

# 7,000 SF SHOP/OFFICE ON 1.53 AC

## OCCUPANCY DECEMBER 2024

601 GILBERTSON STREET SE TIOGA, ND 58852

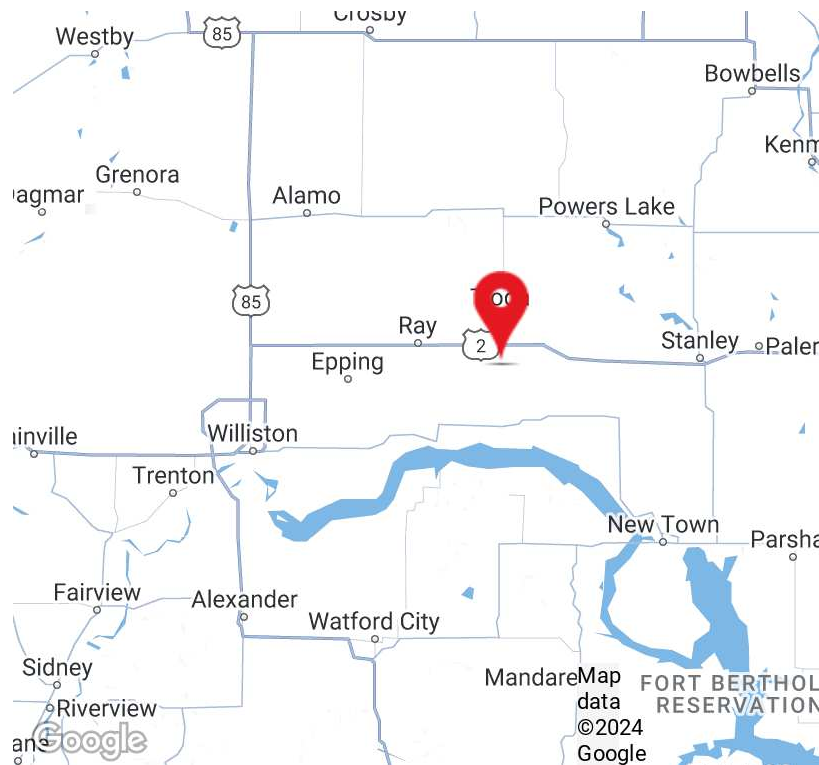
FOR LEASE



**LEASE RATE \$12.00 SF/YR**

### PROPERTY HIGHLIGHTS

- For Lease
- 7,000 +/- SF Industrial Flex on 1.53 +/- AC
- Available for Occupancy in June 2025
- Includes 1,750 +/- SF of Office, Lobby, Storage, Restroom, and Breakrooms | 5,250 +/- SF of Shop Space
- Floor Heat & Overhead Heat in Shop
- Floor Heat, Overhead Heat, & Air Conditioning in Office
- 20' Ceilings
- Air Compressor, Crane, & Shower in Restroom
- HVAC in Office / Lobby
- Parcel ID: 03-000-00-49-04-025
- Zoned: I-2
- Built: 2011
- Ideally Located Just South of Tioga CBD, Closer to Highway 2 Access to Williston (48 Miles)



