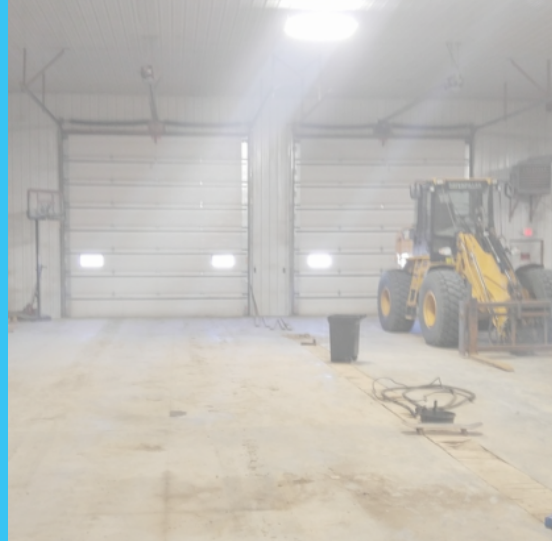


INDUSTRIAL PROPERTY FOR SALE  
4913 146TH DR NW, WILLISTON, ND 58801



20,762 SQ FT  
INDUSTRIAL SHOP,  
OFFICE, HOUSING, &  
YARD



EXECUTIVE  
SUMMARY

## PROPERTY OVERVIEW

Introducing The Former Fultz Contracting Property. Situated at the prime location in Williston, 4913 146th Drive NW, awaits an exceptional commercial investment opportunity that perfectly combines unmatched utility with strategic positioning. Presenting the Former Fultz Contracting property – a Commercial Flex Space, available for sale, sprawling over a vast area of 26.81 acres.

This ingeniously designed property comes with a massive 19,440 SQ FT Industrial Shop and an attached Office space. The property also encompasses a lush 4 Bedroom/ 3 Bathroom house with an expansive living area of 1,322 SQ FT. The shop building measures an impressive 180 ft x 108 ft, presenting ample space facilitated by 4 large (16'x20') Overhead Doors and 2 additional (16'x14') Overhead Doors – a facility hardly found elsewhere.

Inside this grand industrial construct, you will find a well-planned layout consisting of 9 offices, a welcoming Reception Area, 2 well-equipped Kitchens, a Laundry Room, a dedicated Dispatch Room, with an extra large area preserved for Second Floor Storage. The game-changing feature of this shop is its unique 180 ft Wash Bay integrated with a 160 ft Trench Drain, a Sand/Oil Separator System – all powered with a robust 480 power system.

Complementing the internal amenities, the property offers 5-9 Acres of Stabilized Yard Space and a provision of 20+ RV or Truck Plugins. This allows immense ease in the operations of any large-scale business seeking sizeable parking or storage facilities.

With the rapid socio-economic development in Williston, this property is an ideal location for industries seeking sizable, multifunctional space. Industries such as logistics, manufacturing, or even agri-business could impeccably dovetail their operations into this commercial space.

Within the present economic climate, capitalizing on this property is a wise investment: a chance to seize a significant foothold in a thriving region. With its bountiful and purpose-built features, the Former Fultz Contracting property is a beacon of potential and prosperity. Make Your Move Now!

This fantastic opportunity won't last long in the market. Investors and potential buyers, gear up to make a move that could transform your business, and enrich your asset portfolio. Acquire this exclusive property and elevate your standing in the industry, today.

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## PROPERTY DETAILS



### OFFERING SUMMARY

Sale Price:	\$3,150,000
Building Size:	20,762 SF
Lot Size:	26.81 Acres
Price / SF:	\$151.72
Year Built:	2011
Zoning:	Commercial

### PROPERTY HIGHLIGHTS

- 19,440 SQ FT Industrial Shop, Office & Yard
- 1 Bedroom/ 1 Bathroom (1,322 SQ FT) House
- Shop Building Dimensions 180'x108'
- 4 (16'x20') Overhead Doors
- 2 (16'x14') Overhead Doors
- 9 Offices with Reception Area
- Large Area for Second Floor Storage
- 2 Kitchens/ Laundry Room/ Dispatch Room
- 180' Wash Bay with 160' Trench Drain
- Sand/Oil Separator System
- 480 Power
- 20+ RV or Truck Plugins
- 5-9 Acres of Stabilized Yard Space Available

