

INDUSTRIAL PROPERTY FOR SALE
3646 160 Q AVE , FAIRVIEW, MT 59221



53,000 SQ FT
DISTRIBUTION
WAREHOUSE NEAR
HIGHWAY & RAIL



EXECUTIVE
SUMMARY

OFFERING SUMMARY

Sale Price:	\$3,500,000
Building Size:	53,000 SF
Available SF:	53,000 SF
Lot Size:	5 Acres
Price / SF:	\$66.04
Year Built:	2015
Zoning:	Commercial

PROPERTY OVERVIEW

For Sale or Lease: 53,000 SQ FT of High End Warehouse with loading dock, scale, large ceiling clearance, and close proximity to Highway and largest sand rail facility in McKenzie County, ND.

PROPERTY HIGHLIGHTS

- 53,000 Sq Ft of High-End Industrial Warehouse
- Dimensions: 425' X 125'
- 5 Acres Fenced and Stabilized
- State Compliance Exhaust System for Trucks and Other Indoor Equipment
- Excellent Location With Close Proximity to Trans-load/Rail Facility
- Indoor 100 Ft Truck Scale & Truck Loading
- Loading Dock
- Perfect Setup for Distribution Warehouse, Cold Storage, Frac Sand, Pipe, Dry Goods, or Other Oil Field Service
- Caretaker Mobile Home on Site

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



**ADDITIONAL
PHOTOS**



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Industrial Property For Sale

53,000 Sq Ft Distribution Warehouse Near Highway & Rail | 3646 160 Q Ave , Fairview, MT 59221

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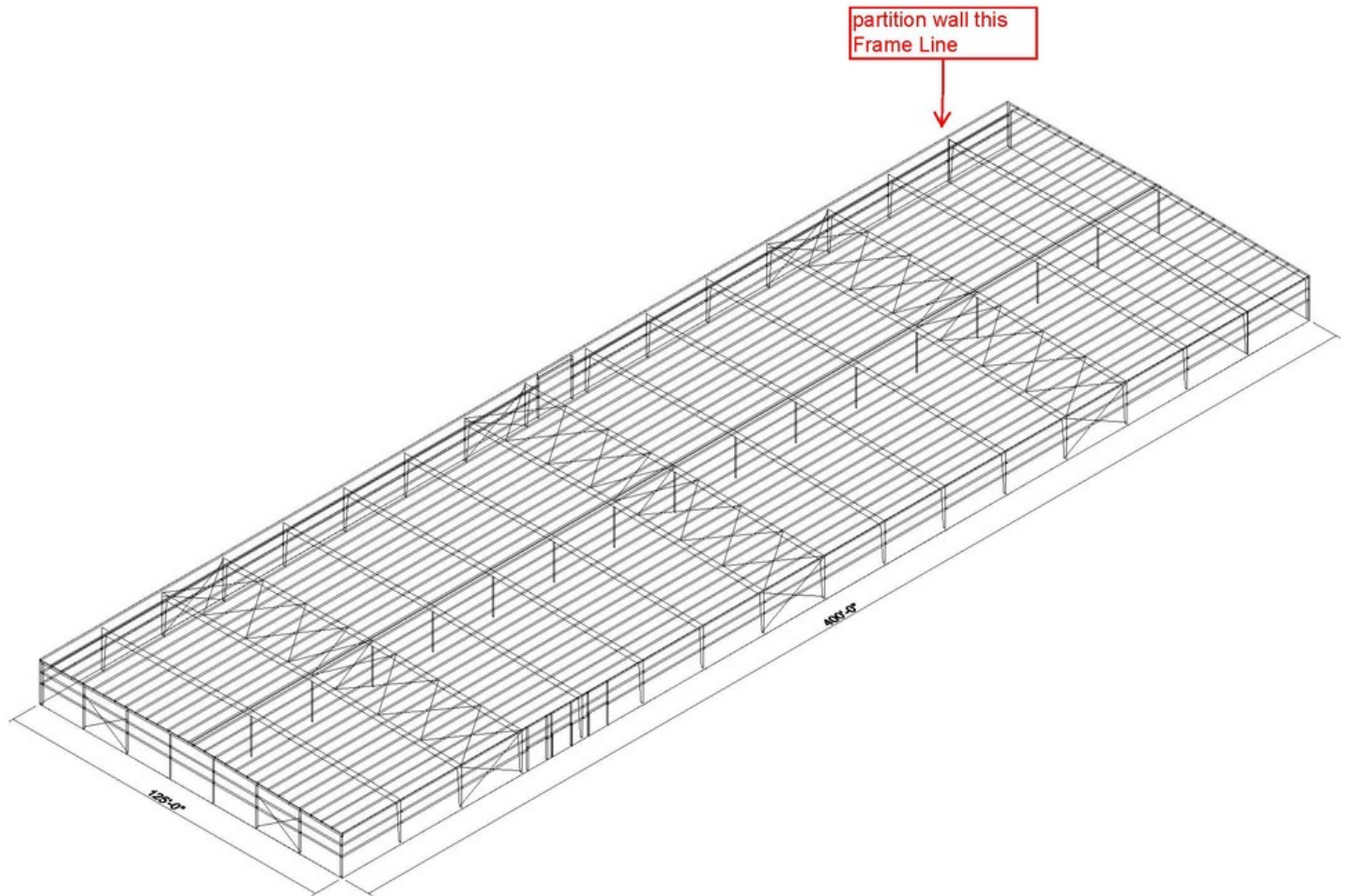
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FLOOR PLANS



