

industrial storage yard

**FOR SALE OR LEASE**

**±4.36 ACRE STABILIZED YARD | PAVED ROAD ACCESS**

**519 48TH AVE W | WILLISTON, ND 58801**



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## TABLE OF CONTENTS

LOCATION INFORMATION	4
ADVISOR BIOS	7





## OFFERING SUMMARY

Sale Price:	Subject to Offer
Lease Rate:	Negotiable (NNN)
Available SF:	4.36 Acres

## PROPERTY HIGHLIGHTS

- ±4.36 Acre Stabilized Yard
- Access via Paved Road
- 3 Phase Power Onsite
- Access to City Water
- Site Stabilized with Class 5 Gravel
- Flat Topography
- Partially fenced
- Excellent Location Proximity to Highway 2

## PROPERTY SUMMARY

PAGE 3

section 1

# LOCATION INFORMATION









Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO





section 2

# 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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