**Mike Elliott**  
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AERIAL



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EXTERIOR PHOTOS



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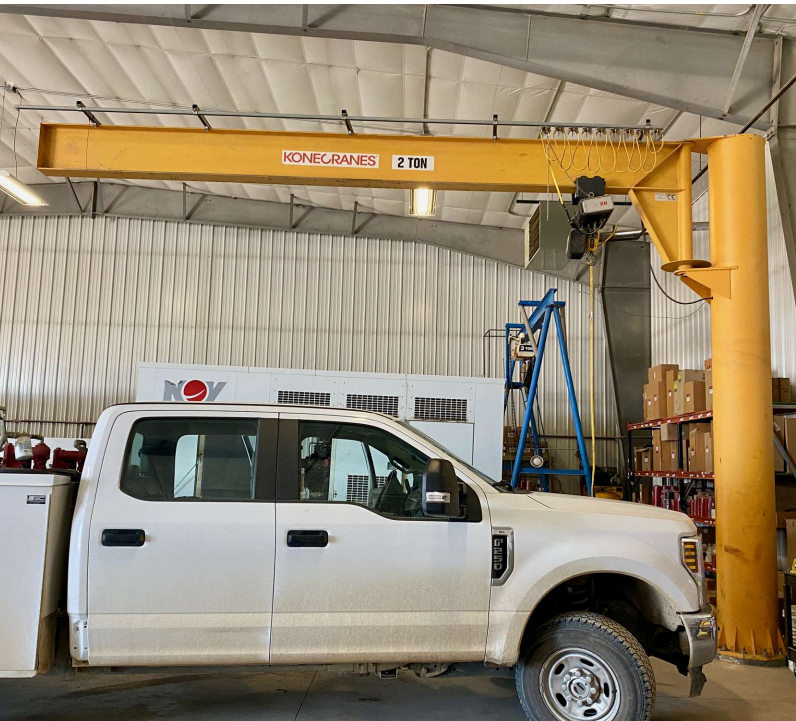
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## WAREHOUSE PHOTOS



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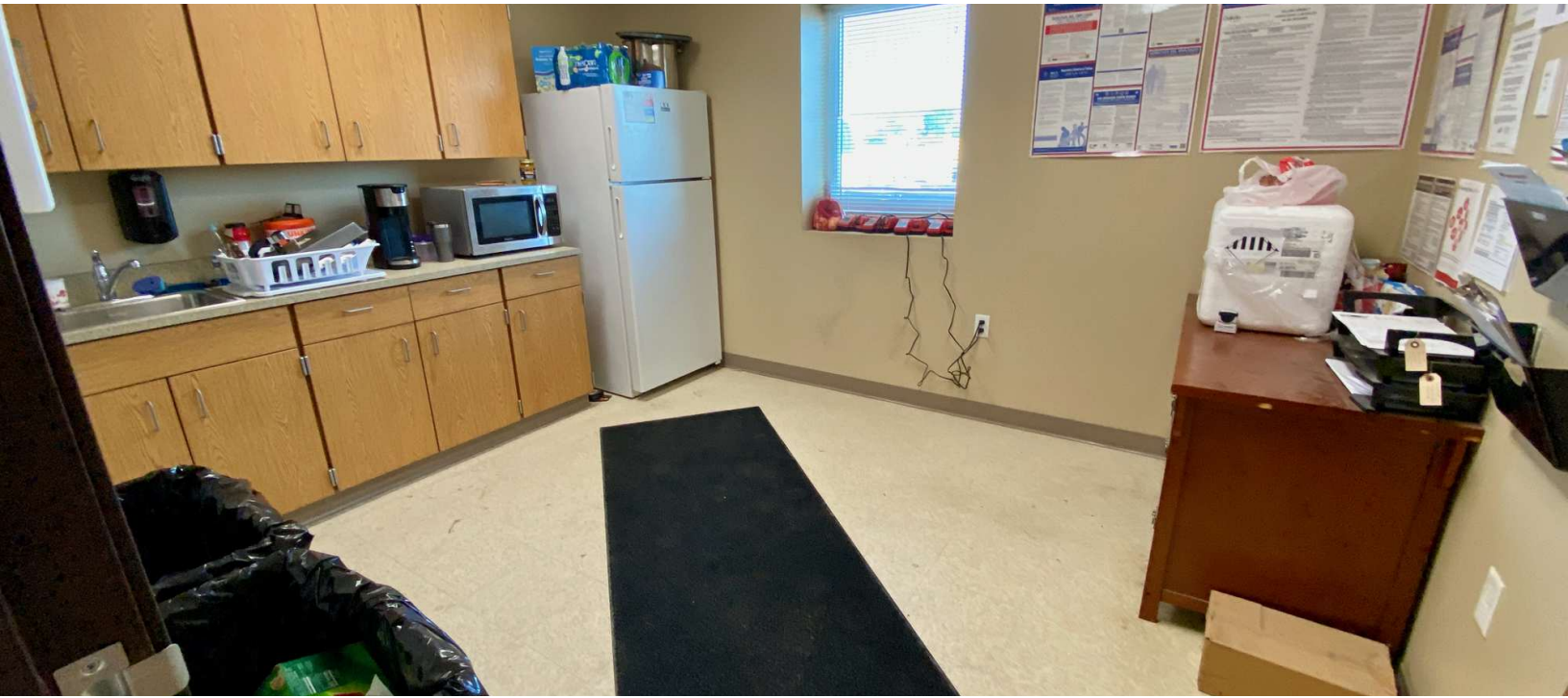
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## OFFICE PHOTOS



