

industrial property

# FOR SALE



**±7,410 SF SHOP | ± 3.0 ACRE | FOR SALE**  
8269 61ST ST NW | STANLEY, ND 58784

 **LUNNEN**  
REAL ESTATE SERVICES

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# PROPERTY INFORMATION



#### PROPERTY HIGHLIGHTS

- $\pm 7,410$  SF industrial shop and office on 3 acres
- Stabilized yard with front parking lot
- 4 private offices and large conference room with break room
- (4) 14' drive-in doors
- New furnace (2024) and new boiler (2025)
- In-floor heat with trench drains and sand/oil separator system
- Recently remodeled office area
- Convenient access to Highway 2, airport, and Stanley City amenities

#### OFFERING SUMMARY

Sale Price:	Contact Broker
Lot Size:	$\pm 3$ Acres
Building Size:	$\pm 7,410$ SF

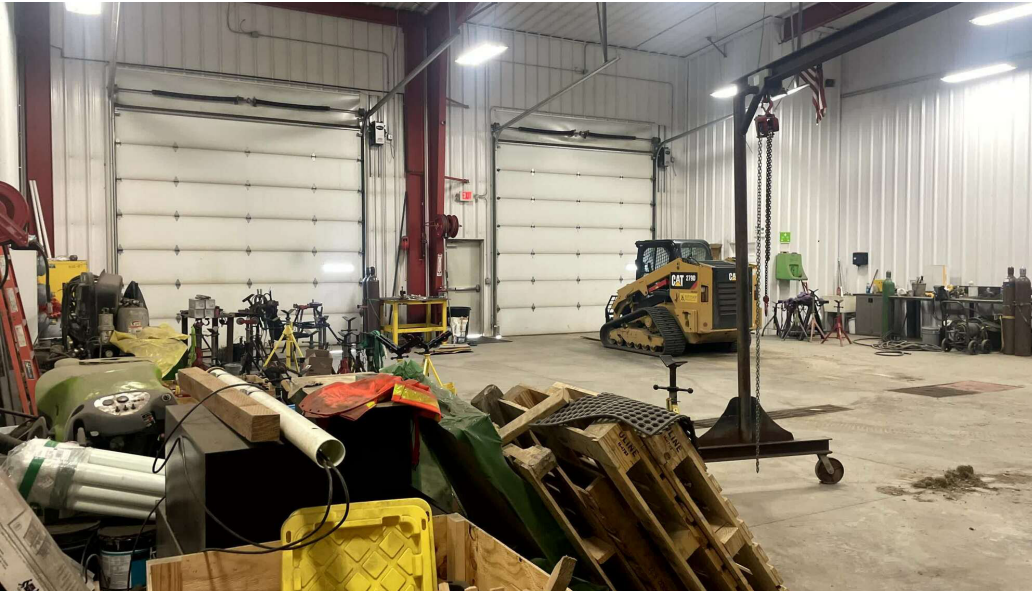




ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS

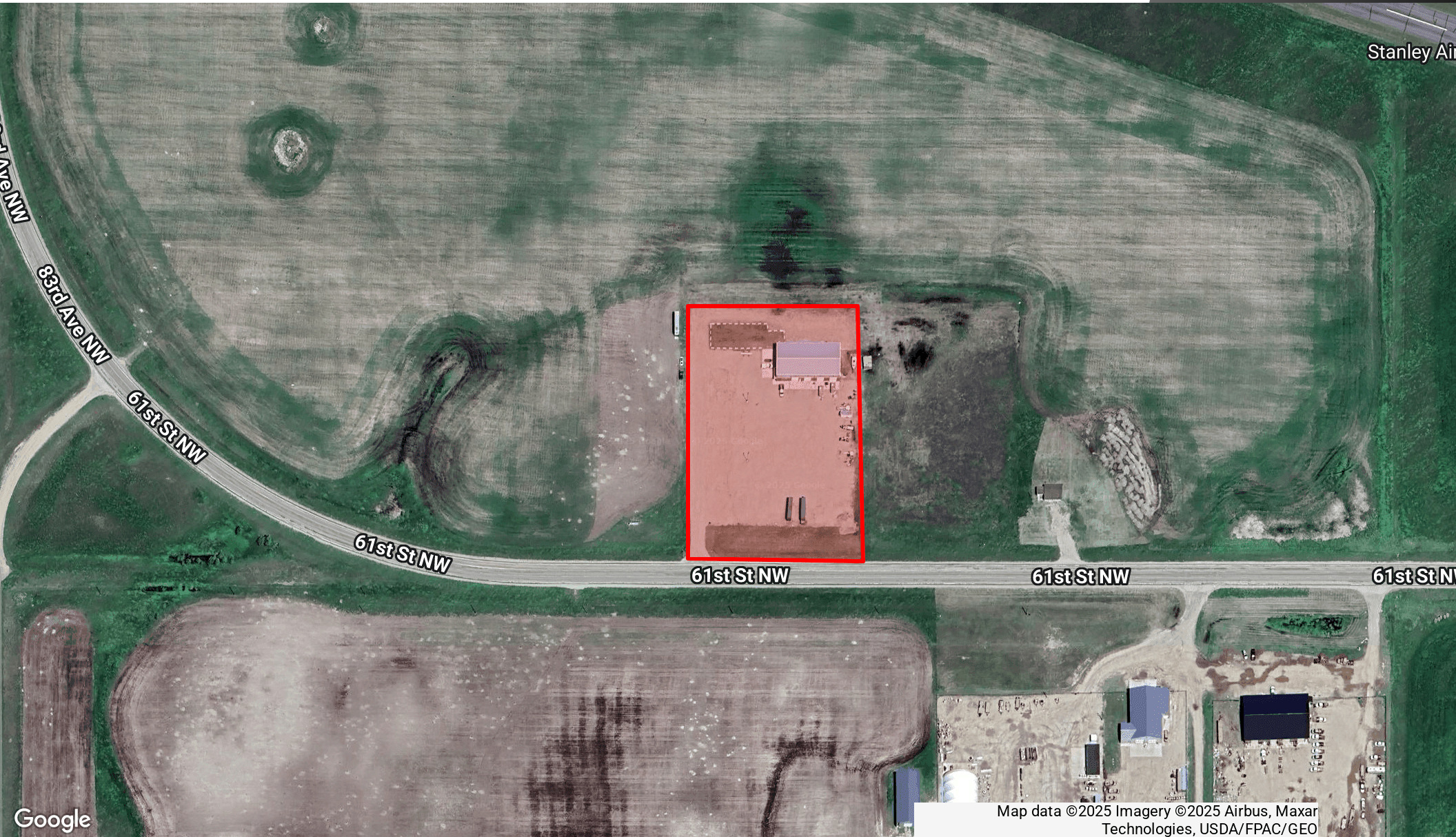
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# LOCATION INFORMATION









RETAILER MAP

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# ADVISOR BIOS





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**Lunnen Real Estate Services, Inc.**

Multi-state commercial real estate brokerage and investment firm with more than 35 years of proven success. Our firm specializes in the sales and leasing of industrial, office, retail, multifamily, and land assets, delivering strategic solutions for property owners, investors, and tenants.

