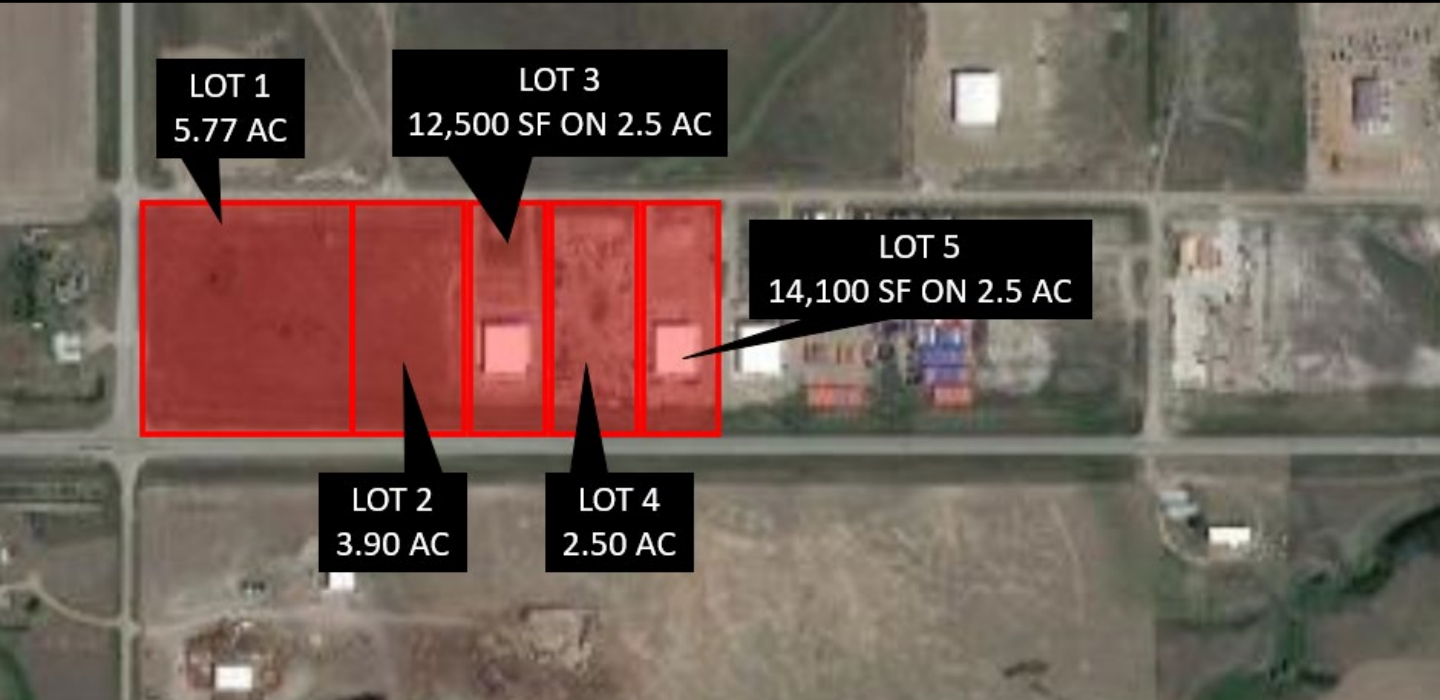


12,500-26,600 SF INDUSTRIAL FLEX ON 2.5-17.17 AC

ACROSS 5 LOTS & 2 BUILDINGS

COMMERCE PARK BOULEVARD, WILLISTON, ND 58801

FOR LEASE



LEASE RATE
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CALL FOR PRICING
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PROPERTY HIGHLIGHTS

- 12,500 +/- to 26,600 +/- SF of Industrial Flex on 2.5 +/- to 17.17 +/- AC
- Across (5) Lots
- **Lot 1** | 5.77 +/- AC Industrial Land | Not Stabilized | Can Be Used for Storage or Laydown Yard
- **Lot 2** | 3.9 +/- AC Industrial Land | Not Stabilized | Can Be Used for Storage or Laydown Yard
- **Lot 3** | 12,500 +/- SF Industrial Flex on 2.5 +/- AC | Contains a Fire Suppression System
- **Lot 4** | 2.5 +/- AC Industrial Land for Yard Storage Space | Stabilized & Fenced
- **Lot 5** | 14,100 +/- SF Industrial Flex on 2.5 +/- AC | Includes Built-Out 1,600 +/- SF of Mezzanine Office Space with (6) Offices and a Conference Room
- Lots 3 & 5 Each Contain:
 - (8) Insulated 14' x 16' Overhead Doors
 - (1) 120v/240v, 400 Amp Electrical Service with Conduit Stubs in Place to Provide a Second 120v/240v, 400 Amp Service, if Needed
 - Built in 2014
 - Include Propane Tanks & Heaters
 - All Lots Boast Incredible Visibility with Hwy 2 Frontage at the Intersection of the Former NW Truck Bypass

