

12,500 SF INDUSTRIAL INVESTMENT OPPORTUNITY ON 3.0 AC

WITH PORTFOLIO OR SOLD INDIVIDUALLY

517 WELL ST WILLISTON, ND 58801

FOR SALE



SALE PRICE CALL FOR PRICING

PROPERTY HIGHLIGHTS

- 12,500 +/- SF Industrial on 3.0 +/- AC
- Property is Part of a Portfolio Listing But Can be Sold Separately
- Includes 2,500 +/- SF Finished Office Space and 2,500 +/- SF Unfinished Mezzanine
- (3) Drive-Through Truck Bays
- (1) Drive-In Truck Bay
- (8) 16' Overhead Doors Loading Dock
- 3-Phase Power
- (28) Thermal Windows
- Attractive, Functional Design
- Enclosed Vestibule Entrance with Cultured Stone Facing
- Fire Suppression System with Fire Pump
- Located at the Truck By-Pass
- Fenced Yard & Paved Parking Lot
- Built: 2014
- Parcel ID: 01-111-00-00-00-030
- Zoned: M-2 | Heavy Industrial
- Conveniently Located Near the Highway 2 & Highway 85 North Bypass in the Bakken Industrial Park

Virtual Tour

Mike Elliott
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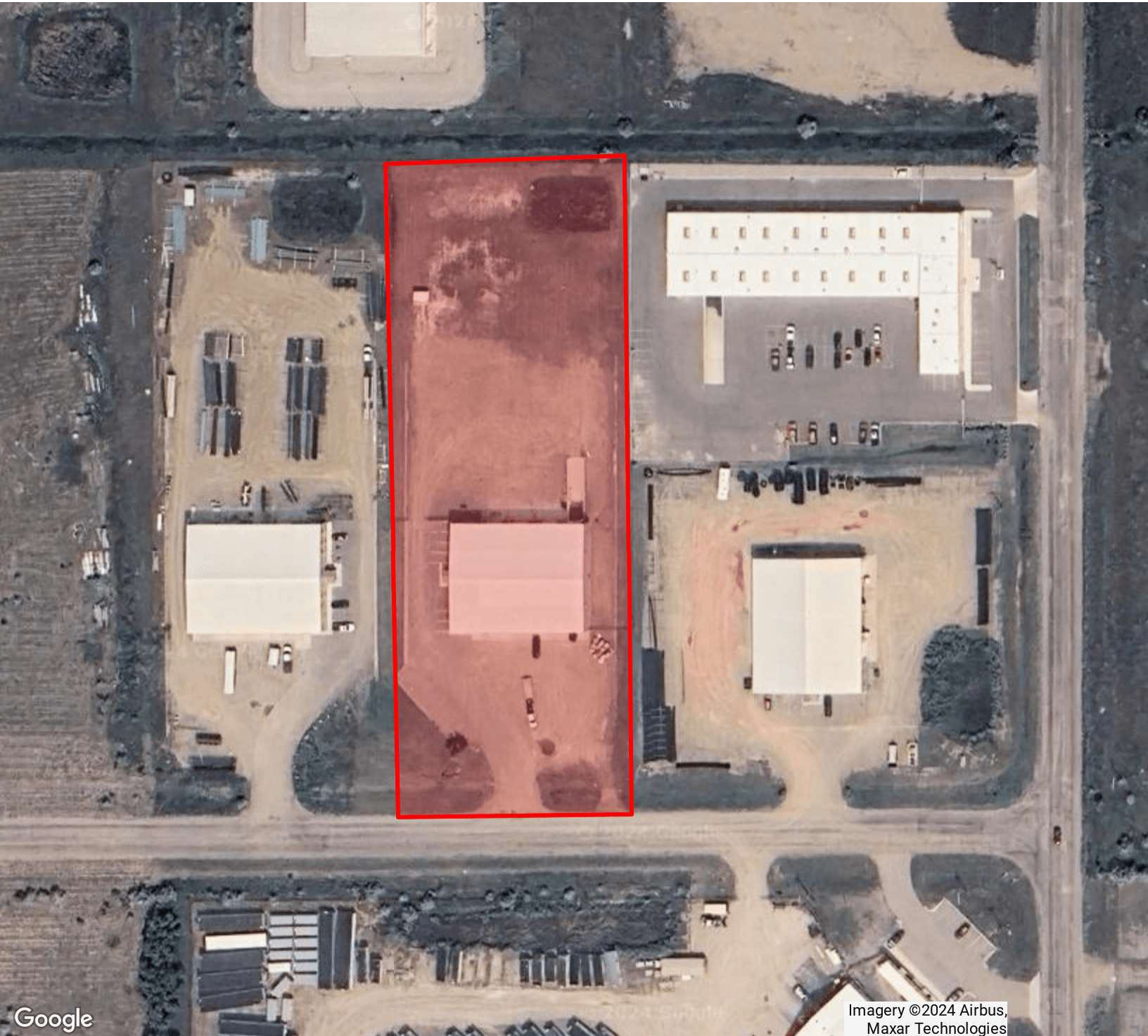
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AERIAL



