

INDUSTRIAL PROPERTY FOR SALE
3646 160 Q AVE , FAIRVIEW, MT 59221



53,000 SQ FT
DISTRIBUTION
WAREHOUSE NEAR
HIGHWAY & RAIL



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,500,000
Building Size:	53,000 SF
Available SF:	53,000 SF
Price / SF:	\$66.04
Year Built:	2015
Zoning:	Commercial

PROPERTY OVERVIEW

For Sale or Lease: 53,000 SQ FT of High End Warehouse with loading dock, scale, large ceiling clearance, and close proximity to Highway and largest sand rail facility in McKenzie County, ND.

PROPERTY HIGHLIGHTS

- 53,000 Sq Ft of High-End Industrial Warehouse
- Dimensions: 425' X 125'
- 5 Acres Fenced and Stabilized
- State Compliance Exhaust System for Trucks and Other Indoor Equipment
- Excellent Location With Close Proximity to Trans-load/Rail Facility
- Indoor 100 Ft Truck Scale & Truck Loading
- Loading Dock
- Perfect Setup for Distribution Warehouse, Cold Storage, Frac Sand, Pipe, Dry Goods, or Other Oil Field Service
- Caretaker Mobile Home on Site

Proven Realty Brokered By EXp Realty | 406.544.6489 | 3009 31st Ave W #304A, Williston, ND 58801

ERIK PETERSON

701.369.3949

Erik@ProvenRealtyND.com

ND #9328 MT #65900



Industrial Property For Sale

53,000 Sq Ft Distribution Warehouse Near Highway & Rail | 3646 160 Q Ave , Fairview, MT 59221

ADDITIONAL
PHOTOS



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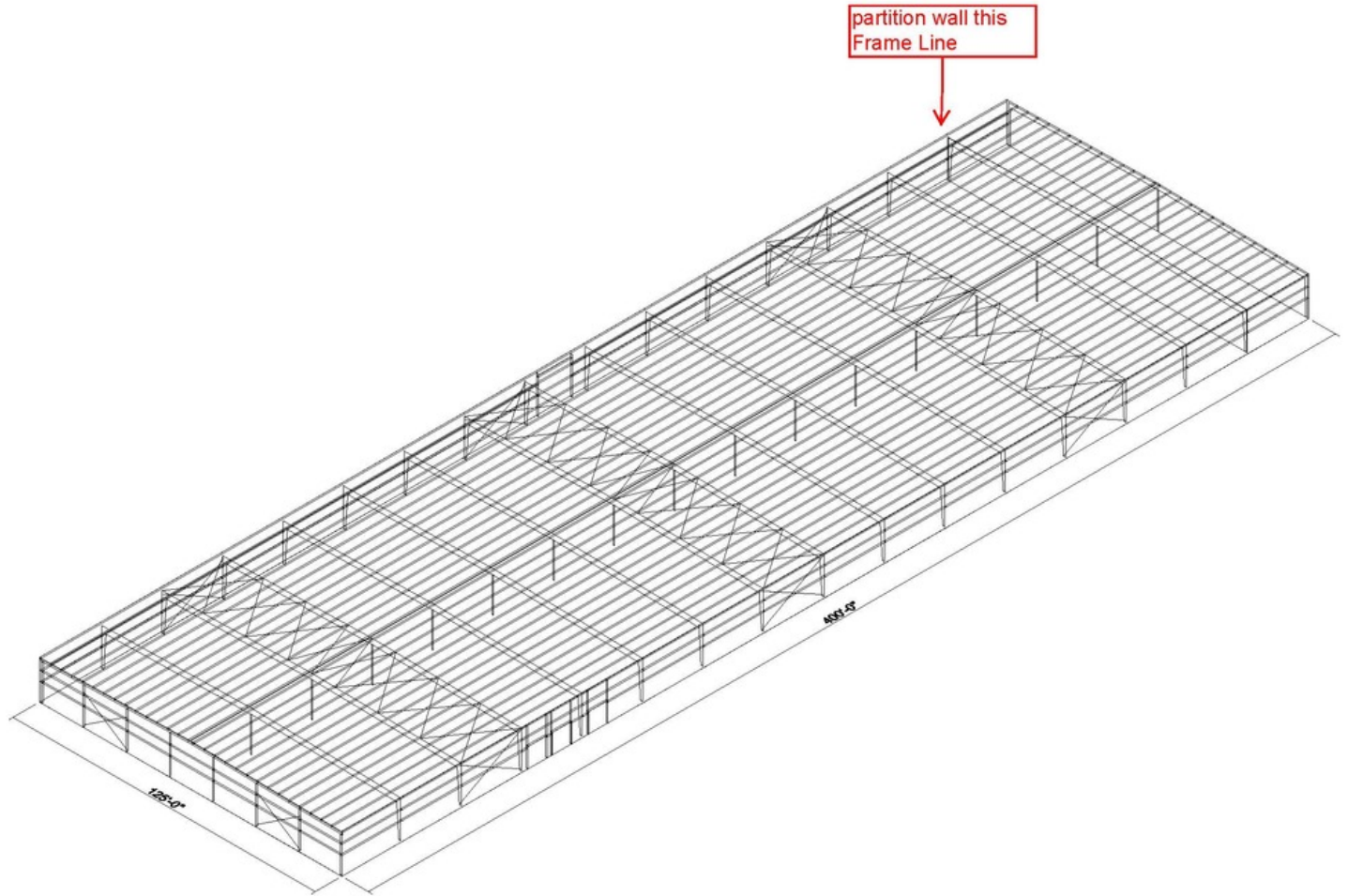
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FLOOR
PLANS



