

industrial property
FOR SUBLEASE



±8,792 SF INDUSTRIAL SHOP | ±4.83 ACRE FENCED YARD
5039 PETROLEUM PARK DR. | WILLISTON, ND 58801



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PROPERTY INFORMATION



OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	±8,792 SF
Lot Size:	±4.83 Acres
Building Size:	±8,792 SF

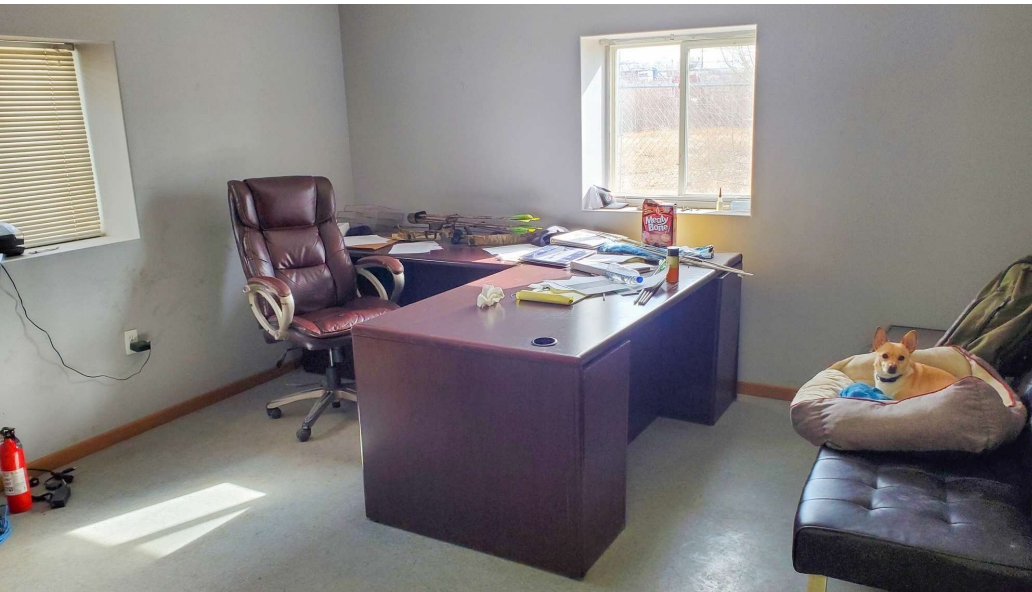
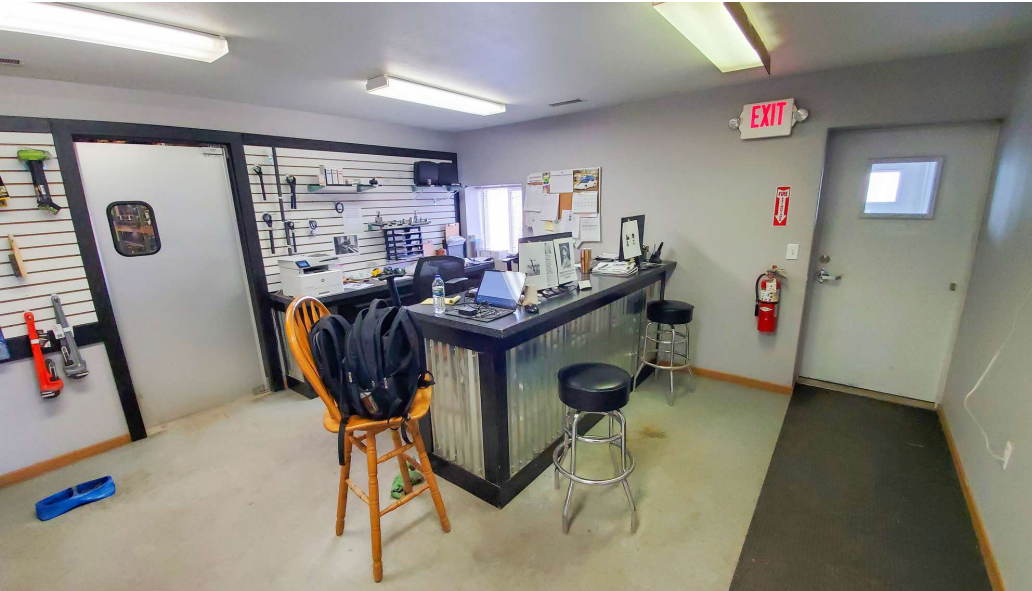
PROPERTY HIGHLIGHTS

- ±8,792 SF Industrial Shop | ±4.83 Acres
- (2) 14 x 16 automatic overhead doors with protective bollards
- Several gas Reznor unit heaters in the shop
- Shop trench drain with sand/oil separator system
- (1) 5-ton bridge crane
- (1) 3-ton floor mounted jib crane
- (2) 1-ton wall mounted jib cranes
- Large concrete aprons
- ±4.83 acre property
- ±2 acres stabilized
- Well located near the intersection of HWY 2 & HWY 85



