

industrial property

**FOR LEASE**

**±10,300 SF INDUSTRIAL UNIT WITH OFFICE & YARD**  
4928 OMEGA AVE NW, SUITE 101 | WILLISTON, ND 58801

 **LUNNEN**  
REAL ESTATE SERVICES

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section 1

# PROPERTY INFORMATION



**PROPERTY HIGHLIGHTS**

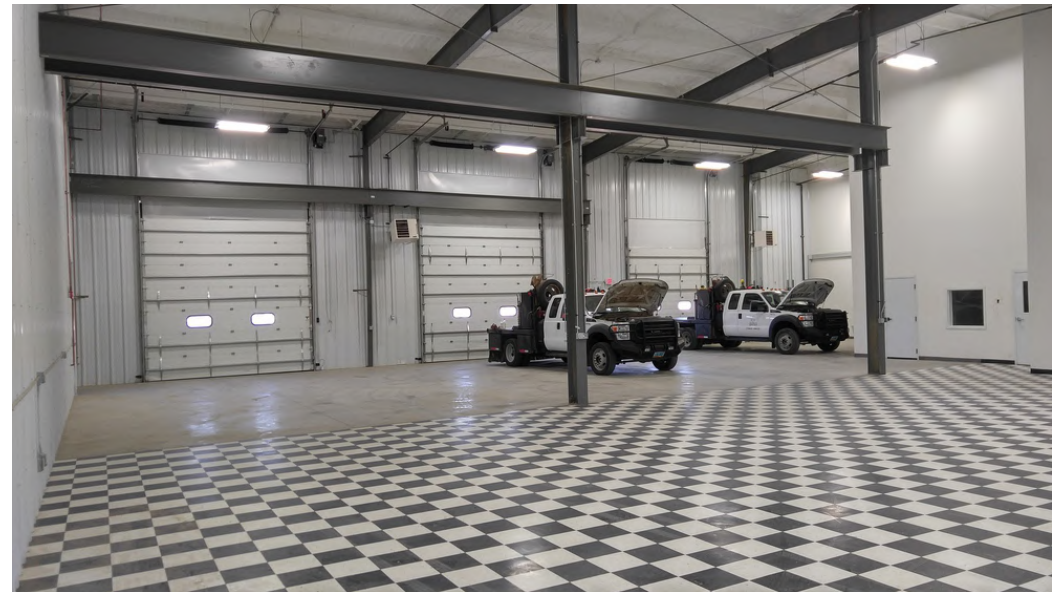
- ±10,300 SF Industrial Shop with Office for Lease
- Two stories of office space built out
- 3 Down stairs offices, conference room, 2 bathrooms, and reception area
- 2 Upstairs offices, conference room, kitchenette, 2 bathrooms and break area
- (3) 16 x 16 Overhead doors on the front of the building
- (3) 16 x 16 Overhead doors on the back of the building, and one smaller overhead door
- Dedicated washbay, with large trench drains and a sand/oil separator system
- 18' concrete aprons
- Stabilized parking lot with aggregate on fabric
- Great location near just off of HWY 85, near the intersection of HWY 2 & 85 on the West side of Williston

**OFFERING SUMMARY**

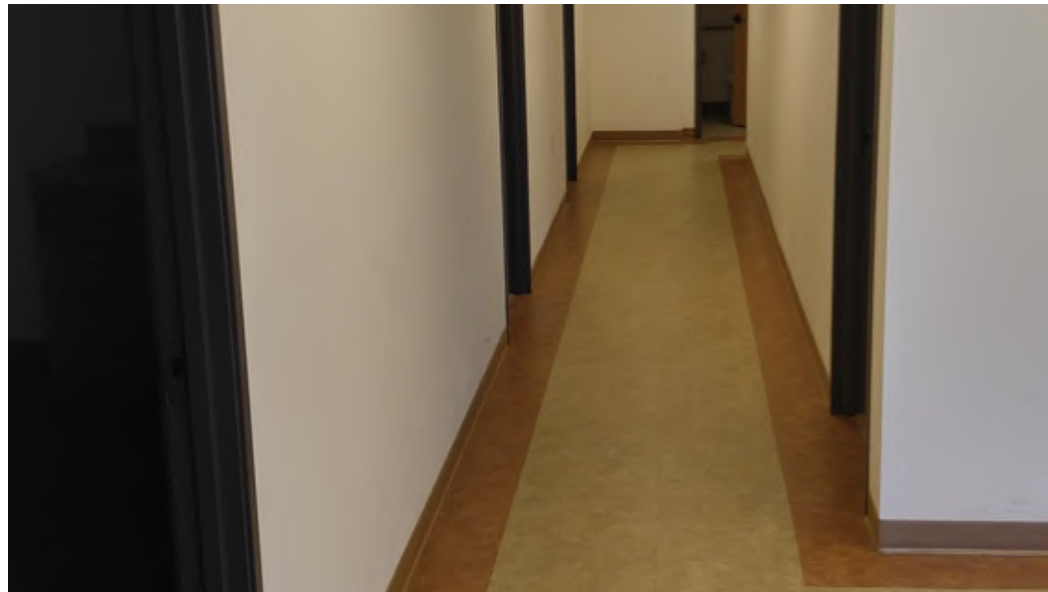
Lease Rate:	Negotiable (NNN)
Number of Units:	1
Available SF:	±10,300 SF
Building Size:	±10,300 SF



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



section 2

# LOCATION INFORMATION





Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies

RETAILER MAP

section 3

# ADVISOR BIOS



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**PROFESSIONAL BACKGROUND**

Lunnen Real Estate Services Inc. is a multi-state Real Estate Development, Brokerage & Investment Company with a 35-year tradition of successful development of over 2 million square feet of creative office, industrial, residential and retail developments. The company has had a hand in the development of over 13,000 acres in Colorado, Utah, California and North Dakota.

Jeff Lunnen has more than 20 years of experience in commercial real estate brokerage, development, investment and consulting. He specializes in the analysis, marketing, and disposition of industrial, retail, office, multifamily, land & self-storage owned by both private individuals and community & national banking institutions.

Using his experience and insight into the marketing and disposition processes Jeff has successfully transacted over \$700 million in sales and leasing consideration, Jeff has been involved in over \$450 million in real estate transactions in the Bakken oil fields, entitled and developed 5 industrial parks and built over 500,000 SF of industrial space for lease & sale.

Jeff is a licensed Real Estate Broker in the States of both California & North Dakota, licensed by FINRA, and is a CA Registered Securities Agent. He holds a Bachelor's Degree in Business Administration & Public Administration from Arizona State University and industry-leading Light Construction and Development Management Certificate (LCDM) from the University of California Irvine.

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