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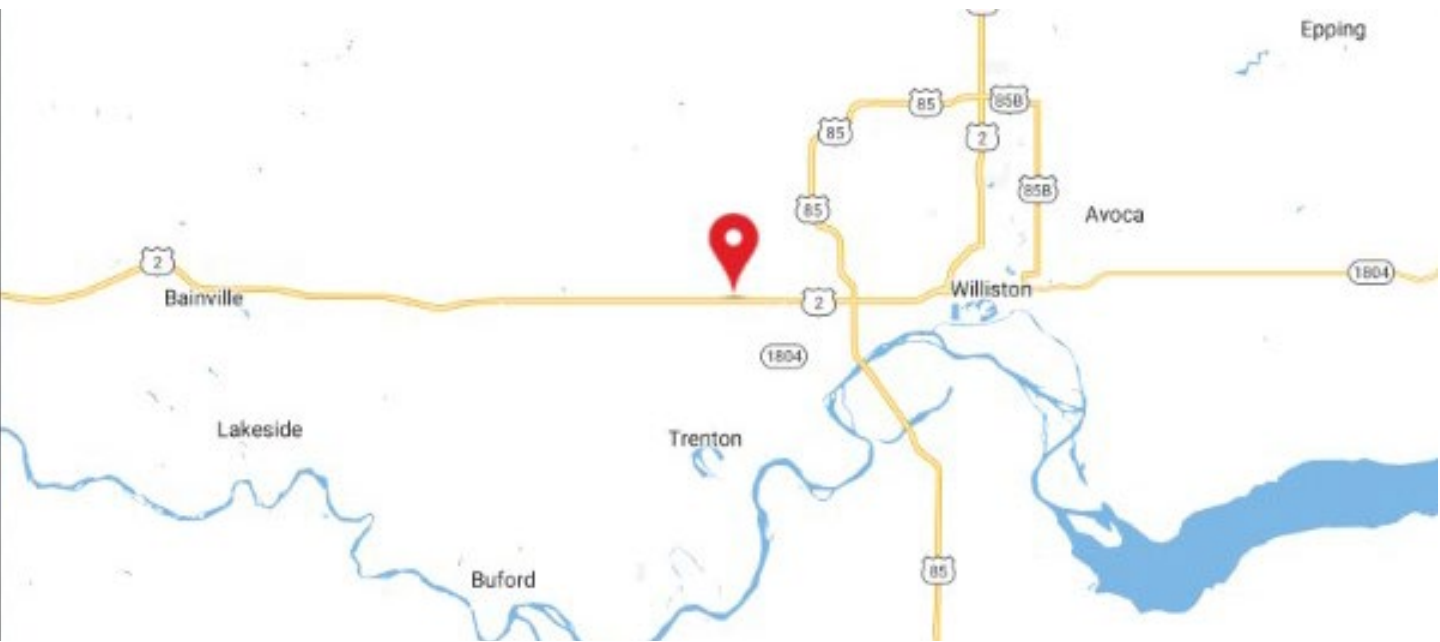
12,500-26,600 SF INDUSTRIAL FLEX ON 2.5-17.17 AC

BAKKEN HIGH TRAFFIC LOCATION

COMMERCE PARK BOULEVARD, WILLISTON, ND 58801

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LOCATION MAP



ADDITIONAL LEASING OPTIONS

LOTS MAY BE LEASED INDIVIDUALLY OR COMBINED

OPTION 1 | LOTS 1-3 | 14,100 SF INDUSTRIAL FLEX ON 2.5 -12.17 AC | [MORE INFORMATION](#)

OPTION 2 | LOTS 4 & 5 | 12,500 SF INDUSTRIAL FLEX ON 2.5 – 5.0 AC | [MORE INFORMATION](#)

OPTION 3 | LOTS 1, 2, & 4 | 12.17 AC OF INDUSTRIAL LAND | [MORE INFORMATION](#)

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12,500-26,600 SF INDUSTRIAL FLEX ON 2.5-17.17 AC

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EXTERIOR | LOTS 3 & 5



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12,500-26,600 SF INDUSTRIAL FLEX ON 2.5-17.17 AC

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INTERIOR | LOT 5



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12,500-26,600 SF INDUSTRIAL FLEX ON 2.5-17.17 AC

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INTERIOR | LOT 5



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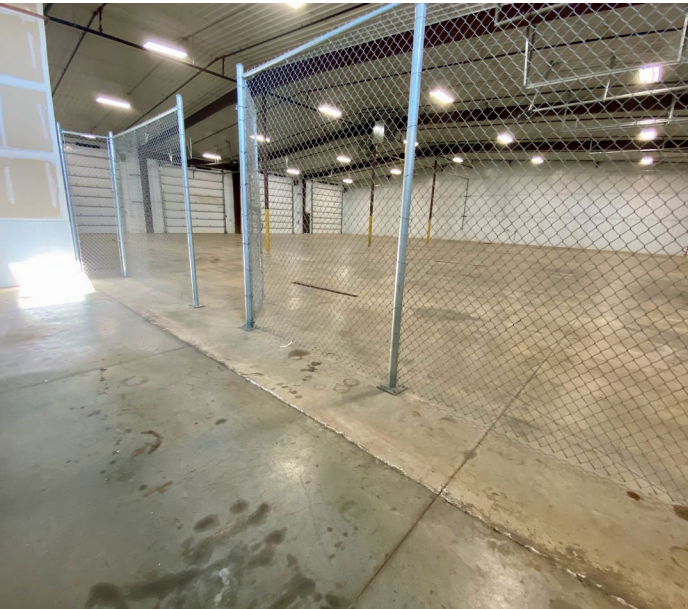
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WAREHOUSE | LOT 5



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