

industrial property

FOR SALE AND LEASE

±9,220 SF | 2 BUILDINGS | ± 10 ACRES

4501 4TH STREET W | WILLISTON, ND 58801



CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Lunnen Real Estate Services, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Lunnen Real Estate Services, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Lunnen Real Estate Services, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Lunnen Real Estate Services, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Lunnen Real Estate Services, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lunnen Real Estate Services, LLC in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY INFORMATION	3
LOCATION INFORMATION	7
ADVISOR BIOS	10

TABLE OF CONTENTS

section 1

PROPERTY INFORMATION





PROPERTY HIGHLIGHTS

- ±9,220 SF | 2 Buildings | ± 10 Acres | Williston ND
- Building # 1
- ± 4,220 SF Office & truck lounge
- Building dimensions: 50' x 80'
- 2 bathrooms and 7 offices
- (1) overhead door
- Building # 2
- ± 5,000 SF Shop with small office buildout
- Building dimensions: 50' x 100'
- (2) drive-in bays
- (2) automatic overhead doors
- Shop trench drain
- Acreage: +/- 10 acres mostly stabilized, with perimeter fencing
- Fuel Island: 20,000-gallon diesel tank and 10,000-gallon gasoline tank in a state-approved containment area.
- 20 amp truck plugins
- 220 volt, 50 amp truck plugins
- Easy truck access to HWY 2 & HWY 85 with a stoplight at the intersection

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	Negotiable
Number of Units:	1
Available SF:	±9,220 SF
Lot Size:	±10 Acres
Building Size:	±9,220 SF



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS

PAGE 6

section 2

LOCATION INFORMATION





Imagery ©2023 , Maxar
Technologies, USDA/FPAC/GeoEye



Google

Map data ©2023 Imagery ©2023 , CNES / Airbus, Maxar Technologies, USDA/FPAC/Geo

section 3

ADVISOR BIOS



JEFF LUNNEN

Managing Principal & Broker

jeff@lunnen.com

Direct: 701.428.1243

ND #9171 // CalDRE #01716571

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 Lunnan 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 \$500 million in sales and leasing consideration, Jeff has been involved in over \$300 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.

Lunnen Real Estate Services
30220 Rancho Viejo Road Suite A
San Juan Capistrano, CA 92675
701.428.1243