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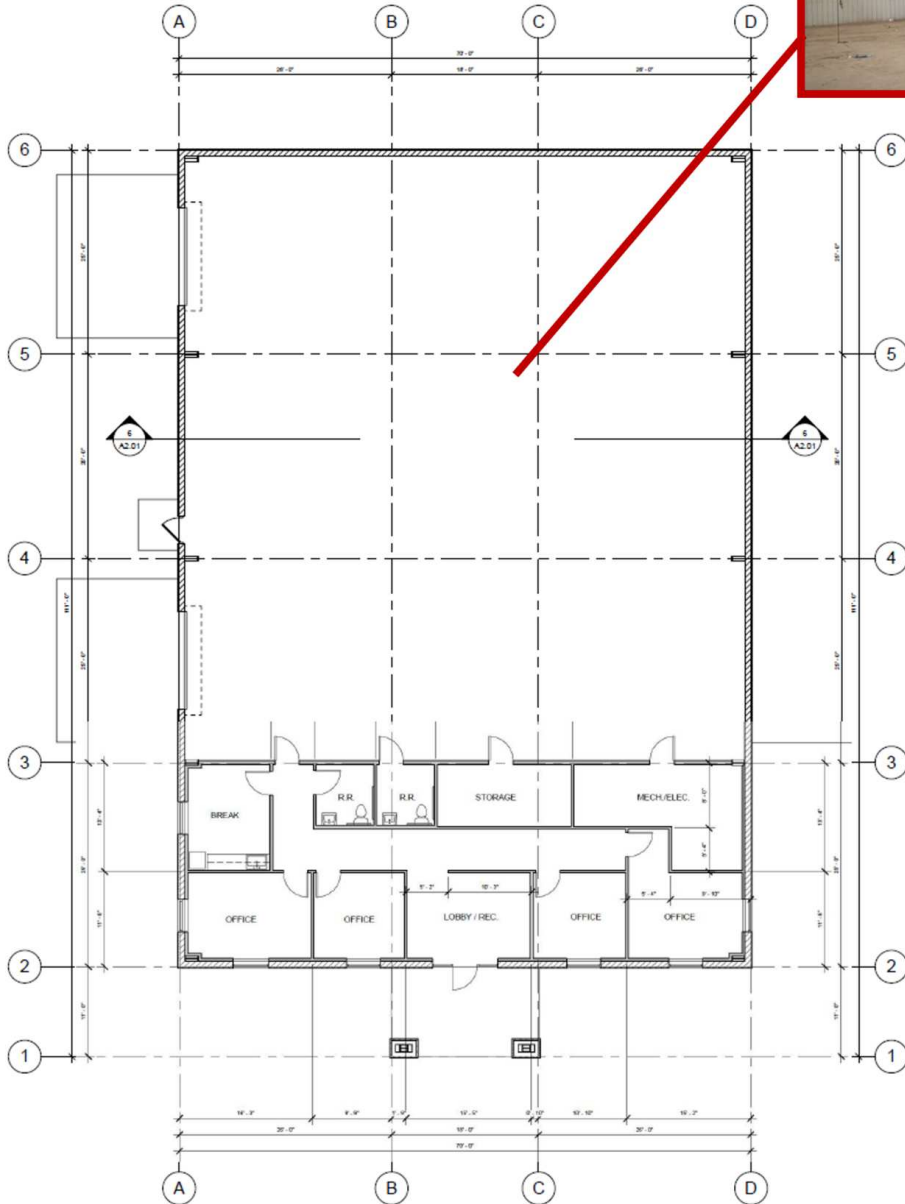
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### BUILDING LAYOUT



