

Confidential Offering Memorandum

Offered For Sale: Former Polar Truck Wash

10468 1st St. SW, Killdeer, ND 58640

NAI Legacy





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PROPERTY INFORMATION

Property Summary



PROPERTY DESCRIPTION

Introducing a prime opportunity for industrial users. This impressive property at 10468 1st Street SW in Killdeer, ND offers a spacious ± 29,979 SF building with modern amenities. Built in 2011 and recently renovated in 2020, this single-unit property is ready to meet the needs of your business. Zoned "Rural Development", it provides ample space and flexibility for a range of industrial applications. Don't miss out on this strategically located property in Killdeer, ND.

PROPERTY HIGHLIGHTS

- Direct access to transportation infrastructure and near critical oil production facilities
- State-of-the-art industrial amenities and specialized equipment for oil field operations
- Ample storage facilities
- Well-built 29,979 SQ FT building including shop, retail and office space
- 2 Cranes
- 12 Drive-in Bays

OFFERING SUMMARY

Sale Price:	Call Broker for Pricing
Number of Buildings:	2
Lot Size:	± 9 Acres
Building Size:	± 29,979 SF

Property Details

Sale Price

CALL BROKER FOR PRICING

LOCATION INFORMATION

Building Name	Former Polar Truck Wash
Street Address	10468 1st St. SW
City, State, Zip	Killdeer, ND 58640
County	Dunn
Market	North Dakota
Sub-market	Killdeer
Cross-Streets	Hwy 22 & 1st St SW
Market Type	Small

BUILDING INFORMATION

Building Size	± 29,979 SF
Number of Cranes	2
Office Space	± 5,200 SF
Number of Floors	1
Year Built	2011
Year Renovated	2020
Shop %	88.6%
Framing	On-Slab Rigid Steel Frame
Condition	Excellent
Roof	Insulated rigid steel-frame construction with steel roofing
Number of Buildings	2
Walls	19' - 23'
Ceilings	8' - 12'
Foundation	Reinforced poured concrete foundation walls on spread concrete footings set below frost line

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	Rural Development
Lot Size	± 9 Acres
APN #	01-1224-125 & 01-1228-106
Lot Frontage	± 580 ft
Lot Depth	± 320 ft
Corner Property	Yes
Amenities	Great Ingress & Egress Large Concrete Aprons Shop, Retail and Office Spaces Ten (10) x 14' and 16' Overhead Electric Doors and One (1), 7' Rollup Door One (1) 2-Ton and One (1) 3-Ton Jib Cranes Truck Wash Bay Trailer Repair Bay Blasting Bay Radiant Heat in Shop Areas Fenced, Stabilized Yard Directly Across From the Killdeer Airport
Power	Yes

Property Description



LOCATION DESCRIPTION

Killdeer provides a comparatively diverse economy. The city's historical economy was oriented to providing basic retail services for the agricultural-based economy. However, the resurgence of the area's energy industry, primarily oil development in the Bakken formation, created considerable employment tied to energy. This oil industry expansion significantly impacted the area communities including Killdeer. Killdeer experienced a 25% population increase between the 2010 and the 2020 census.

The subject property is located at the extreme northern fringe of the City of Killdeer's one-mile ETA, and is east and adjacent to ND Highway 22 and throughout the Bakken.

SITE DESCRIPTION

The subject property consists of a \pm 9.00-acre site improved with two multi-use industrial buildings of \pm 14,680 sq. ft. and \pm 8,495 sq. ft., for a total of \pm 29,979 sq. ft. This property, consisting of shop/office/retail/yard areas, and was built in stages between 2011 and 2020.

EXTERIOR DESCRIPTION

Main Shop: The main shop has a 14'x14' electrically-operated overhead door (EOD) on the east end of its south side, an exterior service entry door on the west end of its north side, and a 7'x7' roll-up door opening to the west shop on its east end.

