

INDUSTRIAL PROPERTY FOR SALE
10468 1ST STREET SW, KILLDEER, ND 58640



FORMER POLAR
TRUCK WASH



EXECUTIVE
SUMMARY

OFFERING SUMMARY

Sale Price:	call for price
Building Size:	29,979 SF
Lot Size:	9 Acres
Price / SF:	TBD
Year Built:	2011
Renovated:	2020
Zoning:	Rural Development

PROPERTY OVERVIEW

Introducing a prime opportunity for industrial and manufacturing investors. This impressive property at 10468 1st Street SW in Killdeer, ND offers a spacious 29,979 SF building with modern amenities. Built in 2011 and recently renovated in 2020, this single-unit property is ready to meet the needs of your business. Zoned for Rural Development, it provides ample space and flexibility for a range of industrial applications. Don't miss out on this strategically located investment opportunity in the thriving Killdeer area.

PROPERTY HIGHLIGHTS

- -Direct access to transportation infrastructure and proximity to critical oil production facilities
- -Features state-of-the-art industrial amenities, including specialized equipment for oil field operations
- -Ample storage facilities
- -580 ft Lot frontage
- -Well-built 29,979 SQ FT building including retail/office, warehouse, and shop space
- -2 Cranes
- -12 Drive in Bays

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

ERIK PETERSON

701.369.3949

Erik@ProvenRealtyND.com

ND #9328 MT #65900



ADDITIONAL
PHOTOS



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ADDITIONAL PHOTOS

Industrial Property For Sale

Former Polar Truck Wash | 10468 1st Street SW, Killdeer, ND 58640



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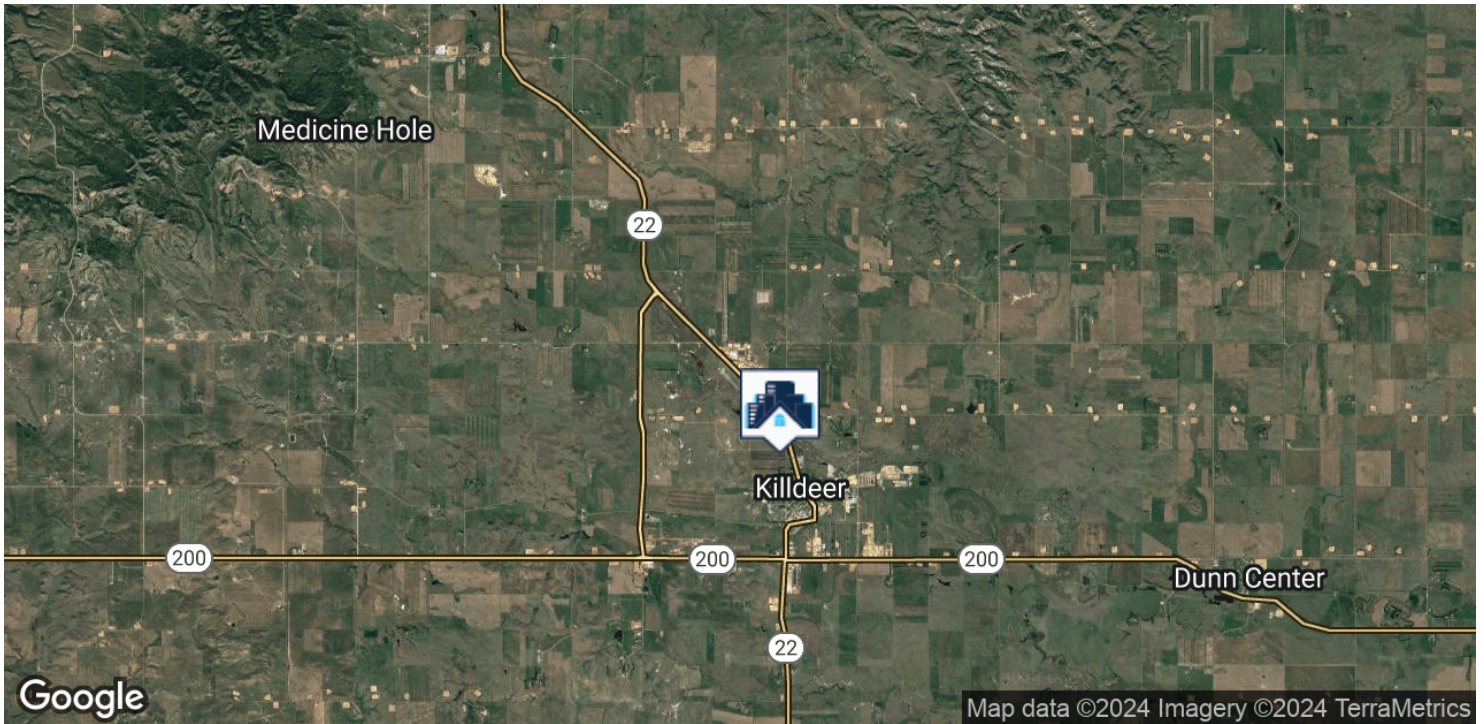


