

Confidential Offering Memorandum

Offered For Sale: Former Depot Container International

10468 1st St. SW, Killdeer, ND 58640





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PROPERTY INFORMATION

Property Summary



PROPERTY DESCRIPTION

Introducing a prime industrial opportunity, Depot Container International at 10468 1st St. SW presents a strategically located asset for sale. With its North Dakota Bakken Shale Oil location, this property promises a robust, reliable addition to any industrial portfolio.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$2,400,000
Number of Buildings:	2
Lot Size:	± 9 Acres
Building Size:	± 29,979 SF

DEMOGRAPHICS	1 MILE	10 MILES	30 MILES
Total Households	3	329	3,084
Total Population	6	541	5,592
Average HH Income	\$105,473	\$71,633	\$70,931

Property Details

Sale Price	\$2,400,000
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LOCATION INFORMATION	
Building Name	Former Depot Container International
Street Address	10468 1st St. SW
City, State, Zip	Killdeer, ND 58640
County	Dunn
Market	North Dakota
Sub-market	Killdeer
Cross-Streets	Hwy 22 & 1st St SW
Market Type	Small
Nearest Highway	Hwy 22
Nearest Airport	Dunn County Weydahl Field Airport

BUILDING INFORMATION	
Building Size	± 29,979 SF
Tenancy	Single
Number of Cranes	2
Office Space	± 5,200 SF
Number of Floors	1
Year Built	2011
Year Renovated	2020
Warehouse %	88.6%
Framing	On-Slab Rigid Steel Frame
Condition	Excellent
Roof	Insulated rigid steel-frame construction with steel roofing
Free Standing	Yes
Number of Buildings	2

PROPERTY INFORMATION	
Property Type	Industrial
Property Subtype	Manufacturing
Zoning	Rural Development
Lot Size	± 9 Acres
APN #	01-1224-125 & 01-1228-106
Lot Frontage	± 580 ft
Lot Depth	± 320 ft
Corner Property	Yes
Traffic Count	± 2,805 VPD
Traffic Count Street	Hwy 22
Amenities	19-23' Sidewall Height Great Ingress & Egress Large Concrete Apron on the North and South Sides of the Main Building Variety of Retail, Office, and Shop (Warehouse) Spaces 10 of 14' and 16" Overhead Electric Doors and a 7' Rollup Door 2-ton and 3-ton Jib Cranes Truck Wash Bay Trailer Repair Bay Blasting Bay Radiant Heat in Shop Areas Fenced, Stabilized Yard Located Directly Across From the Killdeer Airport
Waterfront	No
Power	Yes

Property Description



PROPERTY DESCRIPTION

Introducing a prime industrial opportunity, Depot Container International at 10468 1st St. SW presents a strategically located asset for sale. With its North Dakota Bakken Shale Oil location, this property promises a robust, reliable addition to any industrial portfolio.

LOCATION DESCRIPTION

Killdeer provides a comparatively diverse economy. The city's historical economy was oriented to providing basic retail services for the agricultural-based economy. However, the resurgence of the area's energy industry, primarily oil development in the Bakken formation, created considerable employment tied to the energy industry. This oil industry expansion significantly impacted the area communities including Killdeer. Killdeer experienced a 25% population increase between the 2010 and the 2020 census.

The subject property is located at the extreme northern fringe of the City of Killdeer's one-mile ETA, east and adjacent to ND Highway 22. The highway provides good access to and through the neighborhood. Several internal streets intersect with the highway which then, collectively provide good access to and within the neighborhood. The 2016 completion of the highway bypass around Killdeer's west side enhanced neighborhood accessibility.