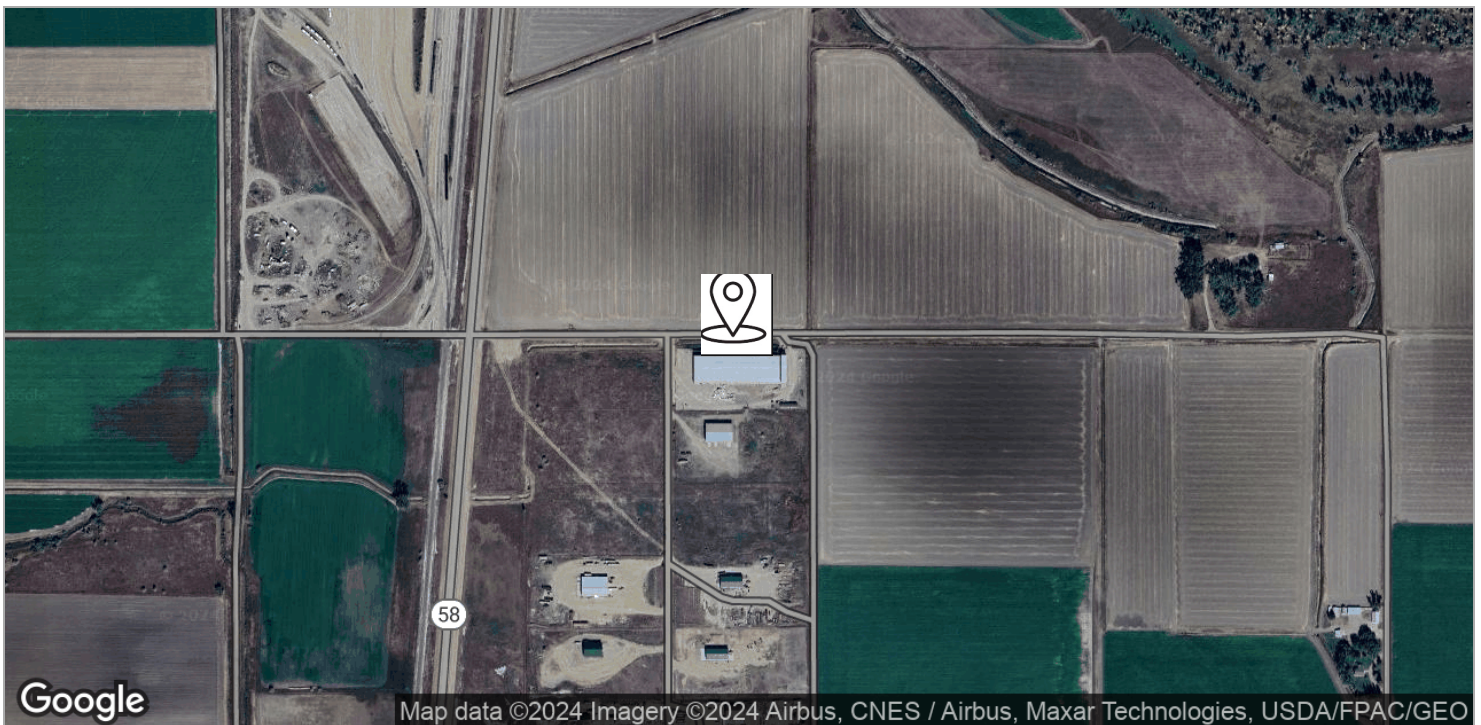
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LOCATION MAPS

