

12,000 SF INDUSTRIAL FLEX ON 2.54 AC

(2) UNITS ACROSS (3) SUITES

6416 WICKUM ROAD | SUITES 100, 200, & 300 WILLISTON, ND 58801

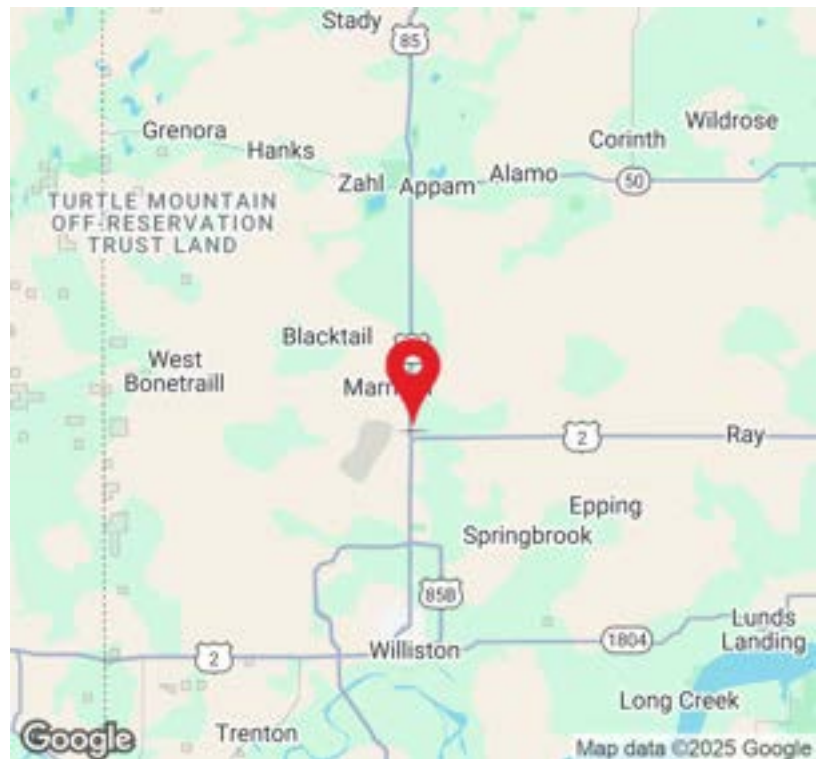
FOR SALE OR LEASE



SALE PRICE LEASE PRICE **\$1,320,000** CALL FOR PRICING

PROPERTY HIGHLIGHTS

- 12,000 +/- SF Industrial Flex - Across (2) Suites
- Suite #100-200: 8,000 +/- SF | 1,350 +/- SF Buildout Containing (2) Private Offices, (1) Conference Room, (2) Restrooms, and Reception Area | 6,650 +/- SF Shop with (2) Drive-Thru Bays and (4) 14' x 18' Overhead Doors | 20' Ceilings (Available 9/15/25)
- Suite #300: 4,000 +/- SF | Includes 750 +/- SF Buildout Containing (1) Private Office, (1) Restroom, and Large Reception Area with Storage Mezzanine & 3,250 +/- SF Shop with (1) Drive-Thru Bay and (2) 14' x 18' Overhead Doors | 20' Ceilings (Leased)
- Built in 2014
- Suitable for Investment or Owner Occupancy - Both Units Fully Leased Through September 2025
- Property is Situated on 2.54 +/- AC of Stabilized, Compacted Gravel
- Direct Driveway Access to Paved Frontage Road Along US-2
- Natural Gas Shop Heaters and Forced Air HVAC in Finished Office Areas
- Zoned: Rural Commercial
- Parcel ID: 47-156-01-05-03-034
- Ample Highway Access & Visibility
- Conveniently Located Within "13-Mile Center", an 80-Acre Commercial Park



