

industrial property

# FOR SUBLEASE

**±10,517 SF SHOP ON ±2.79 FENCED YARD**  
2981 108W AVENUE SOUTHWEST | DICKINSON, ND 58601





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# PROPERTY INFORMATION



### OFFERING SUMMARY

Lease Rate:	Negotiable (NNN)
Number of Units:	1
Available SF:	±10,517 SF
Lot Size:	±2.79 Acres
Building Size:	±10,517 SF

### PROPERTY HIGHLIGHTS

- ±10,517 SF single-tenant industrial building
- Constructed in 2015
- Building dimensions: ±129' x ±81'
- Located on ±2.79 fenced acres with ample yard and circulation area
- Reception area, conference room, (3) offices, break room
- Twelve (12) grade-level 14' x 16' automatic overhead doors
- Six (6) drive through bays
- Large concrete aprons
- Shop drainage and sand/oil separator system
- Shop gas heating units
- Efficient, functional warehouse layout
- Positioned approximately 5 miles north of Interstate 94
- Located along Highway 22 in the Five Diamond Industrial Park area
- Excellent access for trucks, equipment, and service vehicles
- Well-suited for industrial, contractor, logistics, or energy-related users





ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS

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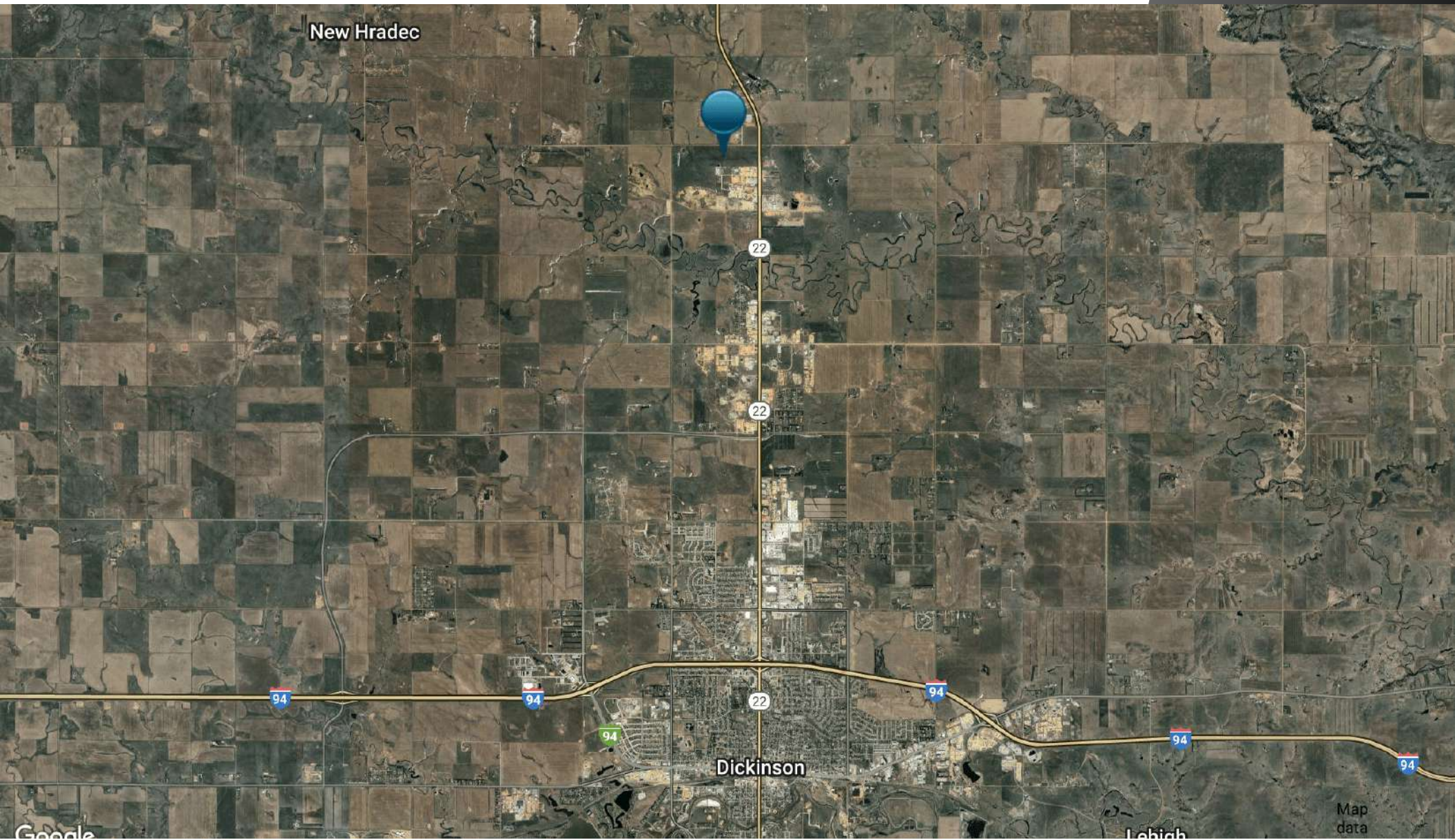
section 2