SITE DESCRIPTION

The subject property consists of a ± 9.00 -acre ($\pm 392,040$ sq.ft.) site improved with two multi-use industrial buildings of $\pm 14,680$ sq. ft. and $\pm 8,495$ sq. ft., for a total of $\pm 29,979$ sq. ft. This property, consisting of a shop/office/retail/yard, was built in stages between 2011 and 2020. The property address of "10468 1st St. SW, Killdeer, North Dakota" is in a small industrial park located approximately 1.5 miles northwest of Killdeer, east and adjacent to ND Highway 22, within the city's one-mile extra-territorial area.

EXTERIOR DESCRIPTION

Warehouse: The warehouse has a 14'x14' electrically-operated overhead door (EOD) on the east end of its south side, an exterior service entry door on the west end of its north side, and a 7'x7' roll-up door opening to the west shop on its east end.

West Shop: The west shop has three drive-through bays with 14'x14' EODs on its north and south sides. A parts area with a break room/locker room mezzanine above is in the west shop's northwest corner. A shop office is installed on its west end. Secondary entry doors are on the west shop's east end leading to the east shop. The east mezzanine has a break room and a kitchenette, locker room, and bathroom.

East Shop: the east shop has six drive-through bays with 14'x16' EODs on its north and south sides and two service entry doors on its east and west ends. A central trench drain