Mike Elliott

CEO | Managing Broker

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RETAILER MAP



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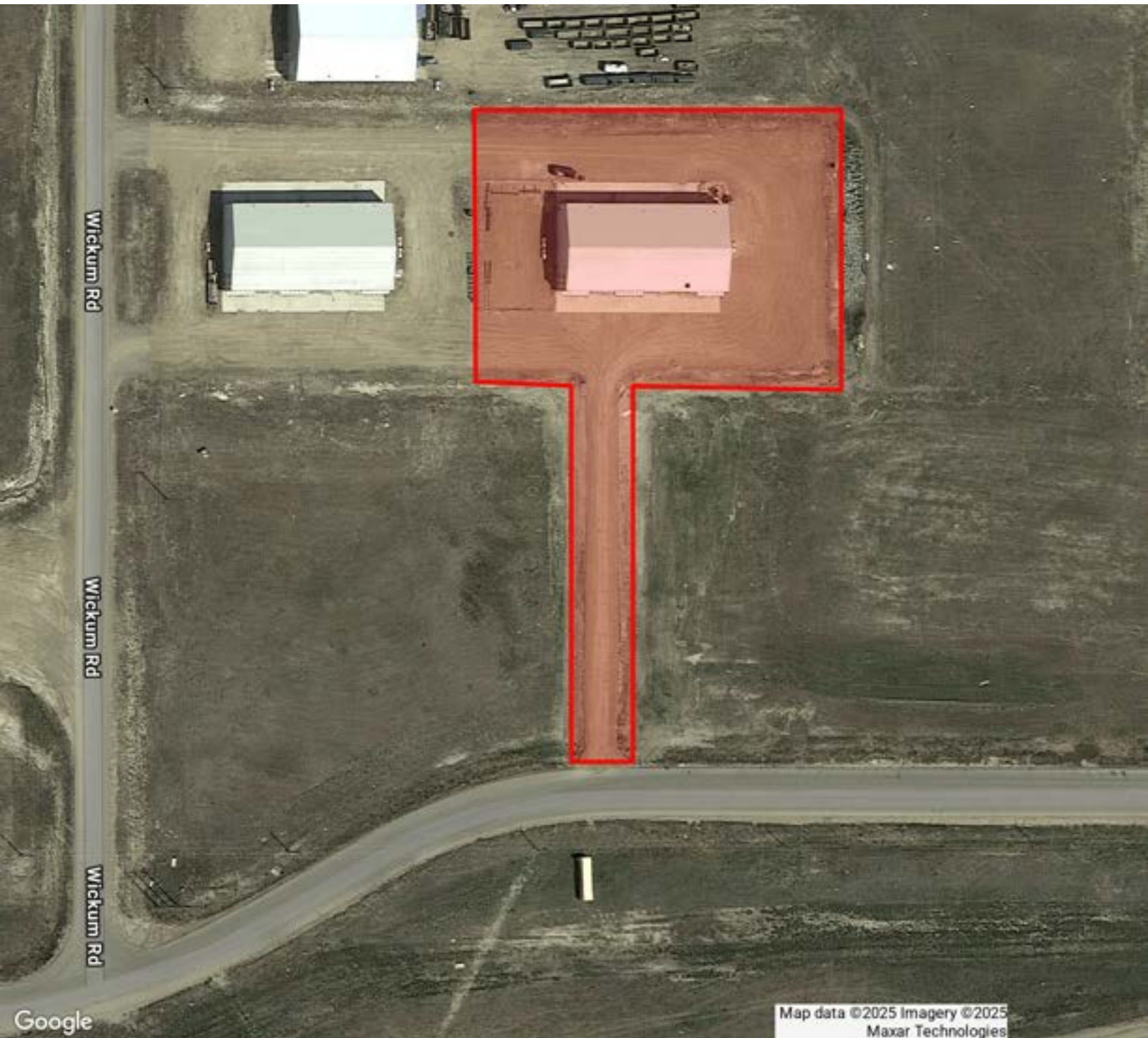
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AERIAL



