

12,500 SF INDUSTRIAL ON 2.49 - 12.31 AC

GREAT INVESTMENT OPPORTUNITY

14468 COMMERCE PARK BLVD WILLISTON, ND 58801

FOR SALE



SALE PRICE CALL FOR PRICING

PROPERTY HIGHLIGHTS

- For Sale
- 12,500 +/- SF Industrial on 2.49 - 12.31 +/- AC
- Across (4) Lots
- Property is Part of a Portfolio Listing But Lots 6, 7, 8, & 9 Can Be Combined & Sold Separately
- Lot 6 | Contains 12,500 +/- SF Fully Leased Warehouse on 2.49 +/- AC | Parcel ID: 51-154-02-02-01-060
- Building Features Office Build-out and Shop Space
- Office Includes: (5) Private Offices, (1) Large Conference Area, (2) Restrooms, (1) Breakroom and a Reception Area
- Shop Includes: (4) Drive-Through Truck Bays, (8) Large Ceiling Fans, (8) 16' Overhead Doors, 3-Phase Power, (28) Thermal Windows, Attractive, Functional Design, Enclosed Vestibule Entrance with Cultured Stone Facing
- Built in 2014
- Lot is Fully Stabilized
- Concrete Drainage Swale & Retention Pond in Front Parking Lot
- Lot 7 | 2.49 +/- AC | Parcel ID: 51-154-02-02-01-070
- Lot 8 | 2.49 +/- AC | Parcel ID: 51-154-02-02-01-080
- Lot 9 | 4.84 +/- AC | Parcel ID: 51-154-02-01-01-090
- All Lots Zoned: Rural Commercial

Virtual Tour

Mike Elliott
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AERIAL



Lot 7
2.49 +/- AC

Lot 6
12,500 +/- SF
on 2.49 +/- AC

Lot 9 | 4.84 +/- AC

Lot 8
2.49 +/- AC

Imagery ©2024 Airbus,
Maxar Technologies

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BUILDING SPECS



SITE UTILITIES

- Conventional septic system based on an assumption of (12) full-time business occupants
- 1" Water service line to building, supplied by Northwest Rural Water
- 4" PVC Sewer service line to septic system
- Liquid propane gas service line sleeve into building

City water & sewer, as well as natural gas

CONCRETE & SITE WORK

- The foundation will include perimeter stem walls 4'0" deep by 8" thick with 12" x 24"
- Concrete pad footings and piers for metal building rigid frames and columns
- 6" thick slab throughout the shop building and 4" thick slab throughout the office area
- 150 Linear feet of standard sidewalk from entry vestibule to first overhead door on each side of the building
- 2,000 SF 6" Thick concrete entry apron is included on each side of the building in front of the bay door openings
- 1.5 AC of class 5 road base material compacted to a depth of 6" over geo-tech fabric

BUILDING FRAMEWORK

- Shop building pre-engineered metal building package (12,500 SF with a 20' eave height)
- 26 ga. PBR roof panels
- 26 ga. PBA wall panels
- Openings for (8) 16' x 16' insulated OH doors
- Openings for (4) 3-0 x 7-0 walk doors
- Openings for (28) 4-0 x 3-0 windows
- R25 wall insulation, R28 roof insulation
- Gutters & downspouts
- Full height liner panel on all interior walls and ceiling
- All required roof penetrations

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BUILDING SPECS (CONT'D)



DOORS

- (8) Insulated 16' x 16' overhead doors with wall-mounted openers and start/stop stations
- (4) 3-0 x 7-0 insulated steel walk doors in metal frames with locking hardware
- (1) 8' x 10' entry vestibule with (2) 6-0 x 7-0 bronze storefront entry doors on one end wall

MASONRY

- 150 Linear feet 48" high stone wainscot with 28-gauge metal stud and plywood backing

WINDOWS

- (28) 4-0 x 3-0 insulated sliding vinyl windows

ELECTRICAL

- (1) 120v / 240v, 400-ampere electrical service with conduit stubs in place to provide a second 120v / 240v, 400-ampere service if necessary
- High output fluorescent lighting in main bay area and (2) recessed incandescent light fixtures in entry vestibule
- (10) Exterior high output wall packs
- 120-volt power receptacles to code

PLUMBING

- (2) Fully-finished restrooms
- Trench drains in each bay floor
- (4) Hose bibs
- Gas piping and hook-ups for (2) propane 400,000 BTU Reznor UDAP 400-unit heaters

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OFFICE PHOTOS



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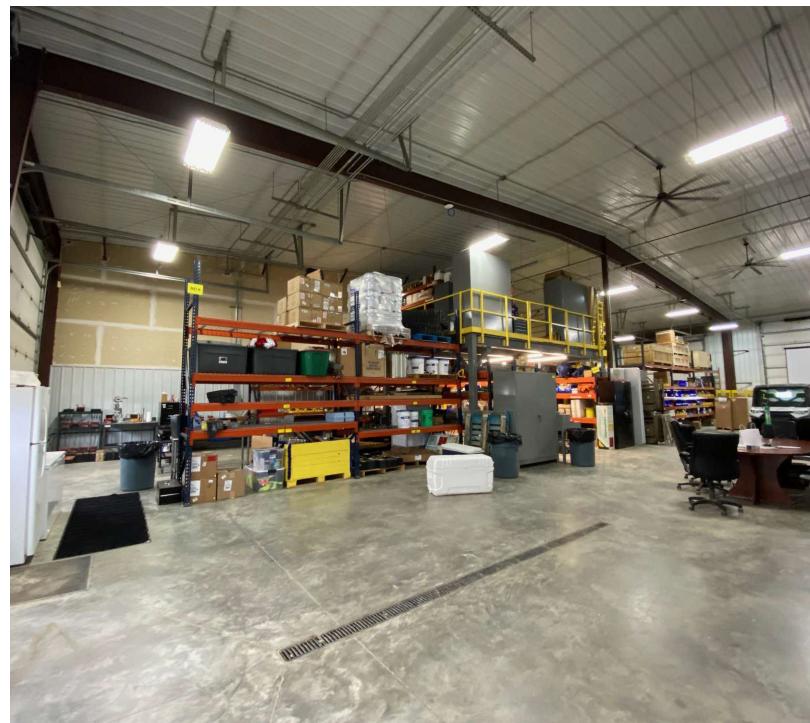
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WAREHOUSE PHOTOS



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