

industrial property

FOR LEASE



2,468 SF UNIT
LUNNEN
224 SADDLEBRIDGE CIRCLE | WILLISTON, ND 58801
REAL ESTATE SERVICES



PROPERTY SUMMARY

Available SF:	+/-2,468 SF
Lease Rate:	Negotiable
Sale Price:	Subject to Offer

PROPERTY HIGHLIGHTS

- 19,600 SF Building
- 2,468 SF Single Units
- 4,936 SF Double Units
- 14' x 14' insulated garage doors with opener and remote
- Each unit will have (1) store front door, (2) 4' x 4' windows, and (1) steel back door. Each unit is designed for (2) offices, conference room, reception room, and 700 sq. ft. mezzanine.
- 2" water main and 1" service to units. Each unit will have its own meter.
- 1 outside faucet (hose bib)
- 200 amp main for each unit with 3 phase
- (3) bay lights, outlets inside, (2) outside outlets front and back
- (2) emergency lights front and back
- Outside lights front and back



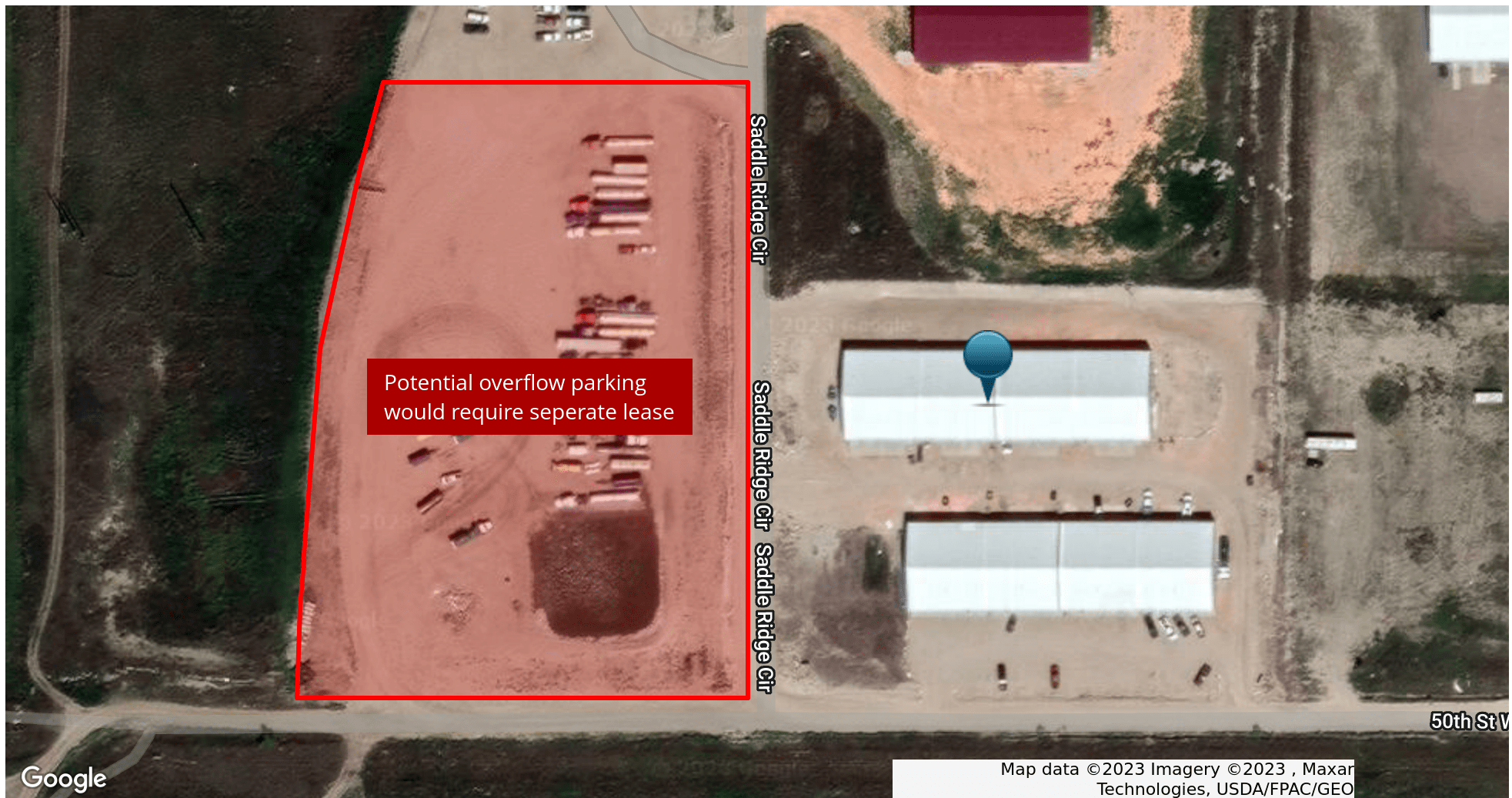




The site plan for Phase 2 of a 14,500 sq. ft. building is shown. The building is divided into eight units (9-16) with finished floor elevations (F.F.) ranging from 2062.5 to 2068.5. A well is located to the west of the building. To the east, there is a septic tank and a leach field. The plan also shows a transformer, a gravel snail, and various easements and setbacks. The building is situated on Lot 5, which is bounded by a 324.00' frontage and a 324.00' sideage. The plan includes numerous dimensions and elevations for the building, site features, and surrounding infrastructure.

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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 Lunn 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.