ADDITIONAL PHOTOS

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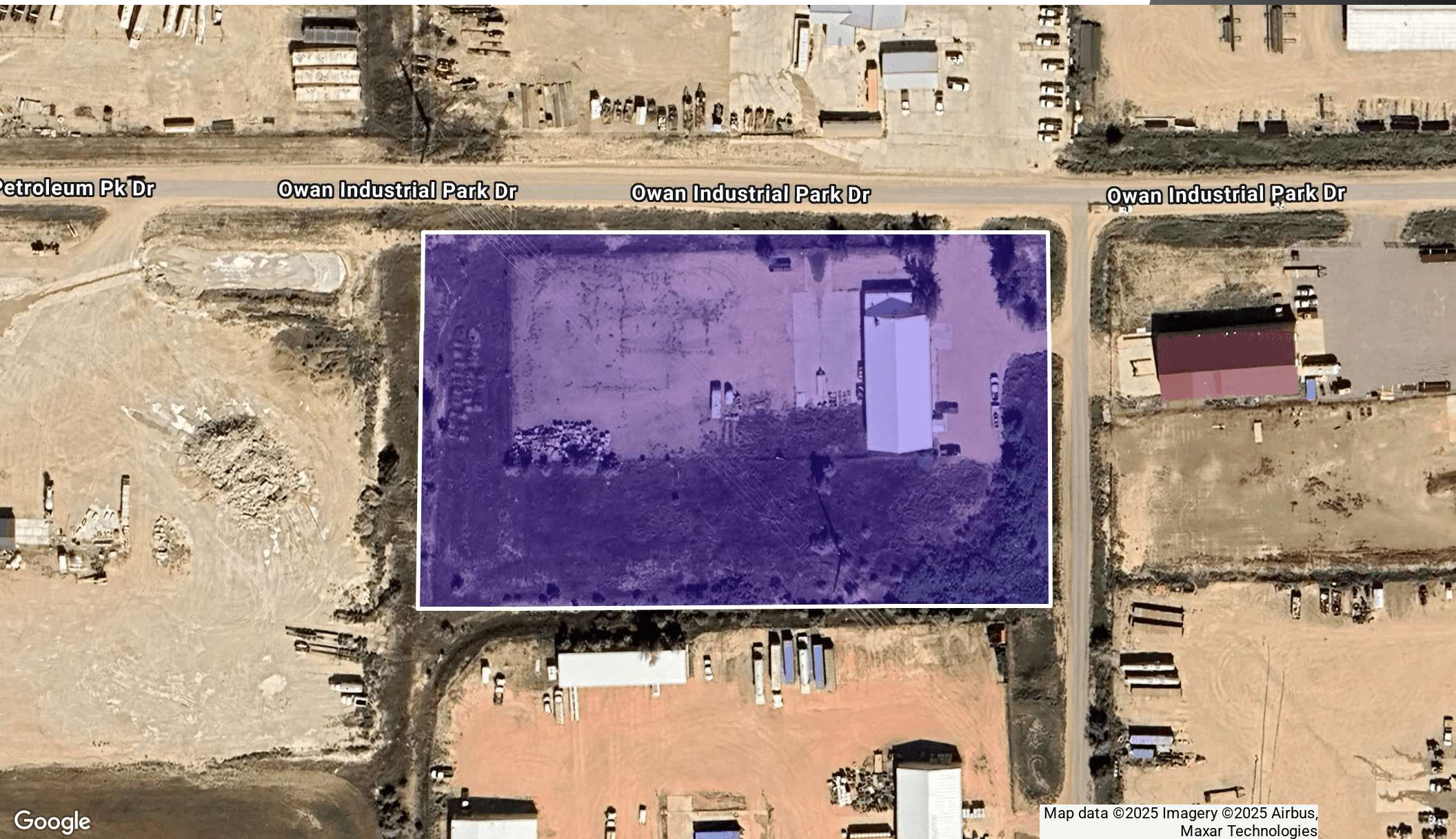