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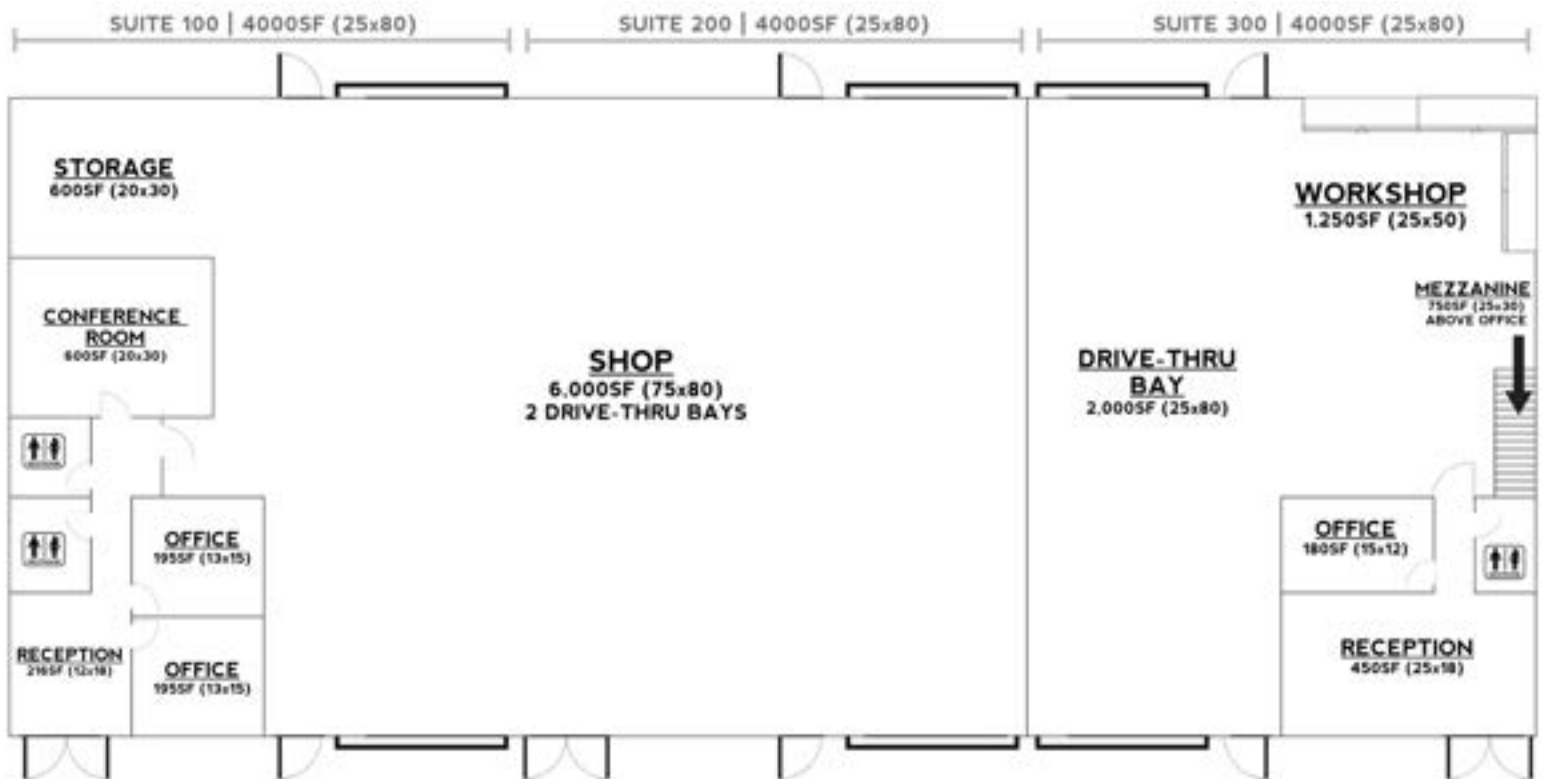
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FLOORPLAN



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EXTERIOR PHOTOS



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SUITE 100-200 OFFICE



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SUITE 100-200 SHOP



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SUITE 300 OFFICE



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