

10,300 SQ FT SHOP WITH OFFICES-LEASE
4490 SIMS STREET, DICKINSON, ND 58601



10,300 SQ FT SHOP +
OFFICES IN
DICKINSON



EXECUTIVE
SUMMARY

OFFERING SUMMARY

Available SF:	Fully Leased
Lease Rate:	\$7,500+NNN
Lot Size:	1.8 Acres
Year Built:	1990
Building Size:	10,300 SF
Renovated:	2017
Zoning:	Industrial

PROPERTY OVERVIEW

GREAT PROPERTY! 10,300 Sq Ft Shop W/ Offices on 1.8 Acres In North Dickinson. Excellent Location, Conveniently Located East of Highway

PROPERTY HIGHLIGHTS

- 10,300 Sq Ft Industrial Shop (Dimensions: 165' x 55')
- SHOP FEATURES:
 - Well Insulated= Spray Foam Walls
 - Three Drive In Bays & Additional Motorized Wash Bay
 - Office In Shop & Large Locker Area
 - Floor Drains, Mezzanine Storage, & Bathroom, Washer And Dryer
 - JIP Crane & Two Fuel (Diesel) Tanks
- OFFICE FEATURES:
 - Reception Area, Two Large Offices, Conference Room Bathroom
 - 6' x 20' Storage room, & Kitchen Area
- Recent Upgrades: Including Heating System
- Basement Storage