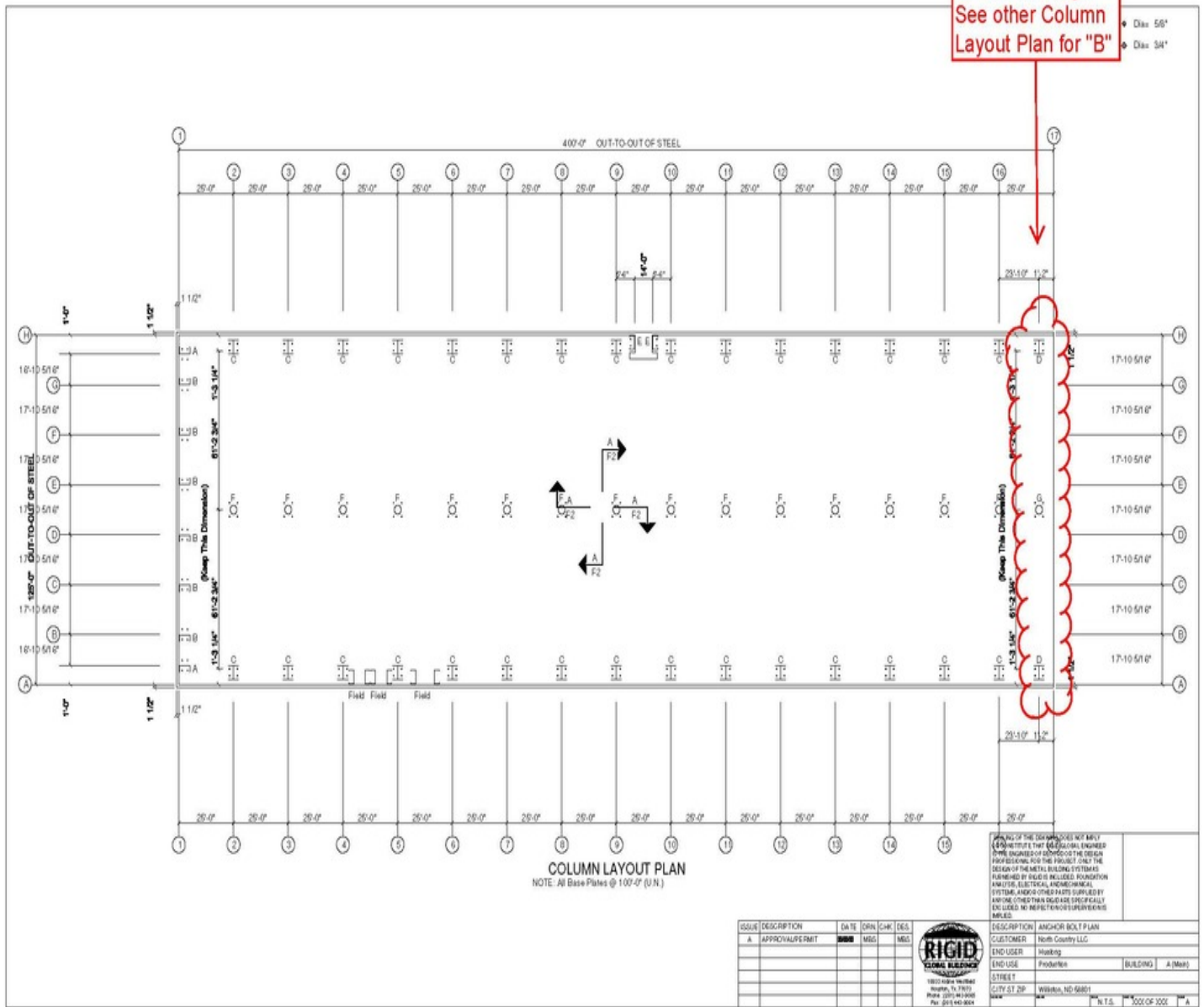
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FLOOR PLANS