Additional Photos



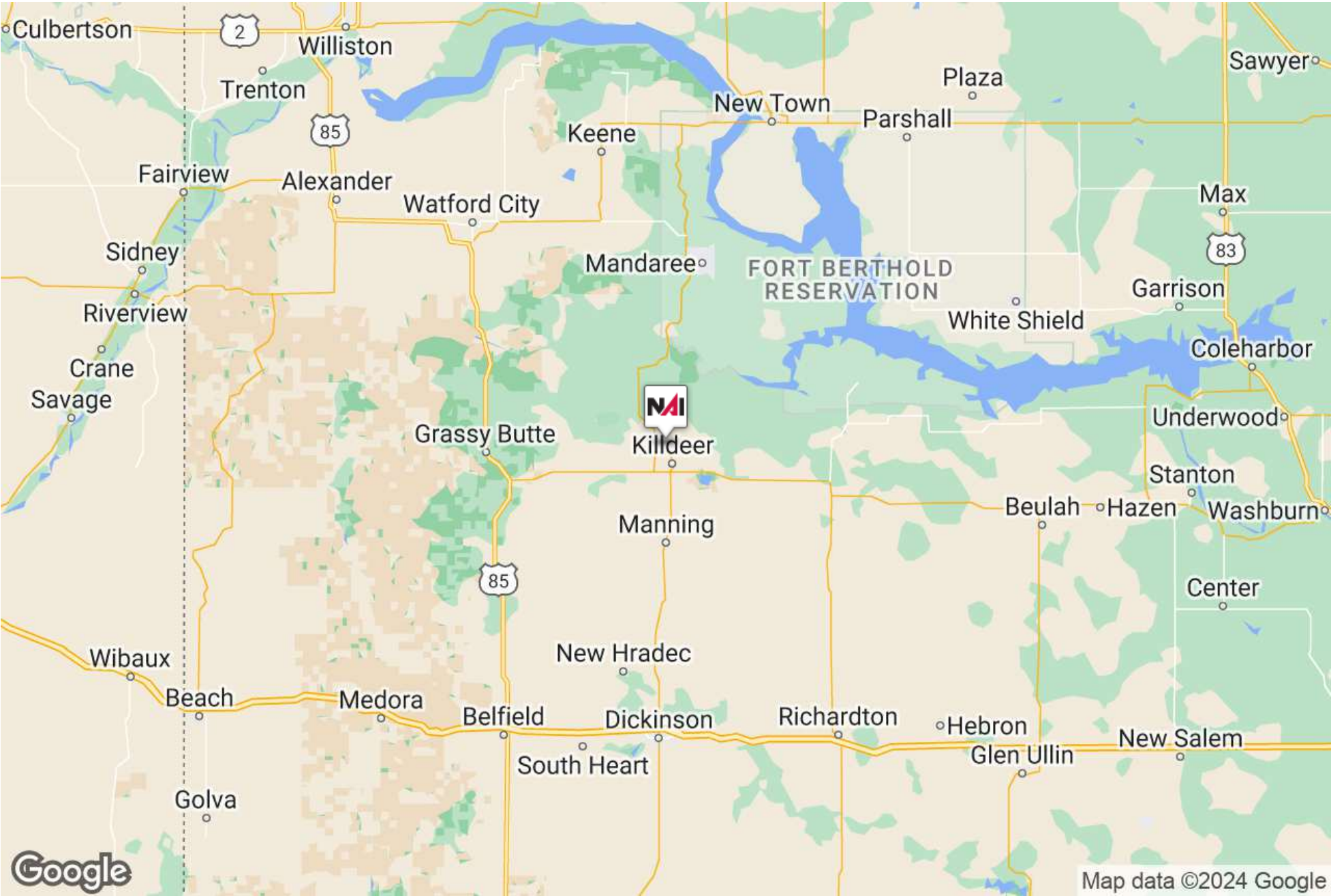
