

±7,000 SF INDUSTRIAL FLEX WITH SHOP & OFFICE ON 1.53 +/- AC

AVAILABLE FOR OCCUPANCY IN JUNE 2026

601 GILBERTSON ST S TIOGA, ND 58852

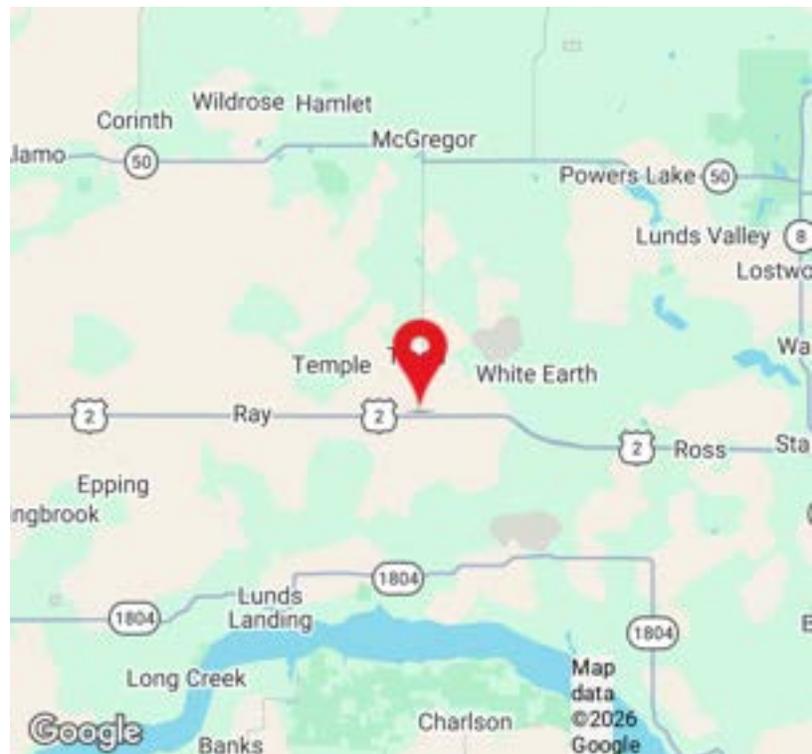
FOR LEASE



LEASE RATE \$12.00 SF/YR

PROPERTY HIGHLIGHTS

- ±7,000 SF Industrial Flex with Shop & Office on 1.53 +/- AC
- Available for Occupancy in June 2026
- Includes ±1,750 SF of Office Space Featuring Lobby | Storage | Restroom | Breakrooms | Floor Heat | Overhead Heat | Air Conditioning (Dedicated HVAC system)
- Includes ±5,250 SF of Heated Shop Space | 20' ceilings | Floor Heat | Overhead Heat | Air Compressor | Crane | Restroom with Shower
- Parcel ID: 03-000-00-49-04-025
- Zoned: I-2
- Built: 2011
- Prime Tioga location with Highway 2 access to Williston



Mike Elliott
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AERIAL



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EXTERIOR PHOTOS



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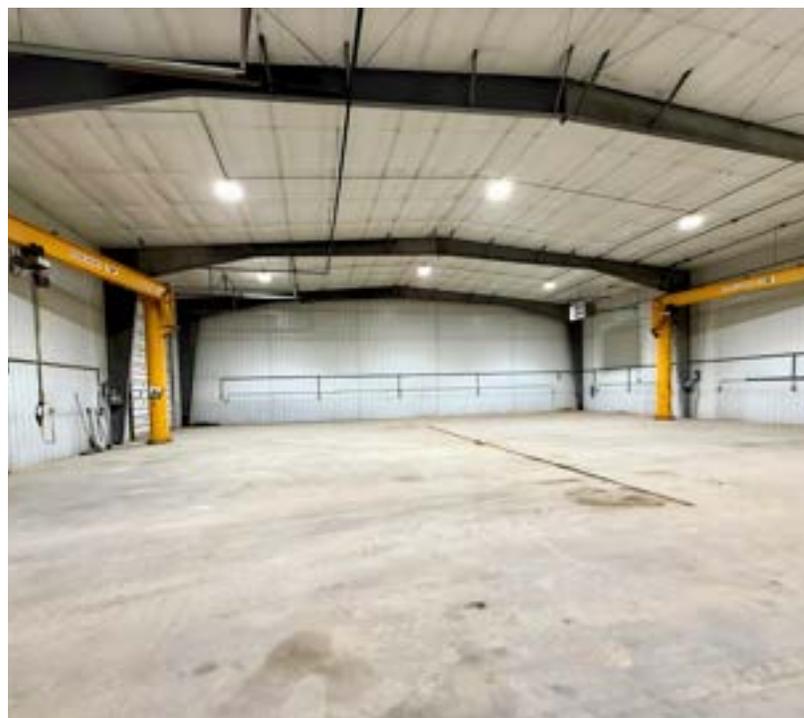
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WAREHOUSE PHOTOS