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ADDITIONAL  
PHOTOS



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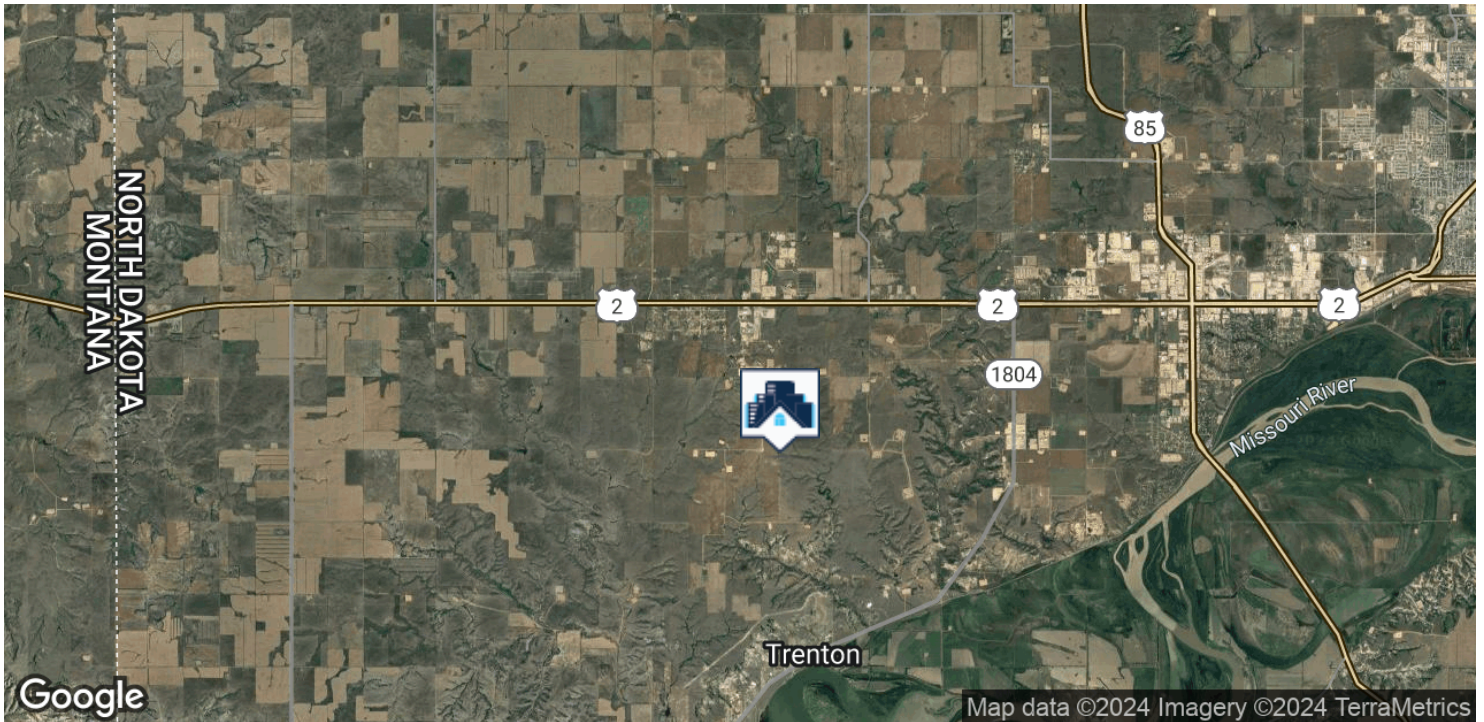
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## LOCATION MAP