columns shown at this FL do not exist on this drawing. See other Column Layout Plan for "B"

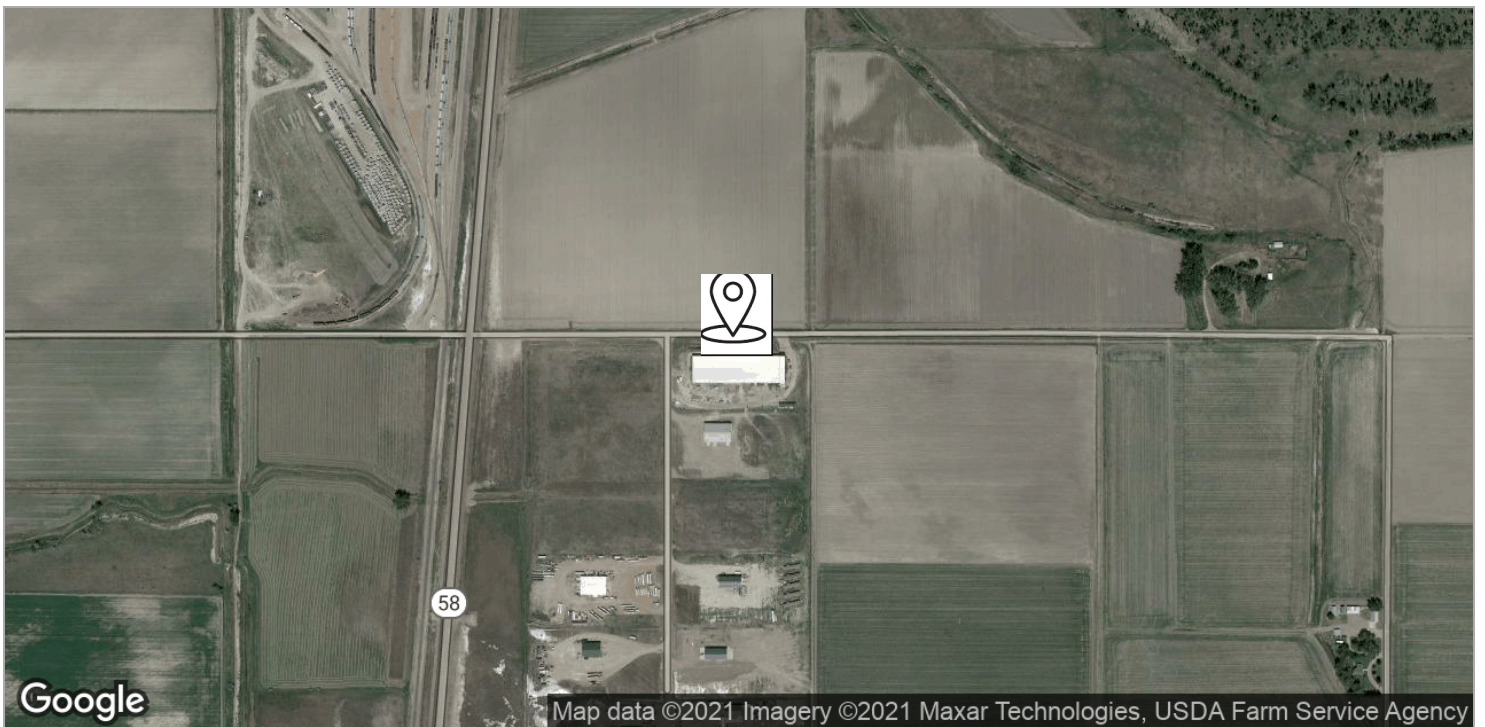
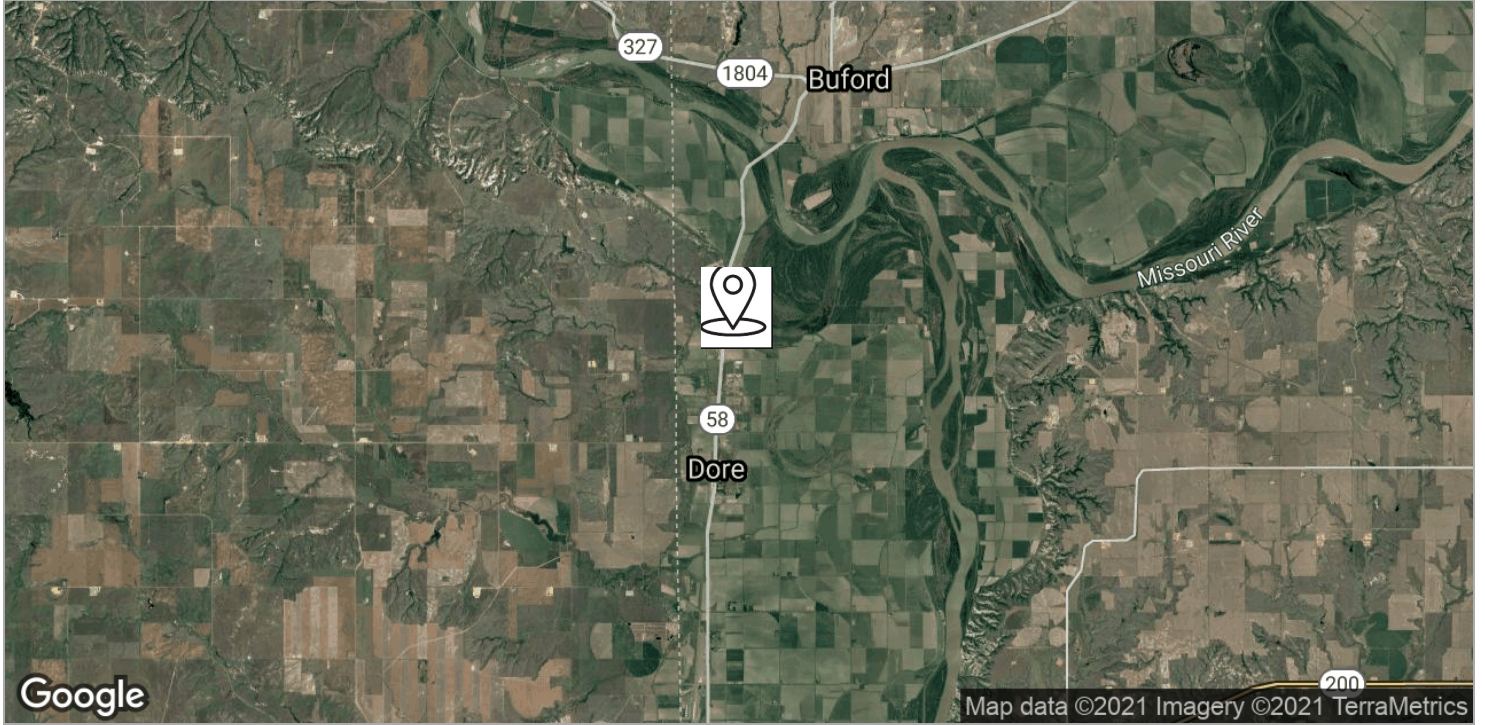