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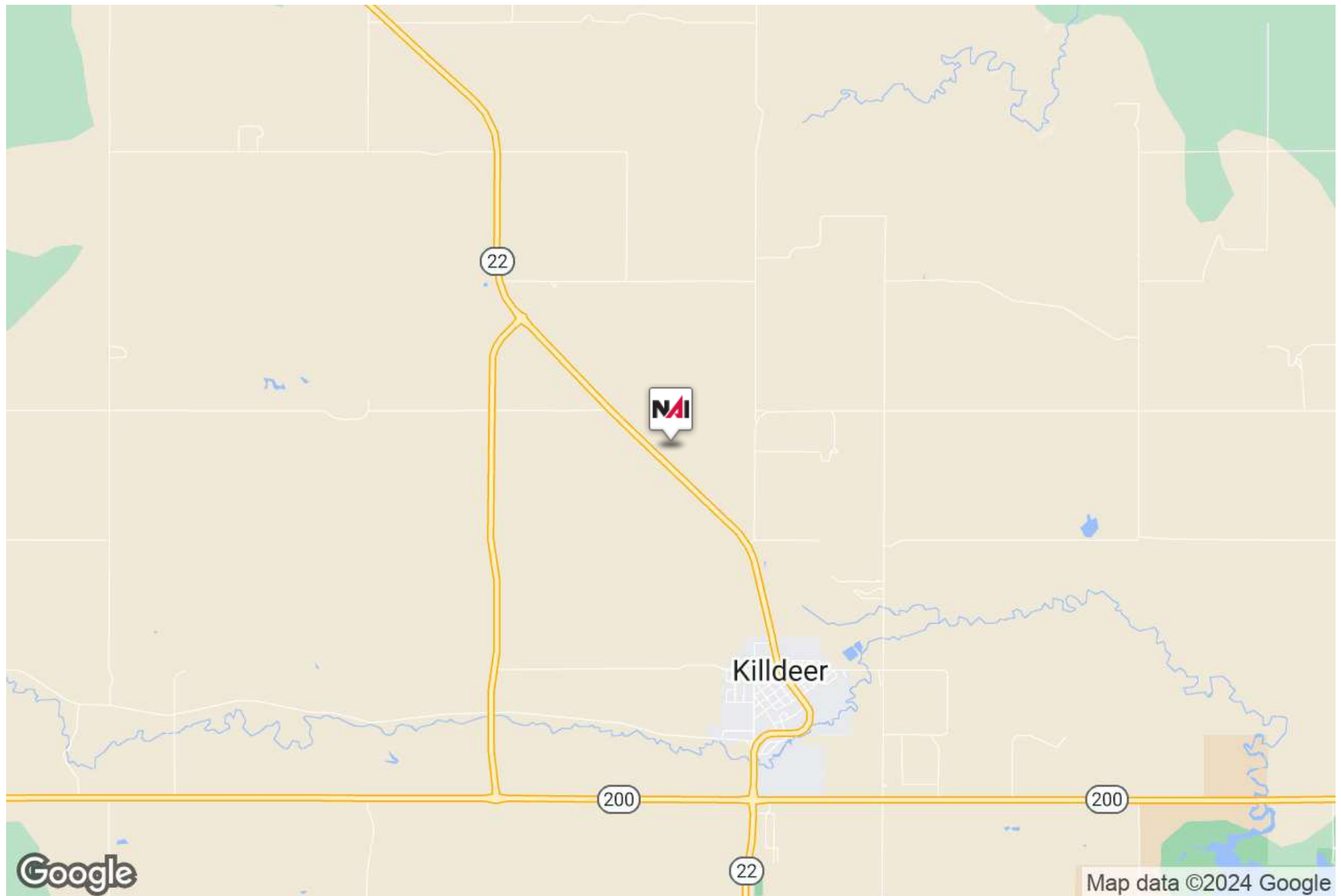