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## AERIAL MAP



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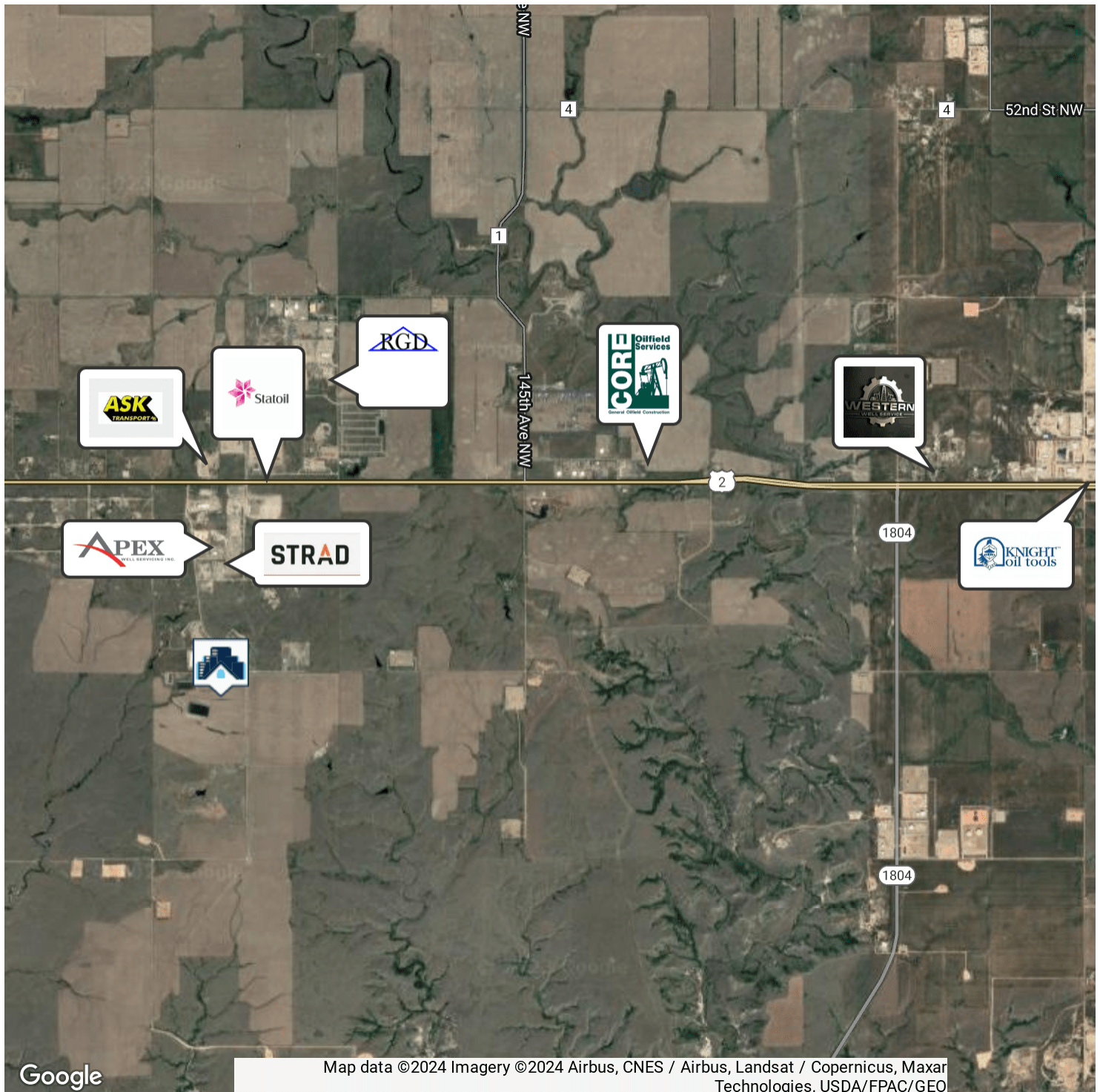
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## RETAILER MAP



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## AGENT BIO



### LUCAS NATWICK

Director of Sales and Agent Attraction

Lucas@provenrealtynd.com

Direct: **701.580.0564**

ND #10666

### PROFESSIONAL BACKGROUND

Born and Raised in Williston, Lucas has many lifetime connections throughout the Bakken. As a graduate of Williston State College, Lucas studied Real Estate and Business Management before entering the Oil and Gas Industry. Like many in that industry, he was let go during the oil crash of 2020 and decided it was time to put his education in Real Estate to work. Since entering Real Estate full time Lucas has closed over \$20 Million in local real estate transactions.

When away from Real Estate, Lucas enjoys spending his time hunting, refereeing High School football games, spending time with his family and volunteering on local nonprofit boards. Lucas currently serves on the Board of Directors for Upper Missouri Ministries and the Williston Board of Realtors, while previously serving on the Board of the Williston Moose Lodge.

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BROKER  
BIO**ERIK PETERSON**

Owner/Broker

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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.

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