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LOCATION MAP



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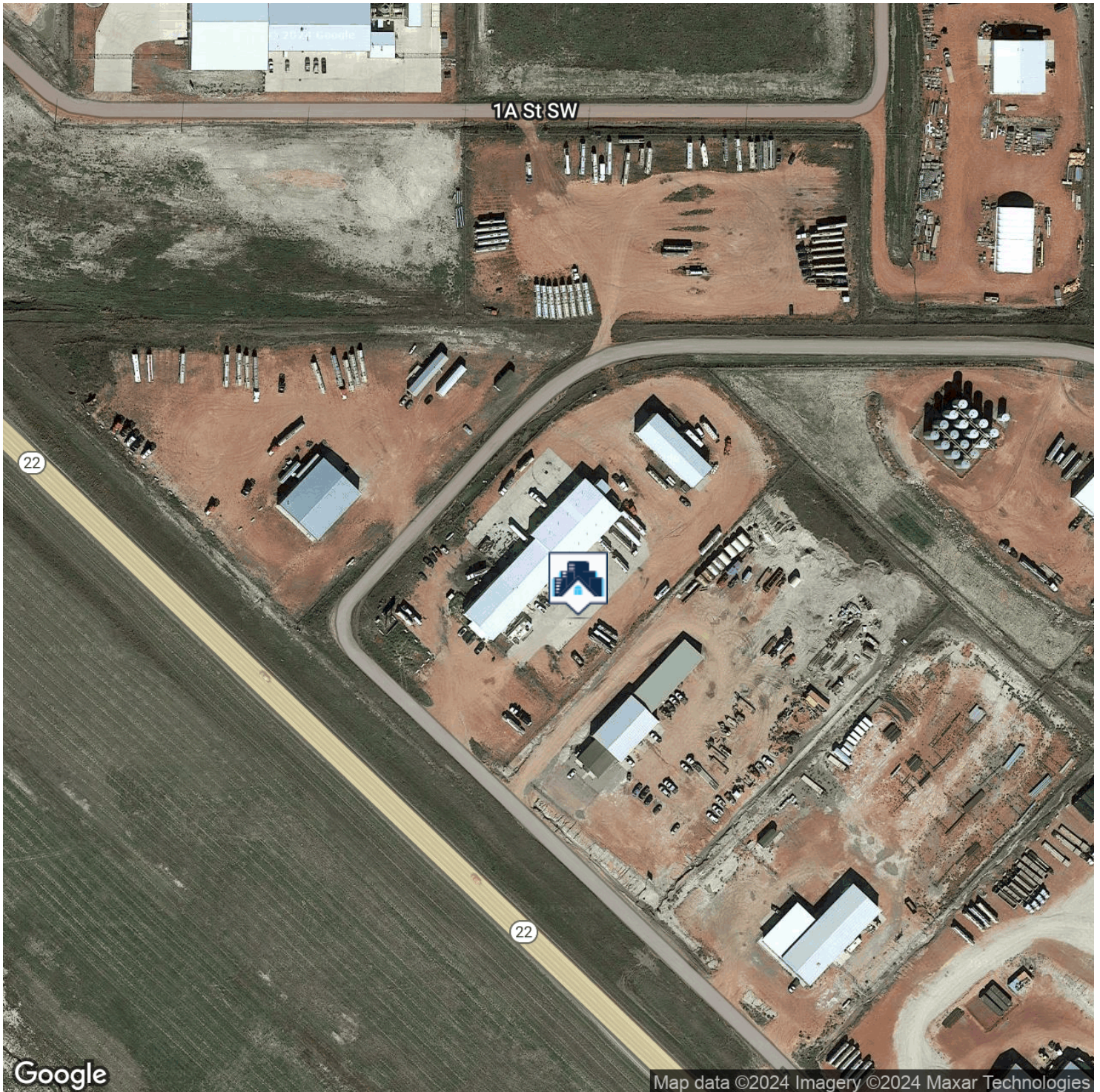
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AERIAL MAP



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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.

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