LOCATION INFORMATION

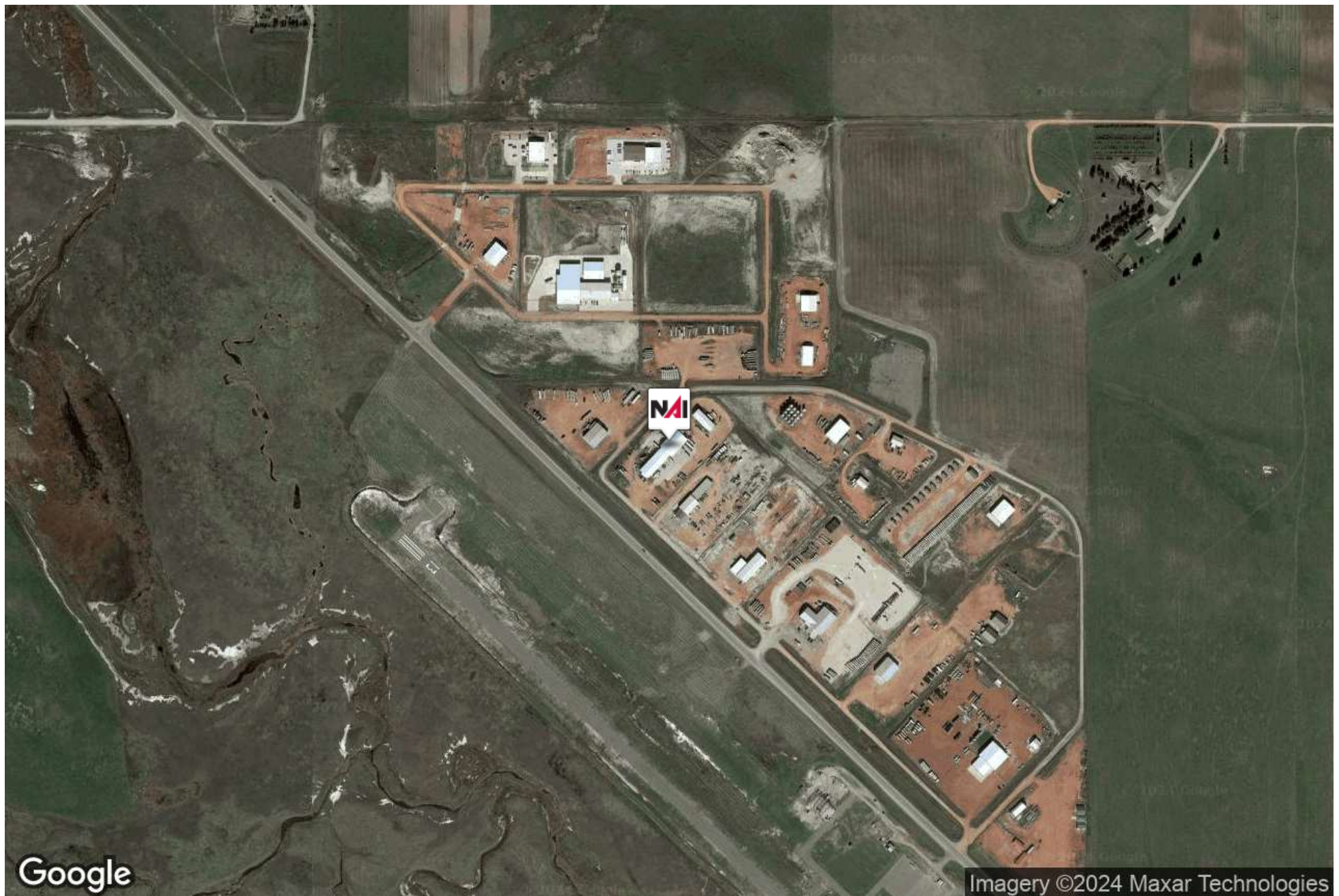
Regional Map



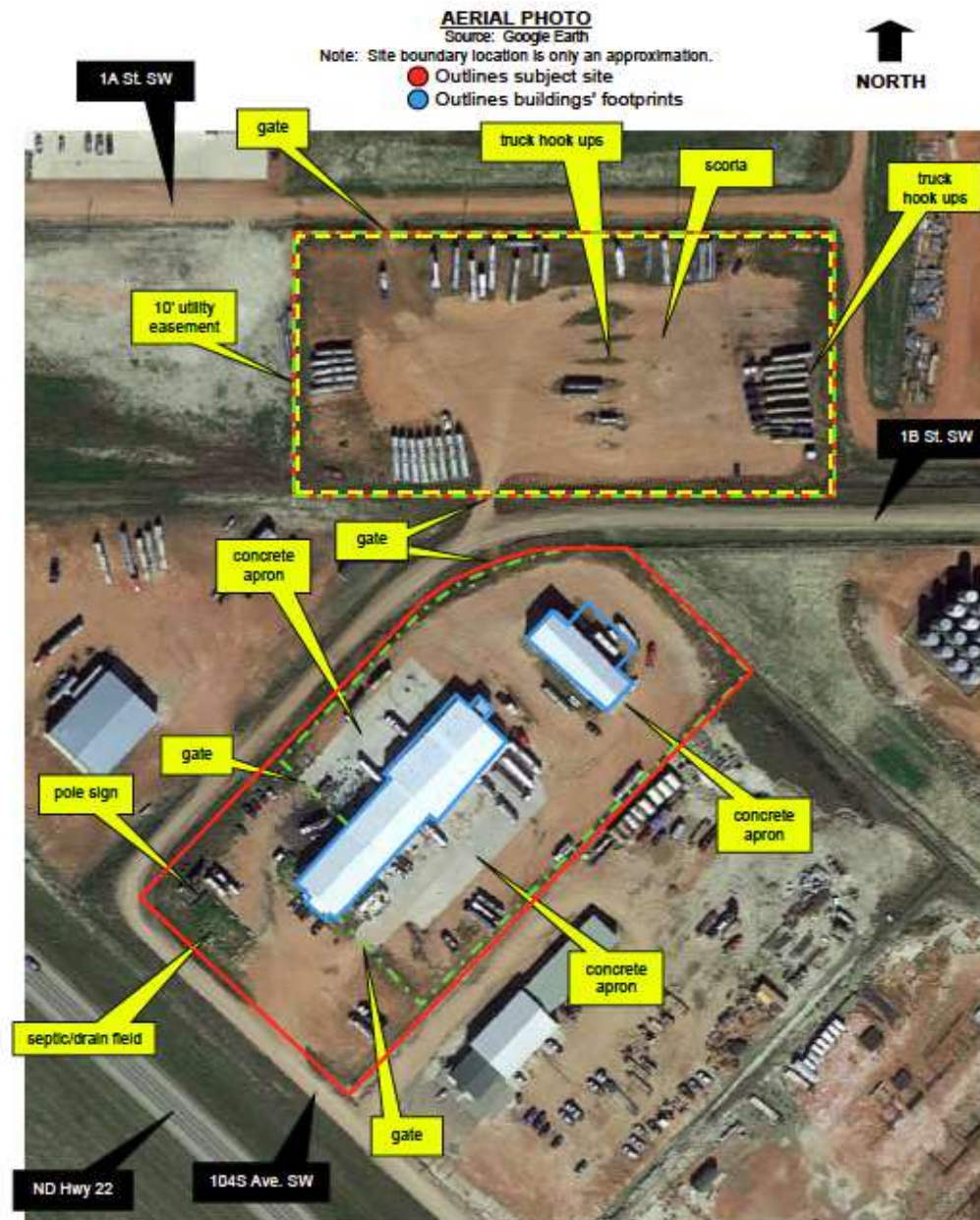
Location Map



Aerial Map



Aerial Map





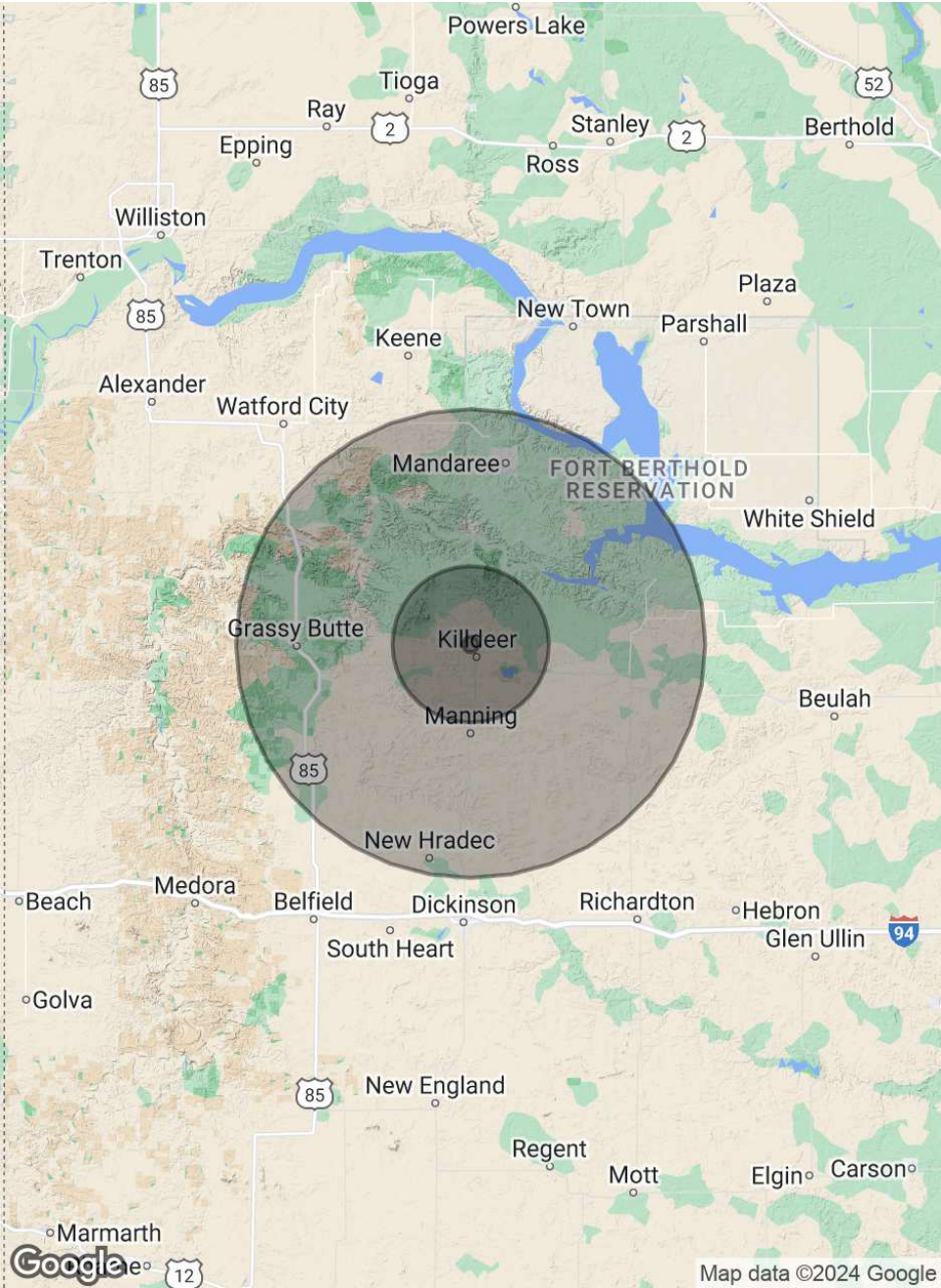
DEMOGRAPHICS

Demographics Map & Report

POPULATION	1 MILE	10 MILES	30 MILES
Total Population	6	541	5,592
Average Age	49.5	40.2	38.1
Average Age (Male)	51.0	41.5	39.2
Average Age (Female)	47.5	38.6	36.7

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	3	329	3,084
# of Persons per HH	2.0	1.6	1.8
Average HH Income	\$105,473	\$71,633	\$70,931
Average House Value	\$372,407	\$253,579	\$236,695

2020 American Community Survey (ACS)





ADVISOR BIOS

Advisor Bio 1



MICHAEL HOUGE, CCIM, SIOR

Managing Director

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PROFESSIONAL BACKGROUND

Michael Houge is the managing Director of NAI Legacy. NAI Legacy is a member of the NAI Global network of over 6000 professionals and 375 offices worldwide. NAI Legacy is coupling the latest technology with a traditional emphasis on customer service, our team