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BUILDING SPECS



SITE UTILITIES

- Conventional based on an assumption of (12) full-time business occupants
- 1" Water service line to building
- 4" PVC Sewer service line
- Liquid propane gas service line sleeve into building
- City water & sewer, as well as natural gas service

CONCRETE & SITE WORK

- The foundation will include perimeter stem walls 4'0" deep by 8" thick with 12" x 24"
- Concrete pad footings and piers for metal building rigid frames and columns
- 6" thick slab throughout the shop building and 4" thick slab throughout the office area
- 150 Linear feet of standard sidewalk from entry vestibule to first overhead door on each side of the building
- 2,000 SF 6" Thick concrete entry apron is included on each side of the building in front of the bay door openings
- 1.5 AC of class 5 road base material compacted to a depth of 6" over geo-tech fabric

BUILDING FRAMEWORK

- Shop building pre-engineered metal building package (12,500 SF with a 20' eave height)
- 26 ga. PBR roof panels
- 26 ga. PBA wall panels
- Openings for (8) 16' x 16' insulated OH doors
- Openings for (4) 3-0 x 7-0 walk doors
- Openings for (28) 4-0 x 3-0 windows
- R25 wall insulation, R28 roof insulation
- Gutters & downspouts
- Full height liner panel on all interior walls and ceiling
- All required roof penetrations

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BUILDING SPECS (CONT'D)



DOORS

- (8) Insulated 16' x 16' overhead doors with wall-mounted openers and start/stop stations
- (4) 3-0 x 7-0 insulated steel walk doors in metal frames with locking hardware
- (1) 8' x 10' entry vestibule with (2) 6-0 x 7-0 bronze storefront entry doors on one end wall

MASONRY

- 150 Linear feet 48" high stone wainscot with 28-gauge metal stud and plywood backing

WINDOWS

- (28) 4-0 x 3-0 insulated sliding vinyl windows

ELECTRICAL

- (1) 120v / 240v, 400-ampere electrical service with conduit stubs in place to provide a second 120v / 240v, 400-ampere service if necessary
- High output fluorescent lighting in main bay area and (2) recessed incandescent light fixtures in entry vestibule
- (10) Exterior high output wall packs
- 120-volt power receptacles to code

PLUMBING

- (2) Fully finished restrooms
 - (1) Large 12" wide x 8" deep trench drain runs through center of shop – connected to a separate holding tank
 - (4) Hose bibs
- Gas piping and hook-ups for (6) smaller, gas heaters installed between the bay doors on each side of the shop