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OFFICE PHOTOS



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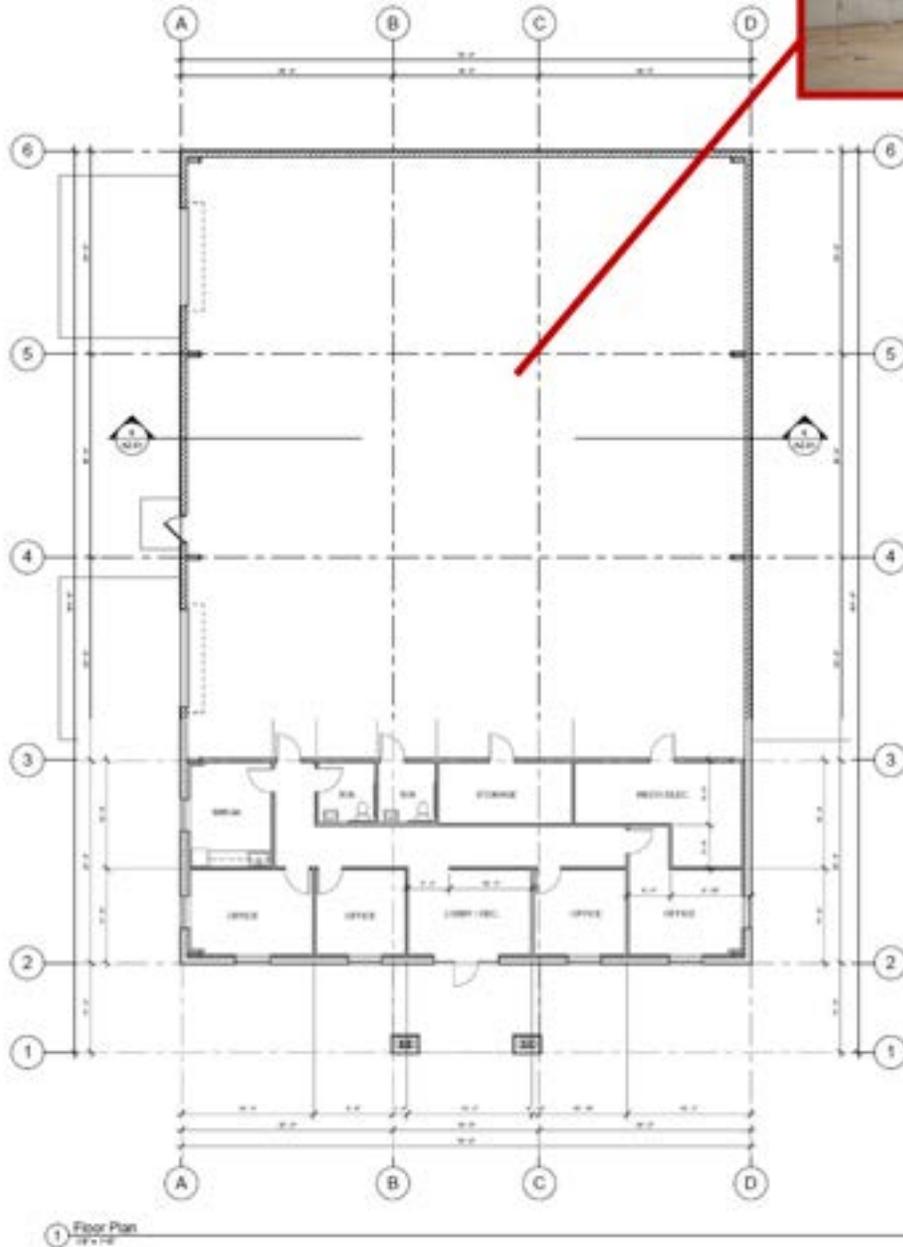
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BUILDING LAYOUT



