

# LARGE INDUSTRIAL BAKKEN CAMPUS

128,303 SF ON 25.62 AC

420 HALLIBURTON DRIVE WILLISTON, ND 58801

FOR SALE & LEASE



**SALE PRICE** \$4,300,000  
**LEASE RATE** CALL FOR PRICING

## PROPERTY HIGHLIGHTS

- Large industrial and office complex of 15 buildings and structures totaling 128,303 +/- SF (91,697 +/- SF Industrial | 37,106 +/- SF Office)
- Includes: Shop, Warehouse, Office, Administration, Training, Light Manufacturing, Bulk Plant, Chemical Terminal, Storage Shed and Guard House spaces
- Owner open to discussing all breakout options | Possible breakout examples included
- Situated on three parcels totaling 25.624 +/- AC
- Parcel 1: 18.130 +/- AC | Parcel 2: 6.950 +/- AC | Parcel 3: 0.554 +/- AC
- (3) Mobile offices onsite, including (1) Nurses Station
- Zoned M-2 Heavy Industrial
- Built between 1965 and 2013
- Inactive 700 foot rail spur onsite that could be brought back online with proper capital
- Ideally situated in Williston, the economic center of Bakken oil and gas activity



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## CAMPUS BUILDING BREAKDOWN MAP



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## CAMPUS BUILDING BREAKDOWN

BUILDING DESCRIPTION	BLDG NUMBER	TOTAL (RSF)	OFFICE (RSF)	INDUSTRIAL (RSF)	YEAR BUILT
Office Building with Office Addition (1A) and Shop Additions (1B & 1C)	1	31,300	15,836	15,464	1985,2010 (1A), 1986 (1B), 1990 (1C)
Steel Frame Industrial Shop and Office Building	2	10,000	6,064	3,936	1990
Wood Framed Industrial Warehouse	3	720	0	720	2004
Steel Framed Warehouse	6	4,800	168	4,632	2007
Steel Framed Warehouse with Shop Addition	7	1,308	0	1,308	2000, 2003 (Addition)
Wood Framed Warehouse	8	900	0	900	2004
Bulk Plant Warehouse / Control Room	9	5,200	160	5,040	1965
Wood Framed Warehouse	10	448	0	448	1990
Storage Shed (Not Included in RSF)	11	N/A	N/A	N/A	Unknown
Storage Shed (Not Included in RSF)	12	N/A	N/A	N/A	Unknown
Storage Shed (Not Included in RSF)	13	N/A	N/A	N/A	Unknown
Truck Shop and Admin Office Space	14	24,684	7,236	17,448	2008
Chemical Terminal Building	15	44,115	2,314	41,801	2012
Administrative / Training Building	22	5,200	5,200	0	2013
Guard House	GH	128	0	128	2012
<b>Totals</b>		<b>128,803</b>	<b>37,106</b>	<b>91,697</b>	

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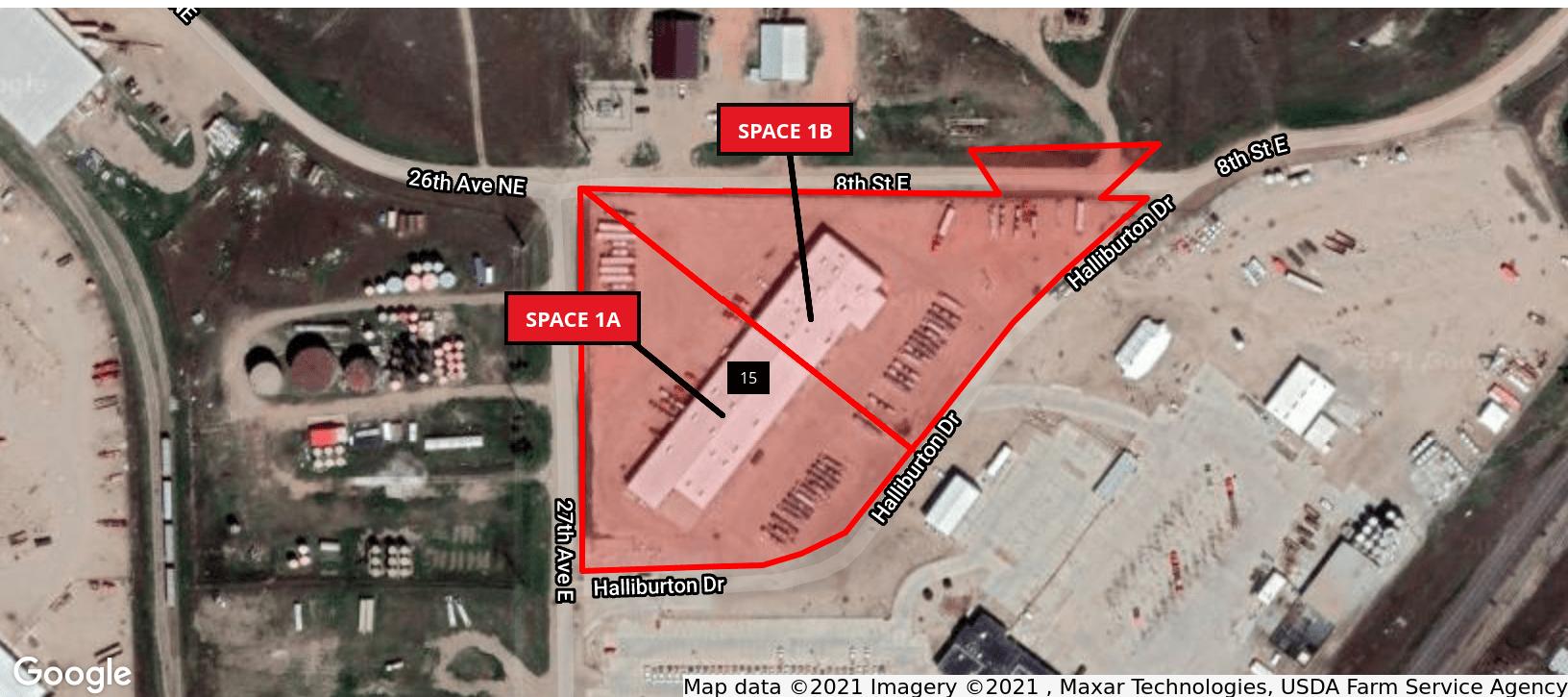
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## POTENTIAL BREAKOUT OPTION A