In addition to brokerage, Lunnen Real Estate Services has extensive experience in entitlement, development, and construction, having played a leading role in the development of more than 13,000 acres and over 2 million square feet of office, industrial, and retail projects across California, North Dakota, Utah, and Colorado. This combination of brokerage expertise and development insight allows us to bring a deeper perspective and added value to every transaction.

**Jeff Lunnan, Managing Principal & Broker**

With over 20 years of experience in commercial brokerage, development, and investment, with more than \$1 Billion in completed transactions, including \$600 million in the Bakken oil fields. His track record includes entitling and developing five industrial parks and constructing over 500,000 square feet of industrial space for lease and sale. Licensed in both California and North Dakota, Jeff's leadership and market knowledge provide clients with unmatched experience and proven results.

**Bryan Lysne, Executive Vice President**

With nearly two decades of brokerage and client advisory expertise. With a strong focus on industrial, retail, and multifamily sales and leasing, Bryan works closely with property owners, investors, and tenants to maximize value and achieve their goals. Based in North Dakota, Texas, and California, Bryan is finding the quality buyers and tenants that would otherwise be missed.

Together, Jeff and Bryan lead a team that combines trusted experience with strategic vision—providing clients with comprehensive brokerage solutions backed by development insight, local expertise, and a long history of successful transactions.

**OUR TEAM - LUNNEN & LYSNE**