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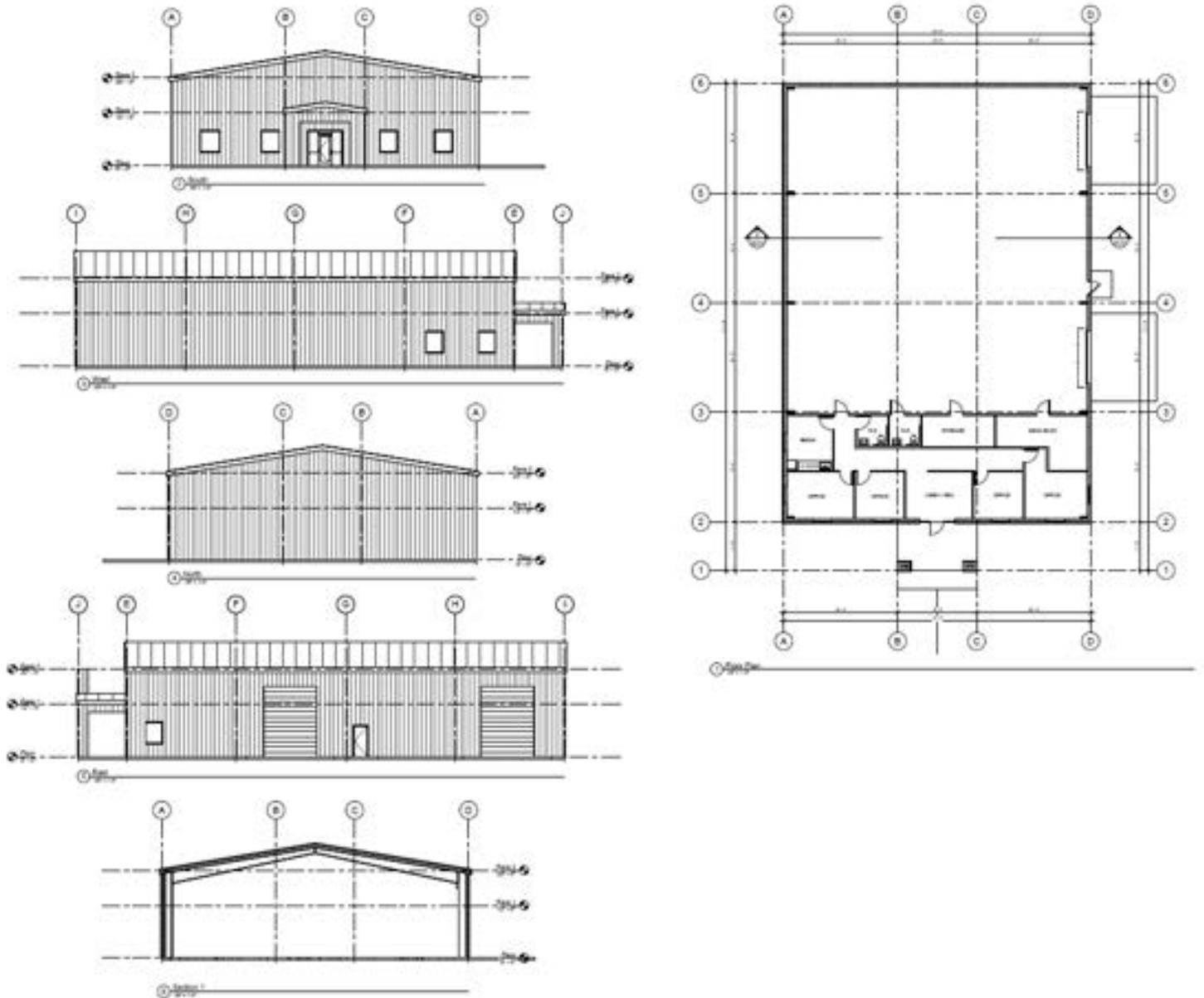
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BUILDING SPECIFICATIONS



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RETAILER MAP



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