West Shop: The west shop has three drive-through bays with 14'x14' EODs on its north and south sides. A parts area with a break room/locker room mezzanine above is in the west shop's northwest corner. Secondary entry doors are on the west shop's east end leading to the east shop. The east mezzanine has a break room a kitchenette, a locker room, and a bathroom.

East Shop: the east shop has six drive-through bays with 14'x16' EODs on its north and south sides and two service entry doors on its east and west ends. A central trench drain services the bays. A water tank bump-out is installed on the east shop's east end. A 3-ton job crane is installed at its northeast corner.

INTERIOR DESCRIPTION

Variety of retail office and shop spaces, including a truck washbay, a blast bay and a trailer repair bay.

PARKING DESCRIPTION

On-site surface parking on the concrete apron.

CONSTRUCTION DESCRIPTION

On slab rigid frame steel construction.

Additional Photos



Additional Photos



Additional Photos



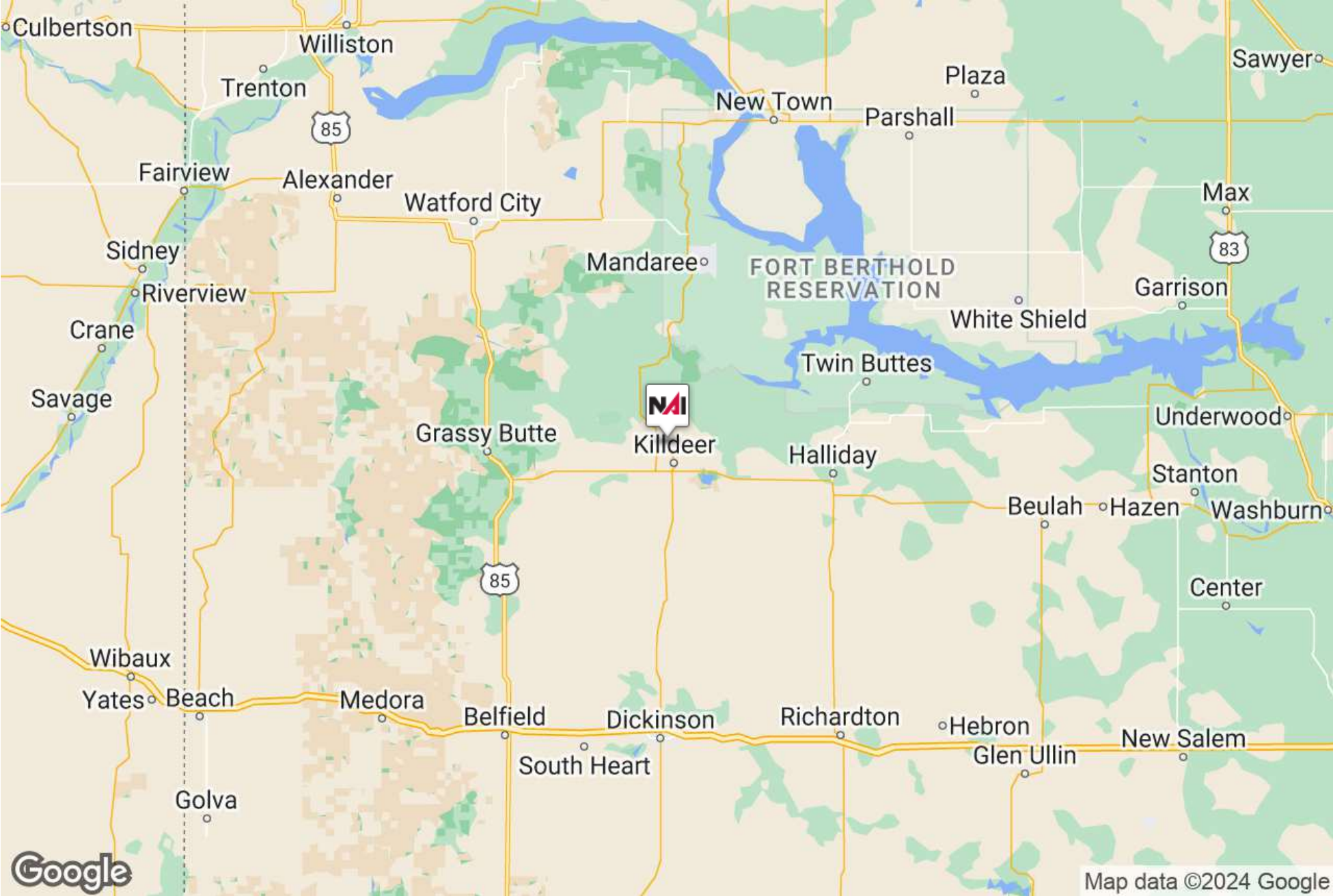
Additional Photos





LOCATION INFORMATION

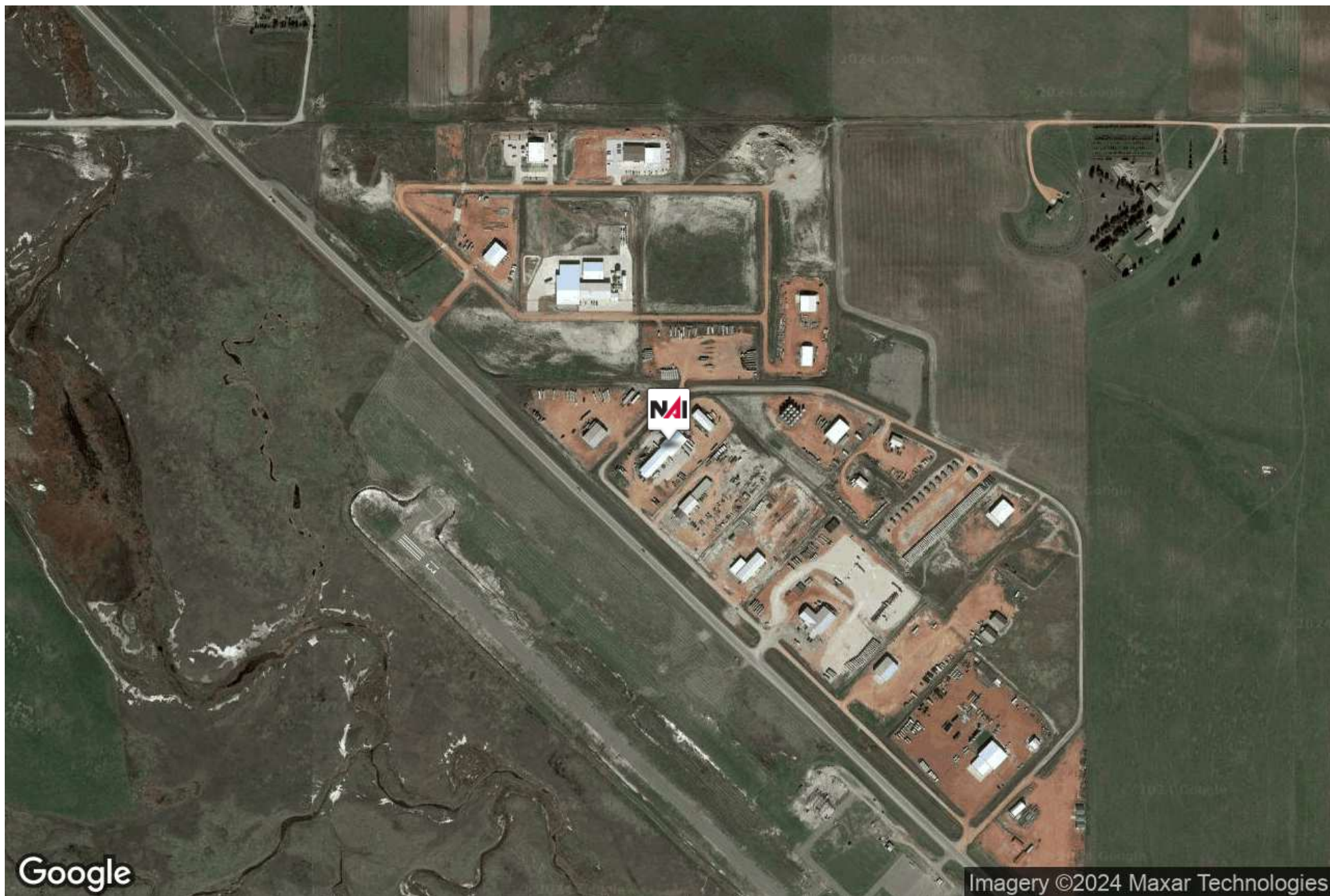
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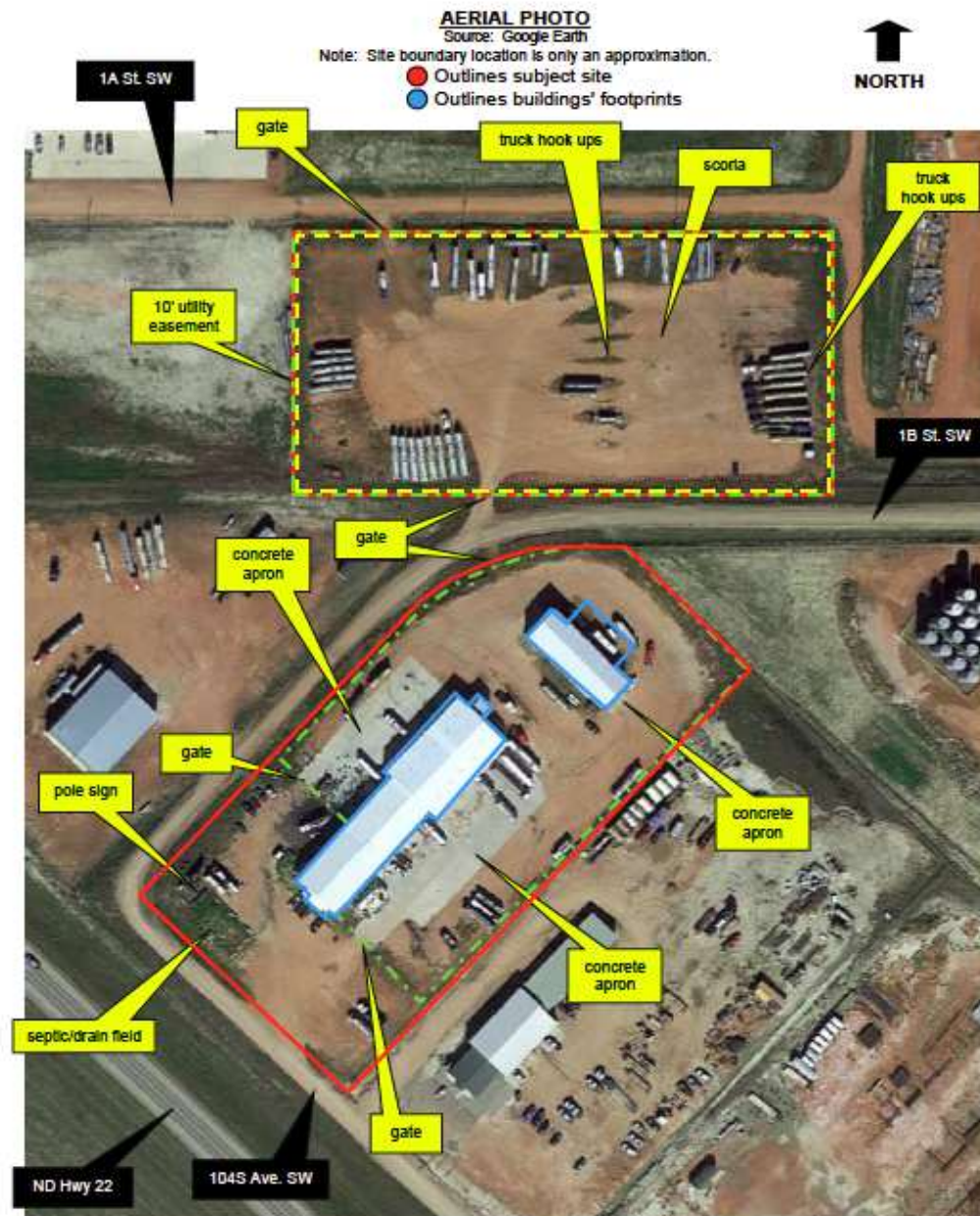
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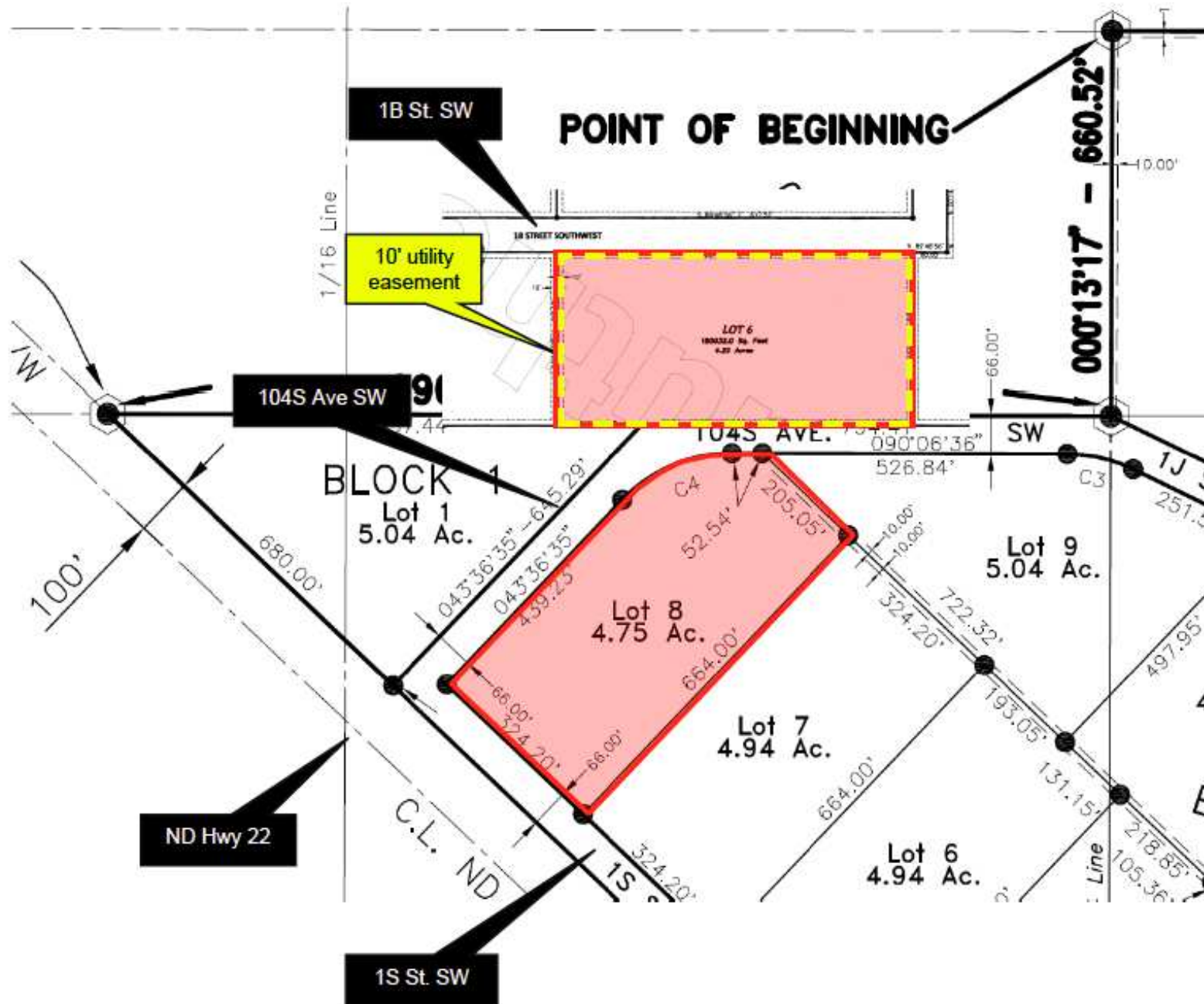
Aerial Map



