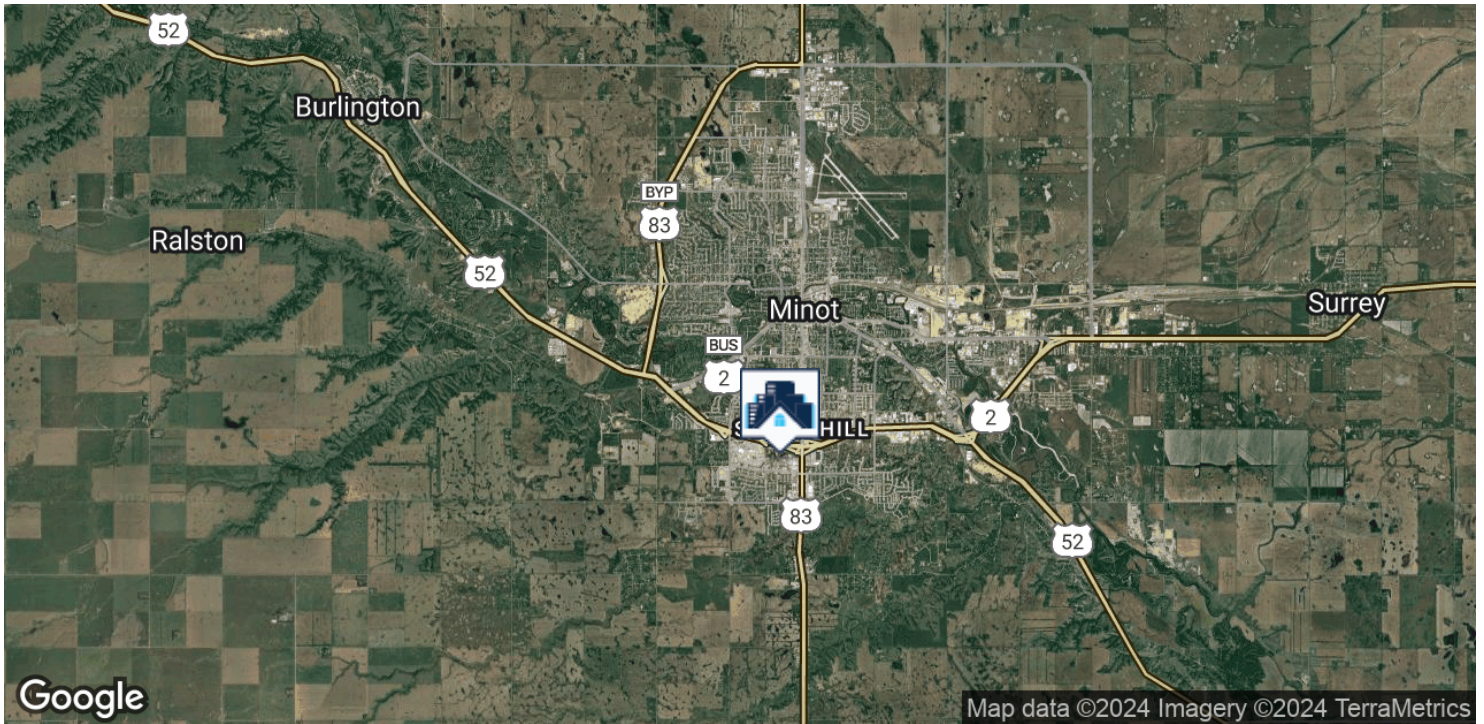


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LOCATION MAP

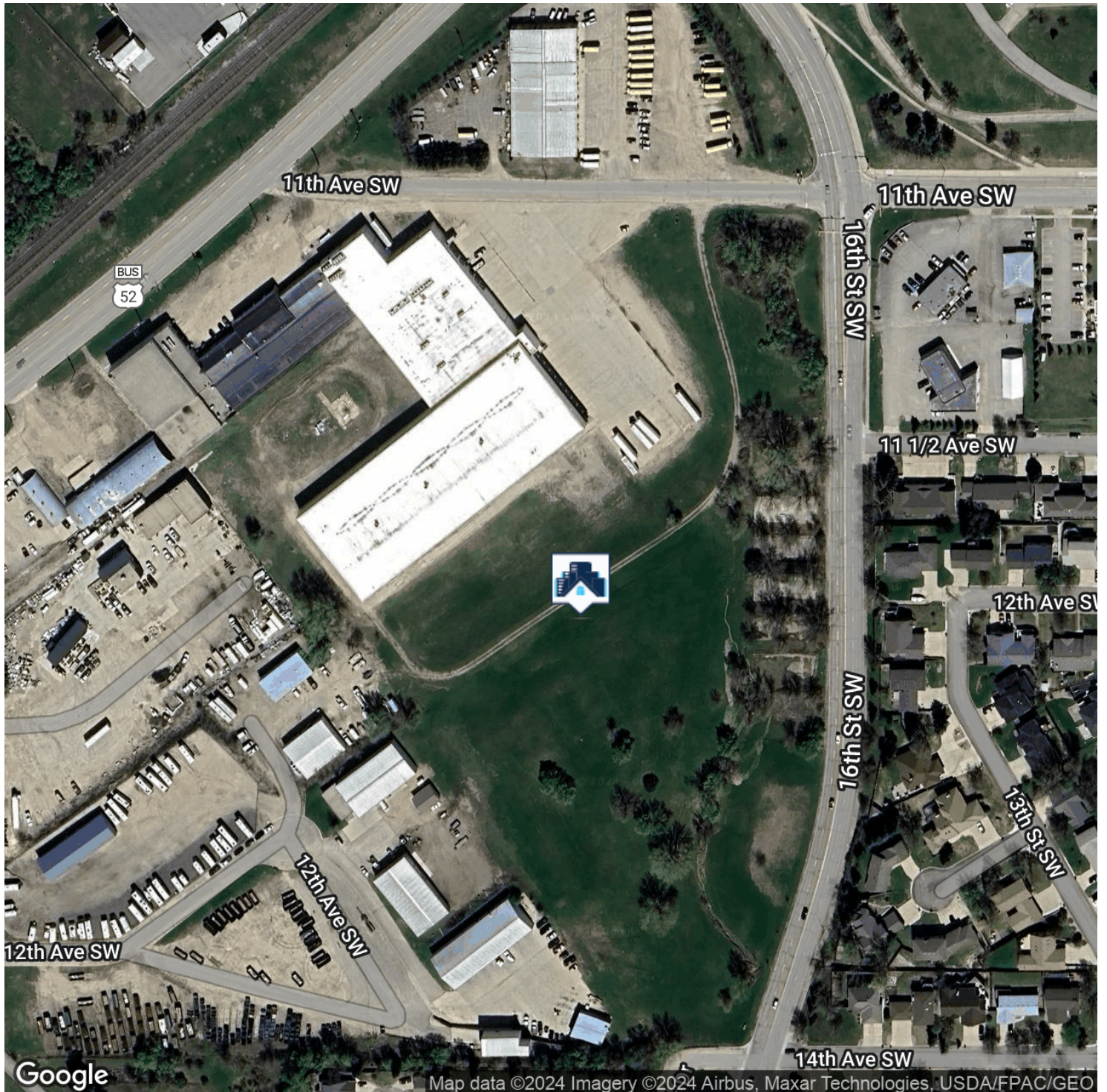


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AERIAL
MAP

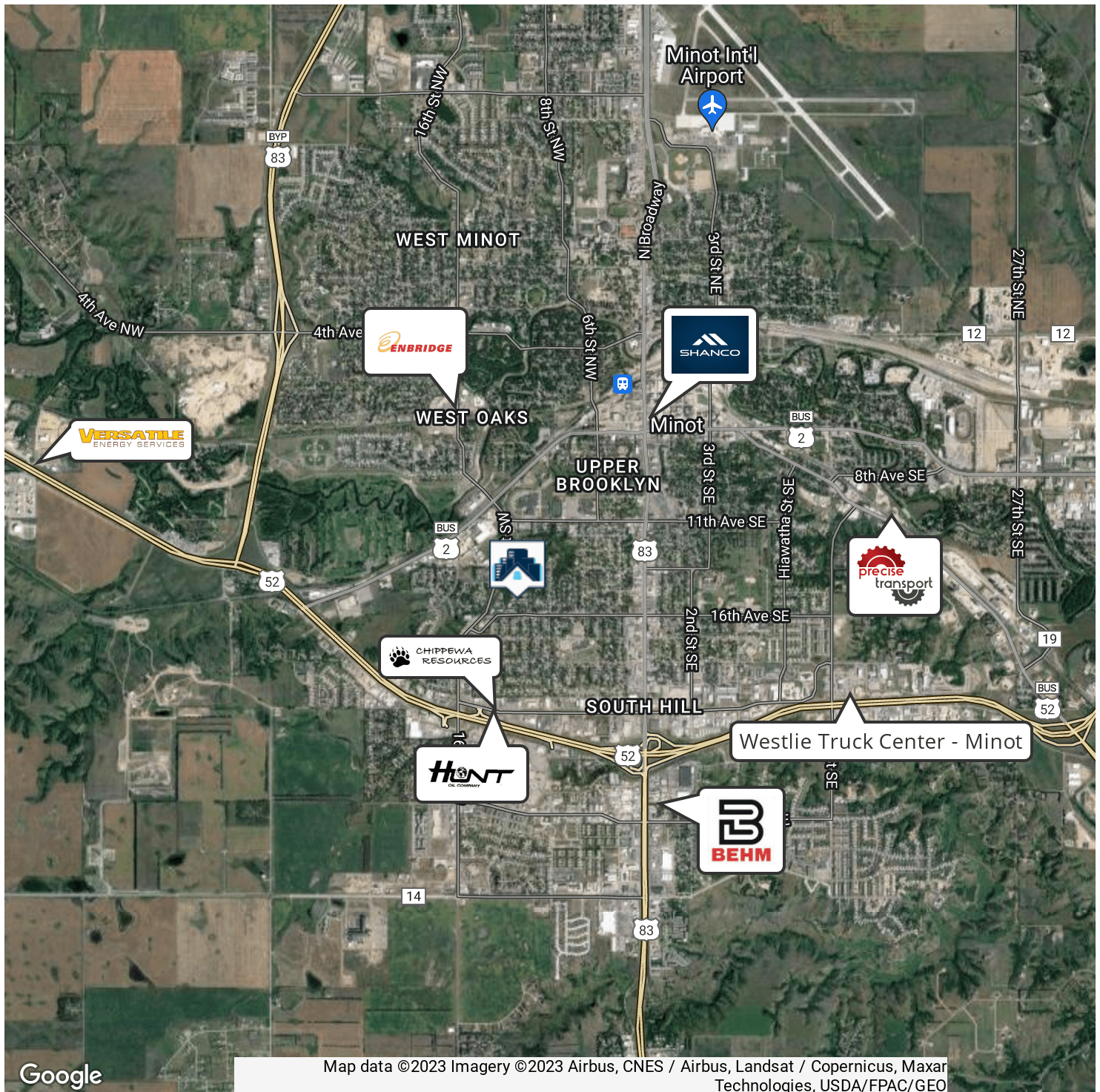


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RETAILER MAP



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ADVISOR BIO

Industrial Property For Sale

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ERIK PETERSON

Owner/Broker

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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.

Proven Realty brokered by eXp Realty

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ADVISOR BIO



 chuck.rosien@jll.com

Chuck Rosien

Jones Lang LaSalle (JLL)
Managing Director

BROKER

Job Functions: Executive, Capital Markets, Tenant Representation

Bio

Chucks' primary roles are global transaction advisory services including identifying strategies for leveraging the clients' position and implementing flawless tactics to optimize results at the portfolio and deal level on all transaction types. Chuck's primary client is Pacific Gas and Electric as the Portfolio Lead; he has a Surplus Properties Program as well as a team in place managing the transactions for CRESS.

Chuck has assisted with the closing of over \$3 billion of obligation on over 500 transactions globally. Chuck currently is advising clients on lease renewals, lease acquisitions, owned acquisitions, and complex portfolio dispositions from the head office to the impacted site. He has completed transactions on all major asset types including headquarters, data centers, disaster recovery, regional industrial distribution, flex/warehouse, development/agricultural lands, and retail. He oversees several teams working on transactions throughout all regions of the globe (with focus on Americas) and will continue leading major projects related to mission critical sites with CFO/CEO visibility.

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