ADDITIONAL PHOTOS

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LOCATION INFORMATION



RETAILER MAP

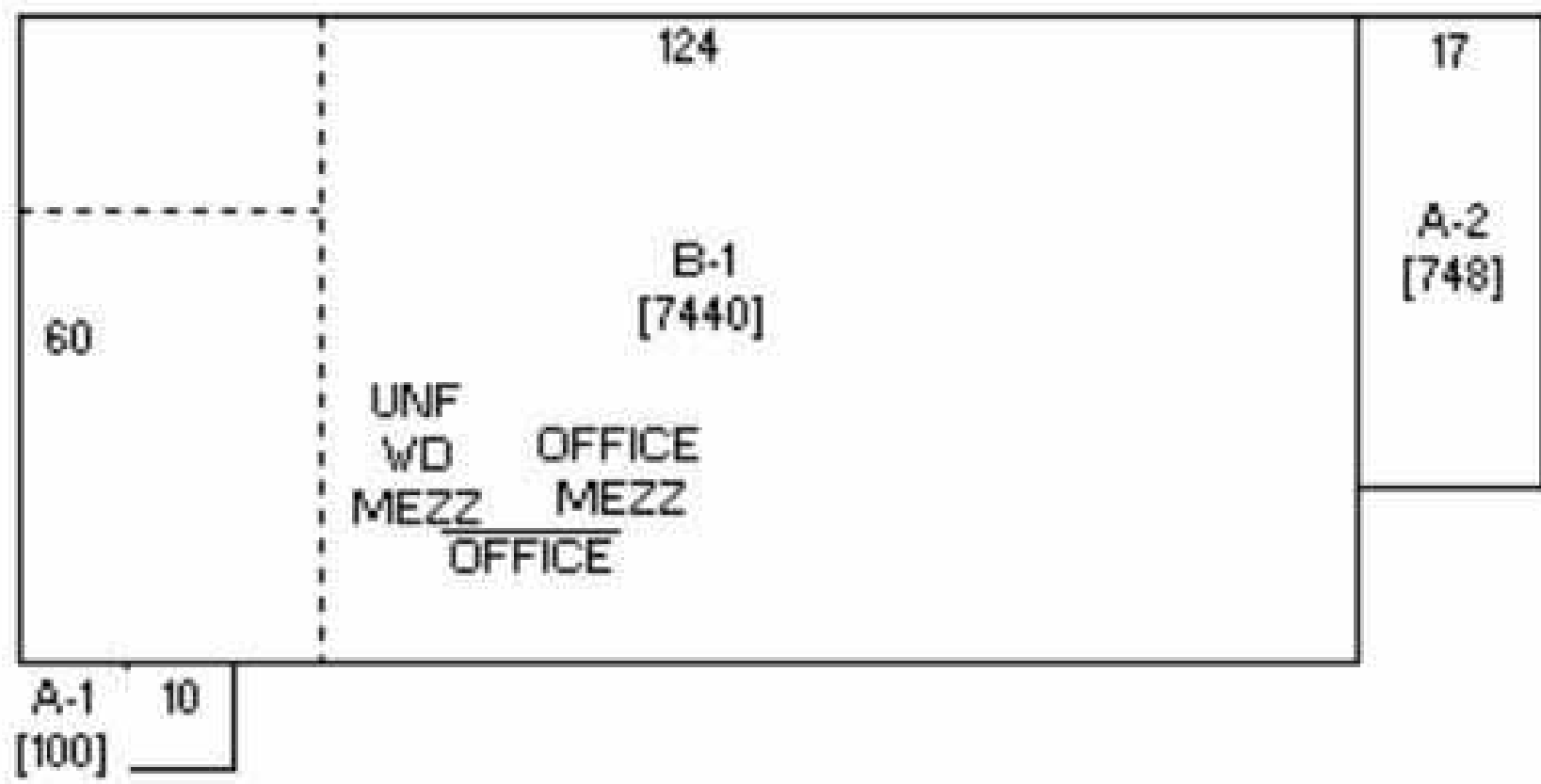
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Map data ©2025 Google Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

RETAILER MAP

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ADVISOR BIOS





JEFF LUNNEN

Managing Principal & Broker

jeff@lunnen.com

Direct: 701.428.1243

ND #9171 // CalDRE #01716571

PROFESSIONAL BACKGROUND

Lunnen Real Estate Services, Inc.

Lunnen Real Estate Services is a multi-state commercial real estate brokerage and investment firm with more than 35 years of proven success. The firm specializes in the sales and leasing of industrial, office, retail, multifamily, self-storage, and land assets, delivering strategic solutions for property owners, investors, and tenants.

Jeff Lunnan, Managing Principal & Broker

With over 20 years of experience, Jeff Lunnan is recognized for his brokerage expertise in the analysis, marketing, and disposition of commercial properties. He has successfully completed more than \$1 Billion in sales and leasing transactions, including over \$600 million in the Bakken oil fields, representing private owners, institutional investors, and national banking institutions.

In addition to his brokerage practice, Jeff has significant experience in entitlement, development, and construction. His track record includes entitling and developing five industrial parks and constructing more than 500,000 square feet of industrial space, while contributing to the development of over 13,000 acres and 2 million square feet of office, industrial, retail, and residential projects across North Dakota, California, Utah, and Colorado.

Licensed as a Real Estate Broker in both North Dakota and California, Jeff brings unmatched market knowledge and a unique combination of brokerage skill and development insight that provides added value to every client engagement.

Lunnen Real Estate Services
30220 Rancho Viejo Road Suite A
San Juan Capistrano, CA 92675
701.428.1243