

industrial property

FOR LEASE

**±5,000 SF SHOP WITH OFFICE | ±2.7 ACRE FENCED AND
STABILIZED YARD**

4506 DAKOTA PKWY W | WILLISTON, ND 58801

 **LUNNEN**
REAL ESTATE SERVICES

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PROPERTY INFORMATION



OFFERING SUMMARY

Lease Rate:	Negotiable (NNN)
Number of Units:	1
Available SF:	±5,000 SF
Lot Size:	±2.7 Acres
Building Size:	5,000 SF

PROPERTY HIGHLIGHTS

- ±5,000 SF Shop with Office | ±2.7 Acre Fenced and Stabilized Yard
- Building Dimensions: 100' x 50' (approx.)
- ±2.7 Acre stabilized and fence yard
- Office space on first floor
- Unit heaters in the shop
- Trench drains in shop with sand oil separator system
- (1) 14 x 16 automatic overhead door
- (1) 10x 10 automatic overhead door
- High-Visibility Frontage on Dakota Pkwy W
- Easy Access to Major Roadways
- Prime Location in Williston, ND



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS

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LOCATION INFORMATION





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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