## POTENTIAL BUILDING BREAKOUT OPTION A

BUILDING DESCRIPTION	BLDG #	TOTAL (RSF)	OFFICE (RSF)	INDUSTRIAL (RSF)	YEAR BUILT
Chemical Terminal Building	15	44,115	2,314	41,801	2012
OPTION A includes Building 15   Situated on 7.504 +/- AC					
Space Options 1A and 1B would require demising wall in Warehouse					
SPACE 1A   Situated on 3.11 +/- AC					
SPACE 1B   Situated on 4.394 +/- AC					
Building 15 contains (2) pull thru bulk loading bays, (2) flammable storage rooms with fire rated doors, and (2) bay loading dock, sprinklers throughout					
<b>TOTALS</b>		<b>44,115</b>	<b>2,314</b>	<b>15,801</b>	

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POTENTIAL BREAKOUT OPTION B



## POTENTIAL BUILDING BREAKOUT OPTION B

BUILDING DESCRIPTION	BLDG. #	TOTAL (RSF)	OFFICE (RSF)	INDUSTRIAL (RSF)	YEAR BUILT
OPTION B includes Buildings 6, 7, & 8   Situated on 5.1 +/- AC					
Steel Frame Warehouse   (1) 14' Drive-In Overhead Door	6	4,800	168	4,632	2007
Steel Frame Warehouse with Shop Addition   Partially Equipped with Sprinklers   (1) 10' Drive-In Overhead Door	7	1,308	0	1,308	2000, 2003 (7A)
Wood Frame Warehouse   (1) 10' Drive-In Overhead Door	8	900	0	900	2004
<b>TOTALS</b>		<b>7,008</b>	<b>168</b>	<b>6,840</b>	

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POTENTIAL BREAKOUT OPTION C



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## POTENTIAL BUILDING BREAKOUT OPTION C

BUILDING DESCRIPTION	BLDG #	TOTAL (RSF)	OFFICE (RSF)	INDUSTRIAL (RSF)	YEAR BUILT
OPTION C includes Buildings 9, 10, & 22   Situated on 5.2 +/- AC					
Bulk Plant Warehouse/Control Room   (2) 10' Overhead Doors	9	5,200	160	5,040	1985
Wood Frame Warehouse Building	10	448	0	448	1990
Admin/Training Building	22	5,200	5,200	0	2013
<b>TOTALS</b>		<b>10,848</b>	<b>5,360</b>	<b>5,488</b>	

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POTENTIAL BREAKOUT OPTION D



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## POTENTIAL BUILDING BREAKOUT OPTION D

BUILDING DESCRIPTION	BLDG #	TOTAL (RSF)	OFFICE (RSF)	INDUSTRIAL (RSF)	YEAR BUILT
OPTION D includes Building 1   Situated on 3.9 +/- AC					
Office Building with Office Addition (1A) and Shop Additions (1B & 1C)   (1) 1-Ton Crane   (1) 5-Ton Crane   (1) 7.5-Ton Crane   (1) 1/4-Ton Rail Only (Hoist Removed)	1	31,300	15,836	15,464	See notes
Year Built: 1985, 2010 (1A), 1986 (1B), 1990 (1C)					
<b>TOTALS</b>		<b>31,300</b>	<b>15,836</b>	<b>15,464</b>	