1 Floor Plan  
1/8" = 1'-0"

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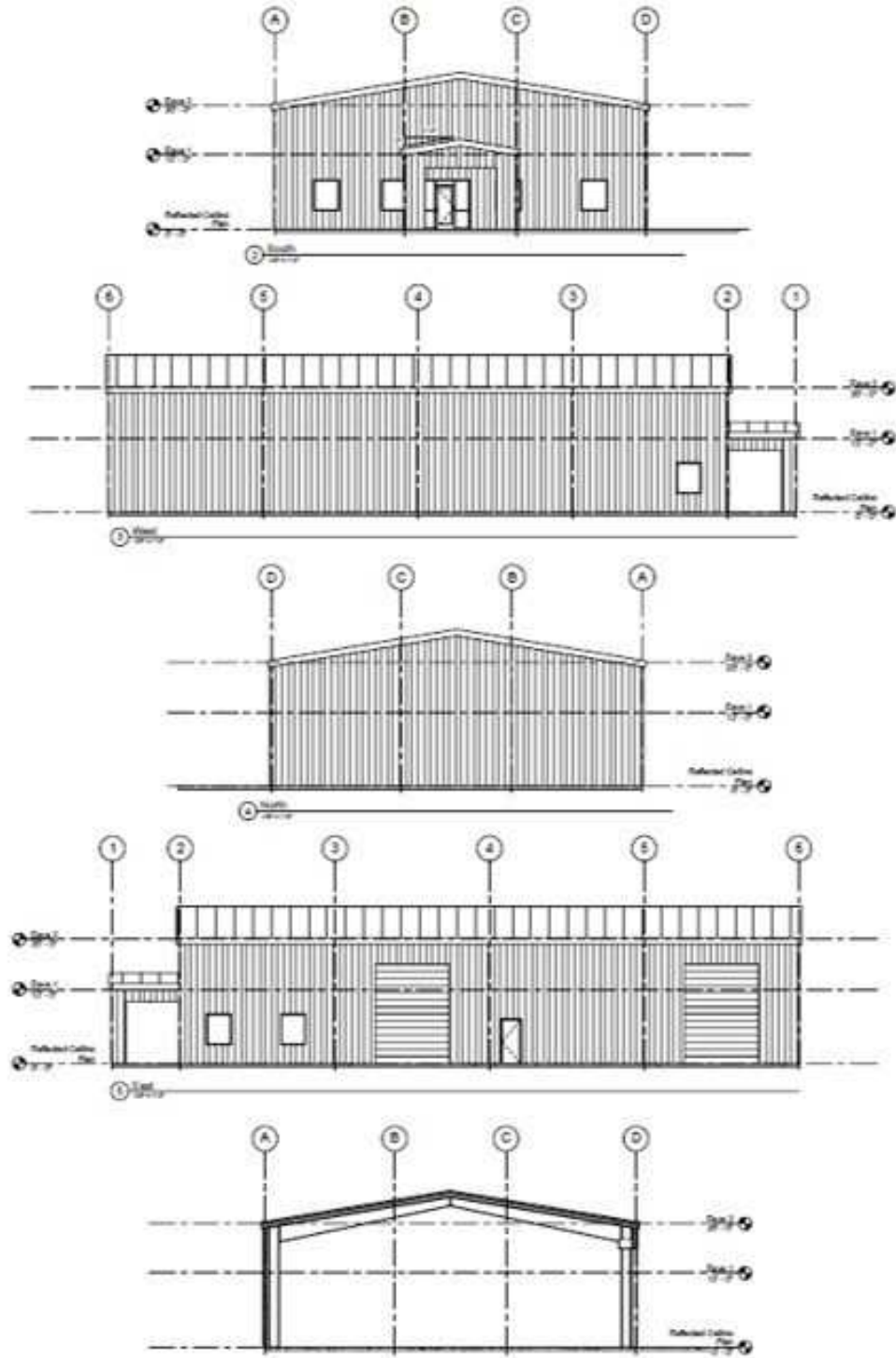
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## BUILDING SPECIFICATIONS



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