# LOCATION INFORMATION

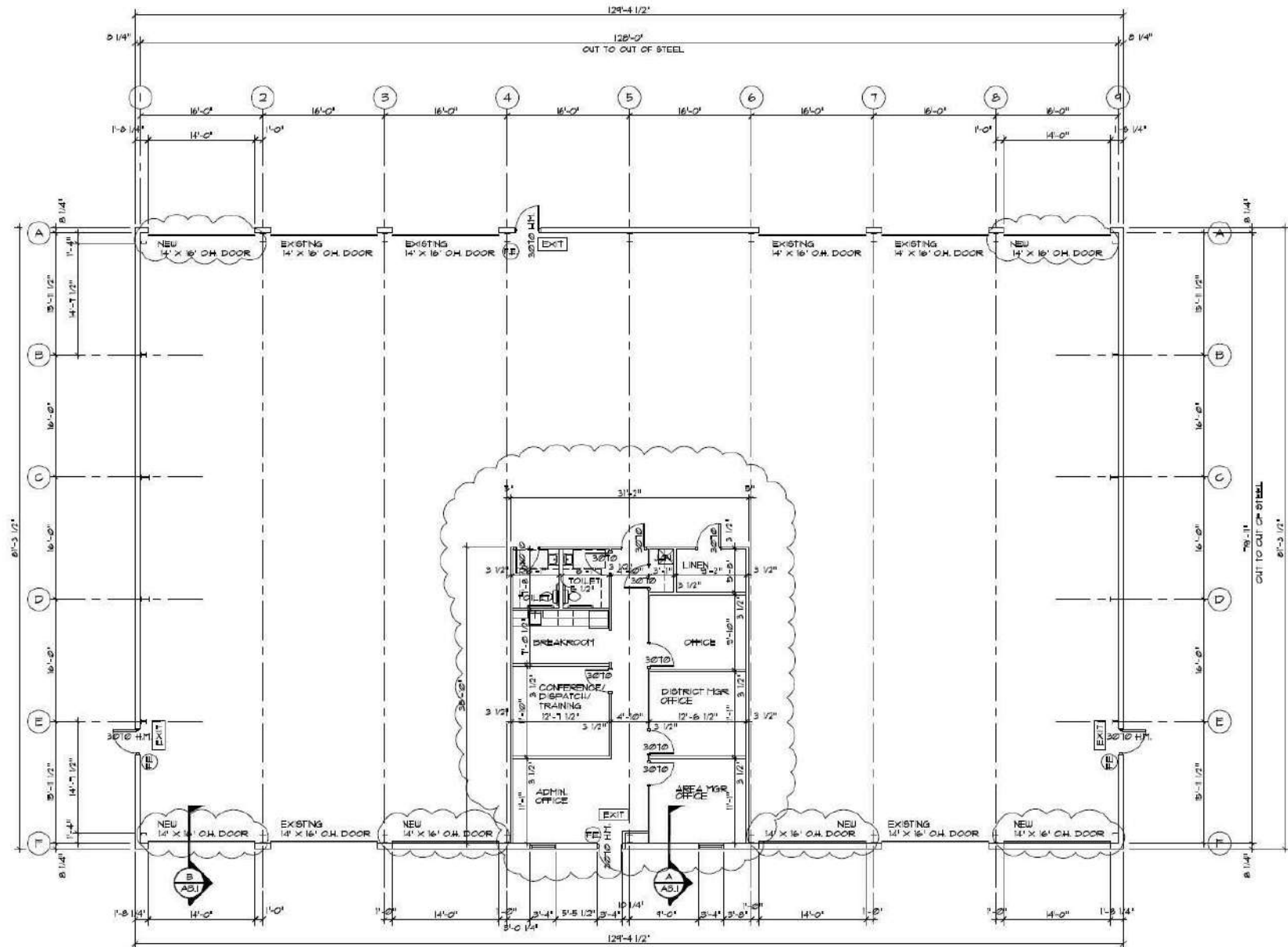












section 3

# ADVISOR BIOS





**JEFF LUNNEN**

Managing Principal & Broker

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**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 Lunnen, Managing Principal & Broker

With over 20 years of experience, Jeff Lunnen 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.

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