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

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ADDITIONAL
PHOTOS



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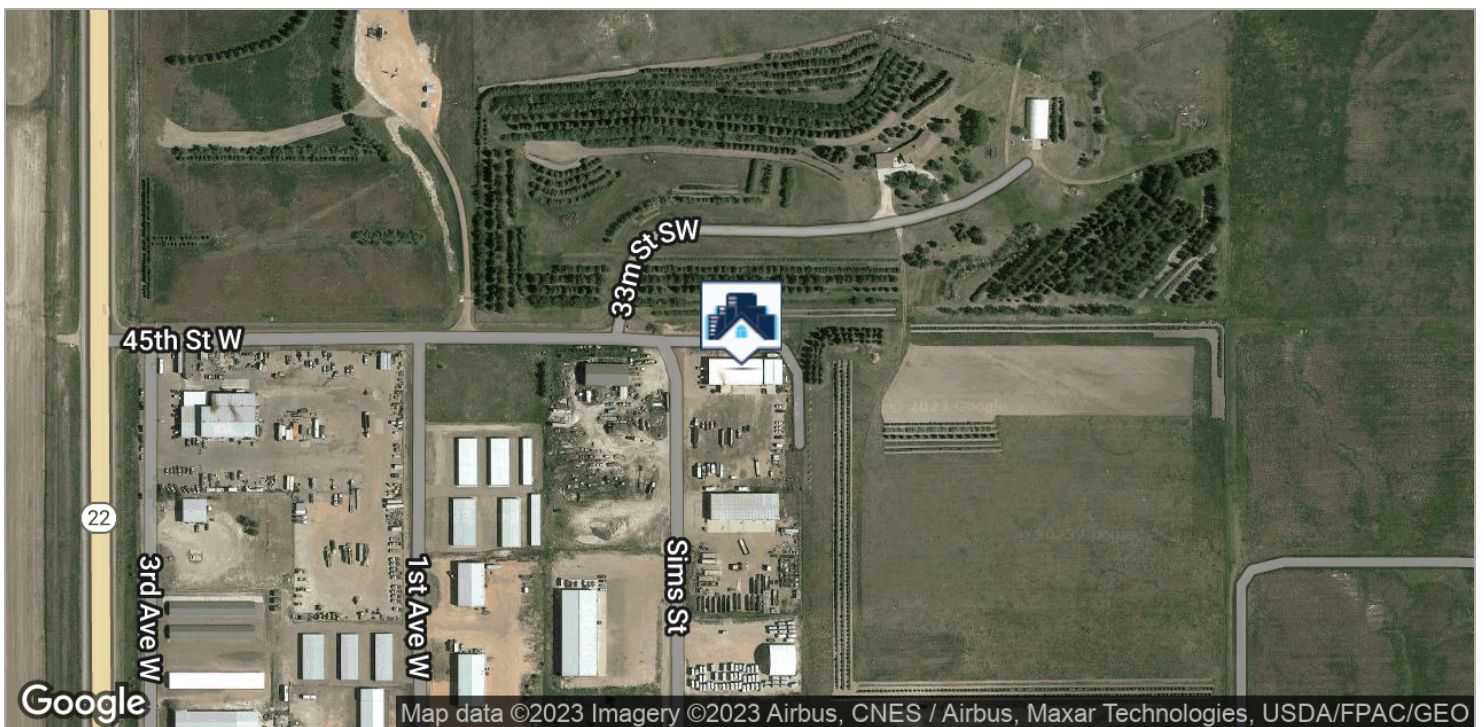
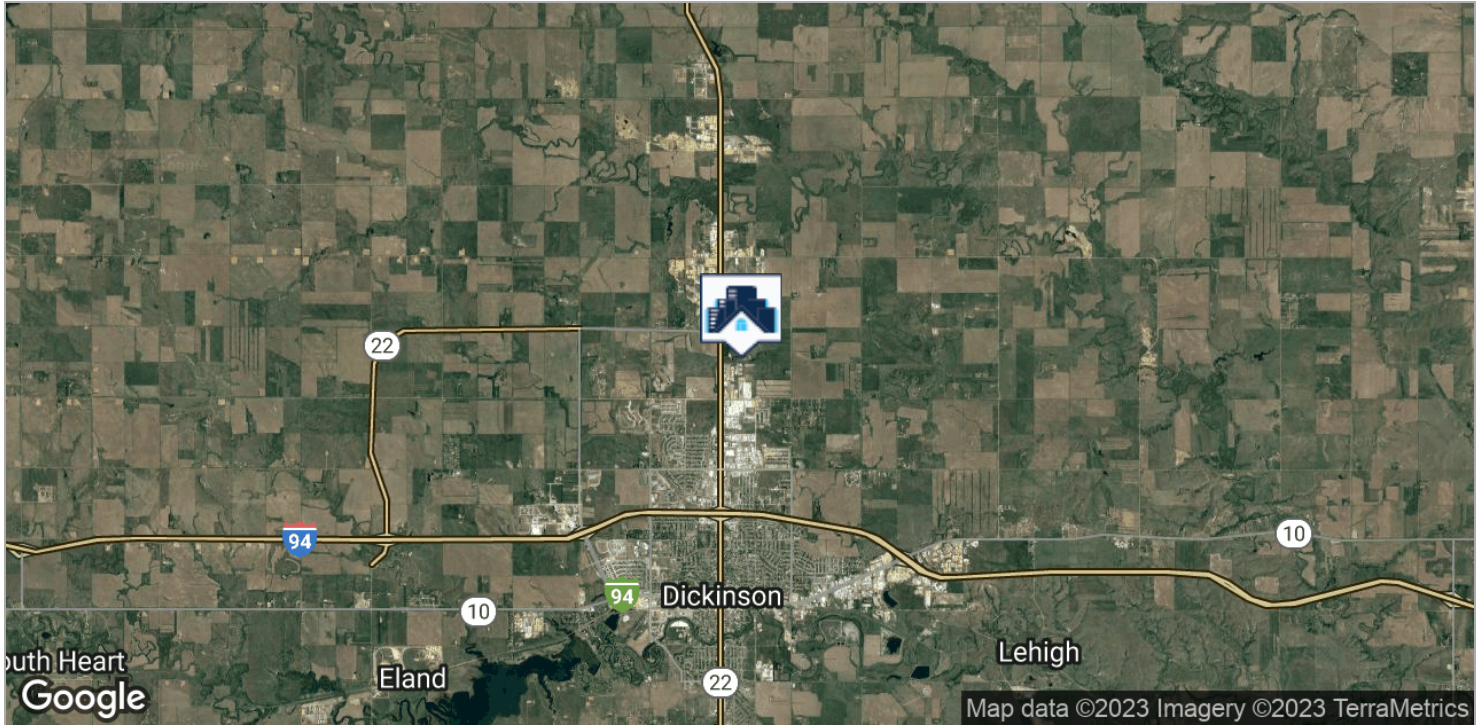


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LOCATION MAPS



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AERIAL MAP



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ADVISOR BIO & CONTACT

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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.

EDUCATION

North Dakota Real Estate Broker Class-License #9328
Montana Real Estate Broker Supervising Endorsement-License
#RRE-BRO-LIC-65900

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