Aerial Map



Plat Map





ADVISOR BIOS

NAI Legacy



MICHAEL HOUGE, CCIM, SIOR

Managing Director

michael@nailegacy.com

Direct: **612.701.7454** | Cell: **701.645.1057**

ND #7909 // MN #86083

PROFESSIONAL BACKGROUND

Michael Houge is the managing Director of NAI Legacy. NAI Legacy is a member of the NAI Global network of over 6000 professionals and 375 offices worldwide. NAI Legacy is coupling the latest technology with a traditional emphasis on customer service, our team provides strategic guidance, administrative support and brokerage services for properties totaling nearly 2,500,000 square feet. With business lines including property management, traditional sales and leasing services, and 1031 Tax-Deferred Exchange solutions, the NAI Legacy team is adept at navigating all aspects of quality commercial real estate assignments.

Mr. Houge, CCIM, SIOR has over thirty years of experience in project leasing and investment sales. Michael is a specialist in the sale of net-leased investment properties, 1031 Tax Deferred Exchanges, and more recently, commercial real estate in the Bakken oilfield markets of Western North Dakota. Mr. Houge has completed over a billion dollars in investment property transactions. Michael has also leased well over a million square feet as a landlord and tenant representative and is a frequent contributor and author in various real estate trade publications and speaks frequently on panels and conferences on investment sales, capital markets, marketing, the net-lease industry, 1031 tax-deferred exchanges and North Dakota real estate.

Specialties Include: The Purchase or Sale of Net-Leased Properties • 1031 Tax Deferred Exchanges • Commercial Real Estate Investments • Energy (Oil Field) Related Real Estate • Real Estate Technology • Office Properties • Retail and Industrial Real Estate • Land Sales • Financing • Property Sales and Acquisitions • Consulting for Real Estate Projects • Public Speaking and Presenting on Related Topics • Real Estate Marketing • Branding and Web-Based Initiatives • Investment Analysis

EDUCATION

B.A University of Minnesota-Twin Cities
Commercial Real Estate Institute (CCIM) Curriculum

MEMBERSHIPS

CCIM (Certified Commercial Investment Member), SIOR (Society of Industrial and Office REALTORS), ICSC (International Council of Shopping Centers), Minnesota Shopping Center Association (MSCA), National Association of REALTORS (NAR), Minnesota Commercial Association of REALTORS (MNCAR)

NAI Legacy

4400 W 78th St Suite 120
Bloomington, MN 55435
612.383.2591

Proven Realty



ERIK PETERSON

Owner/Broker

Erik@ProvenRealtyND.com

Direct: **701.369.3949**

ND #9328 // MT #65900

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

3210 27th St West Suite 207A

Williston, ND 58801

701.369.3949



NAI Legacy

Michael Houge, CCIM, SIOR

Managing Director

612.701.7454

michael@nailegacy.com

Erik Peterson

Owner/Broker

701.369.3949

Erik@ProvenRealtyND.com