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## POTENTIAL BREAKOUT OPTION E



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## POTENTIAL BUILDING BREAKOUT OPTION E

BUILDING DESCRIPTION	BLDG. #	TOTAL (RSF)	OFFICE (RSF)	INDUSTRIAL (RSF)	YEAR BUILT
OPTION E includes Buildings 2, 3, & 14   Situated on 3.93 +/- AC					
Steel Frame Industrial Shop & Office Building   (1) 1/2-Ton Crane   (1) 3-Ton Crane	2	10,000	6,064	3,936	1990
Wood Frame Industrial Warehouse	3	720	0	720	2004
Truck Shop; Admin Space   (7) 16' Drive-Thru Doors, of which 2 have in-ground lube change areas   (2) 10-ton cranes   Water/Oil Separator	14	24,684	7,236	17,448	2008
<b>TOTALS</b>		<b>35,404</b>	<b>13,300</b>	<b>22,104</b>	

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OFFICE SPACE



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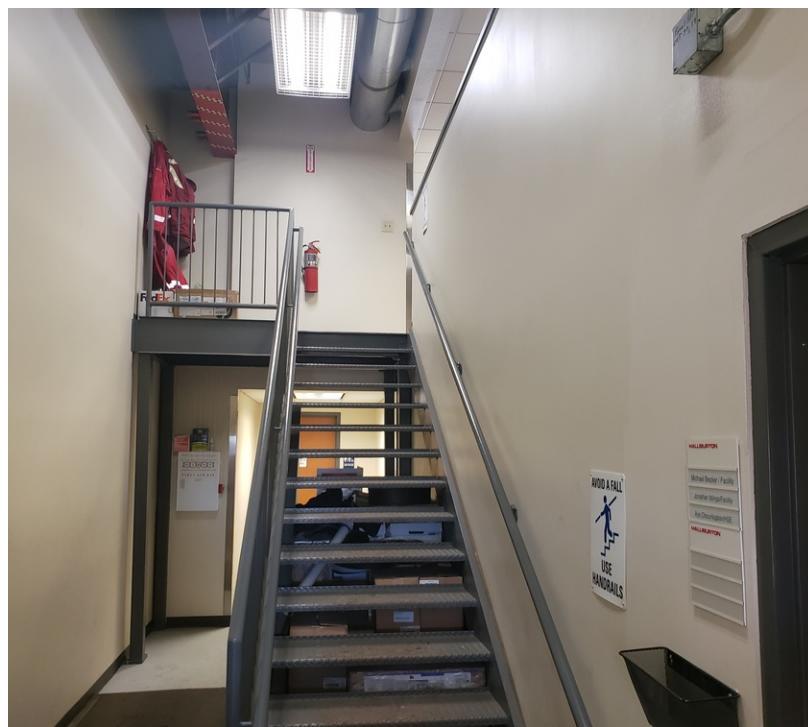
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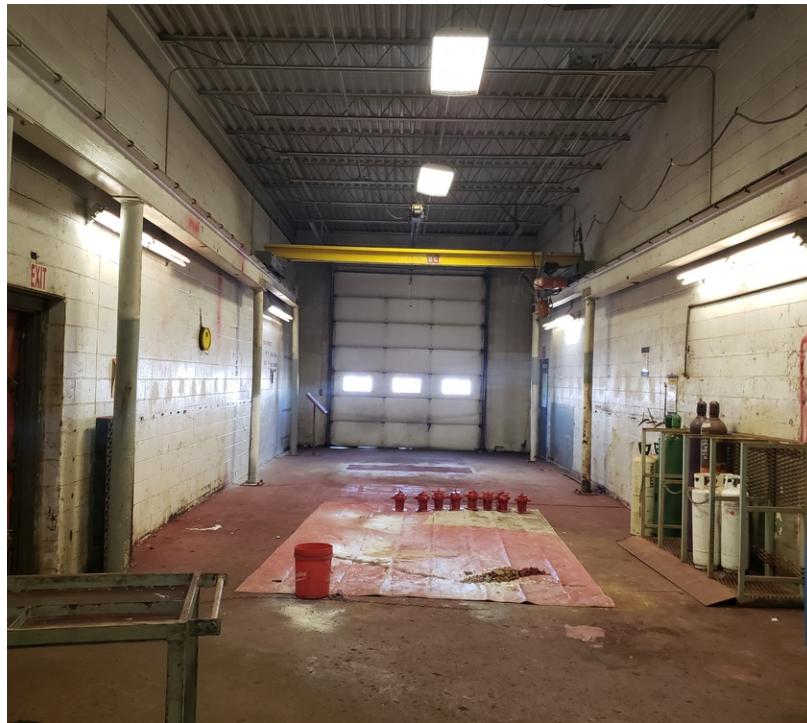
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