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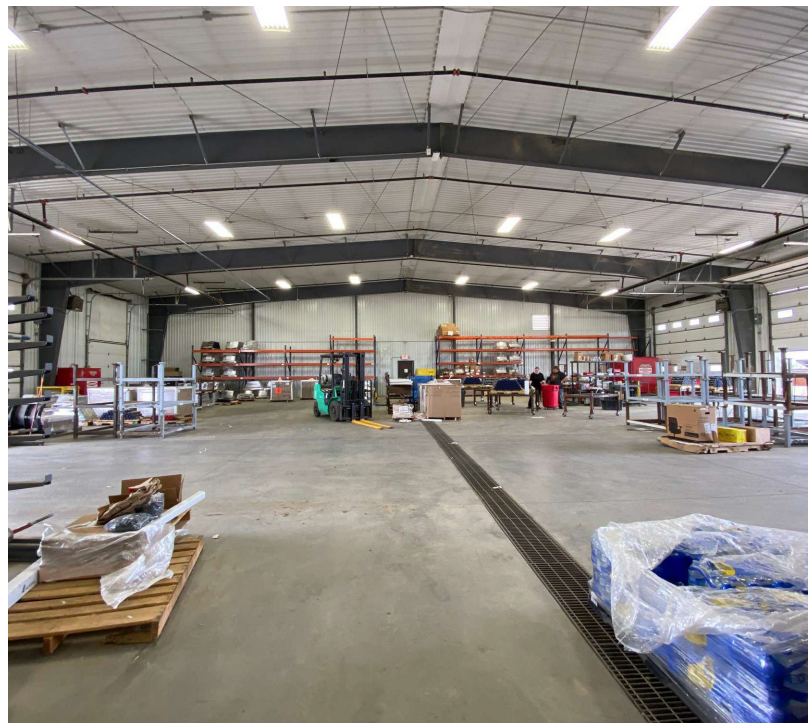
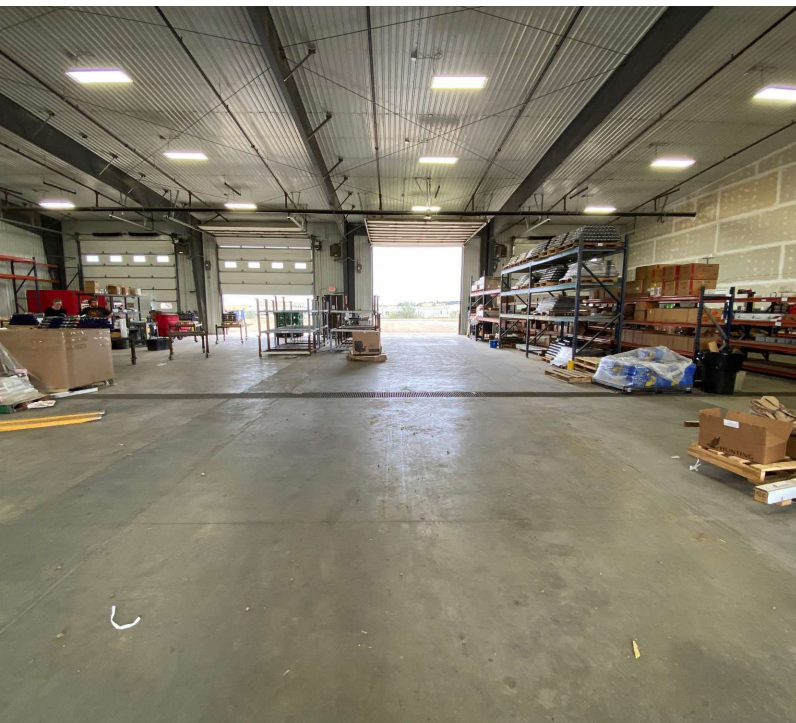
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WAREHOUSE PHOTOS



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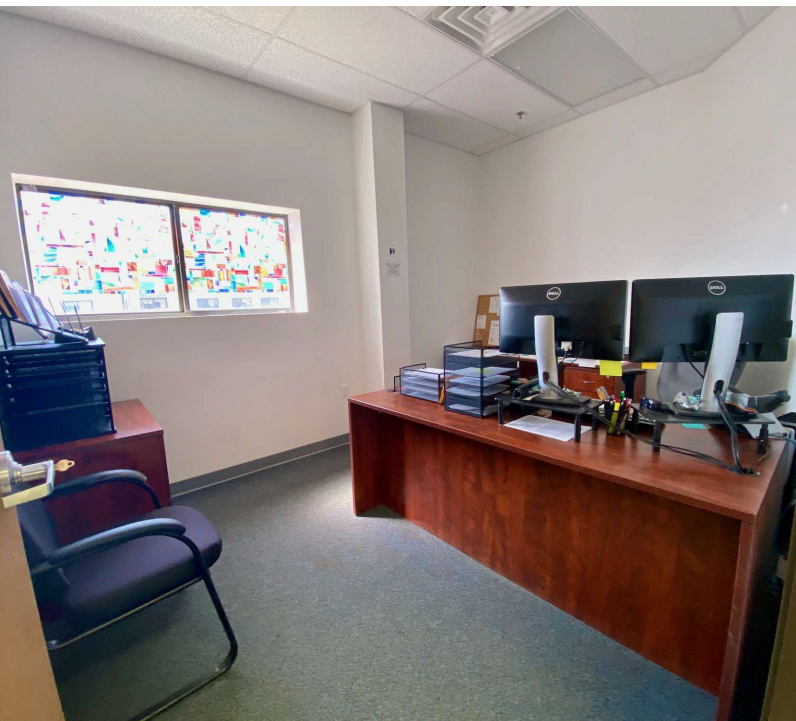
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OFFICE PHOTOS



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