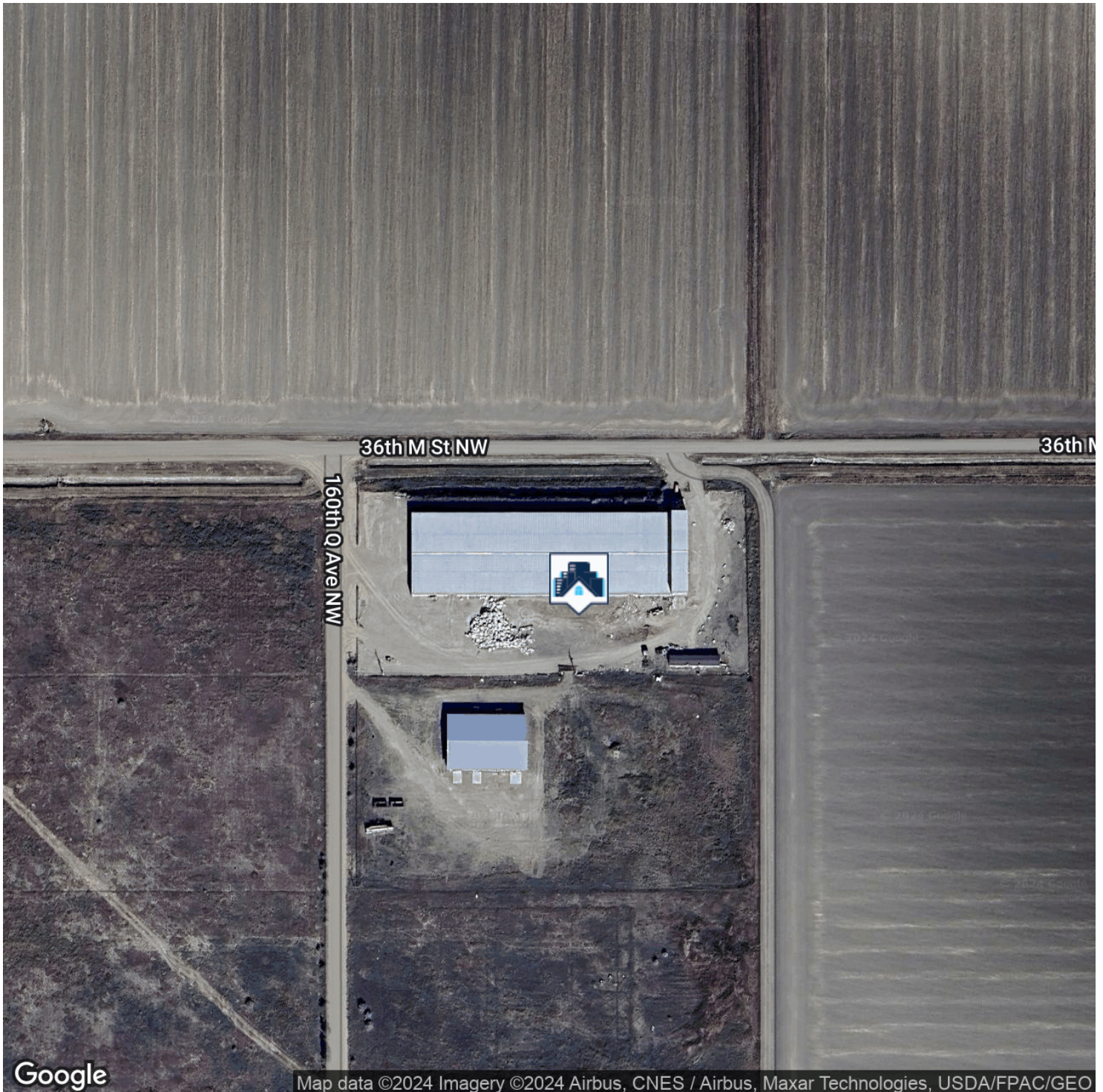


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AERIAL MAP



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ADVISOR BIO



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.

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

Masters Degree Business Administration (Magna Cum Laude)- University of Montana- 3.9 GPA

Certifications: CREIPS-(Certified Real Estate Investment Planning Specialist)

NCREA (National Commercial Real Estate Advisor)

Proven Realty brokered by eXp Realty

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