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LOCATION
MAPS

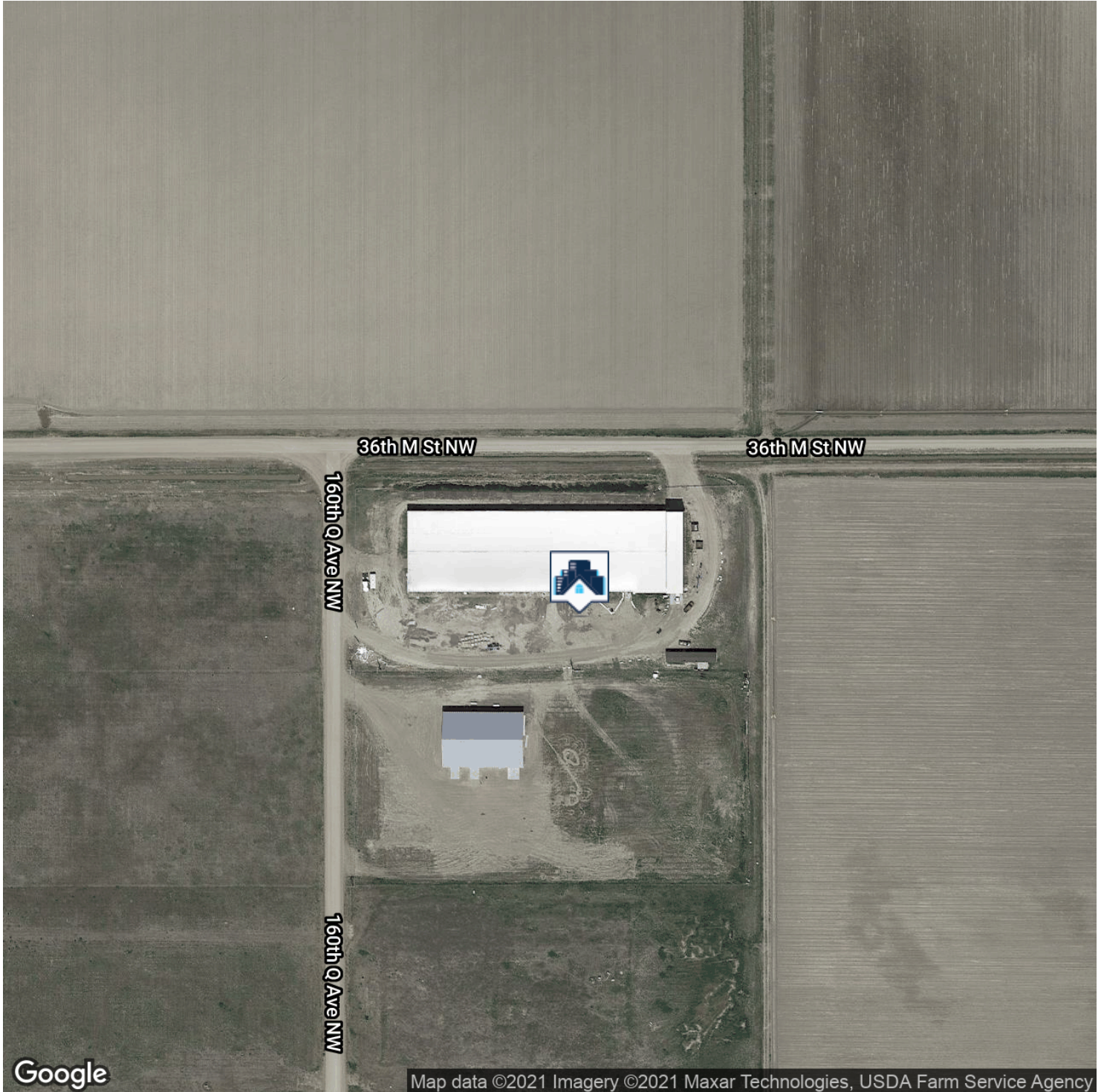


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AERIAL
MAP



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ADVISOR BIO



ERIK PETERSON

Owner/Broker

Erik@ProvenRealtyND.com

Direct: 701.369.3949

MT #65900 // ND #9328

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 \$100 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 90 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 27, 25, 21, & 19. 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.

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