provides strategic guidance, administrative support and brokerage services for properties totaling nearly 2,500,000 square feet. With business lines including property management, traditional sales and leasing services, and 1031 Tax-Deferred Exchange solutions, the NAI Legacy team is adept at navigating all aspects of quality commercial real estate assignments.

Mr. Houge, CCIM, SIOR has over thirty years of experience in project leasing and investment sales. Michael is a specialist in the sale of net-leased investment properties, 1031 Tax Deferred Exchanges, and more recently, commercial real estate in the Bakken oilfield markets of Western North Dakota. Mr. Houge has completed over a billion dollars in investment property transactions. Michael has also leased well over a million square feet as a landlord and tenant representative and is a frequent contributor and author in various real estate trade publications and speaks frequently on panels and conferences on investment sales, capital markets, marketing, the net-lease industry, 1031 tax-deferred exchanges and North Dakota real estate.

Specialties Include: The Purchase or Sale of Net-Leased Properties • 1031 Tax Deferred Exchanges • Commercial Real Estate Investments • Energy (Oil Field) Related Real Estate • Real Estate Technology • Office Properties • Retail and Industrial Real Estate • Land Sales • Financing • Property Sales and Acquisitions • Consulting for Real Estate Projects • Public Speaking and Presenting on Related Topics • Real Estate Marketing • Branding and Web-Based Initiatives • Investment Analysis

EDUCATION

B.A University of Minnesota-Twin Cities

Commercial Real Estate Institute (CCIM) Curriculum

MEMBERSHIPS

CCIM (Certified Commercial Investment Member)

NAI Legacy
4400 W 78th St Suite 120
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612.383.2591

Advisor Bio 2



ERIK PETERSON

Owner/Broker

Erik@ProvenRealtyND.com

Direct: 701.369.3949

ND #9328 // MT #65900

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

Proven Realty brokered by eXp Realty

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