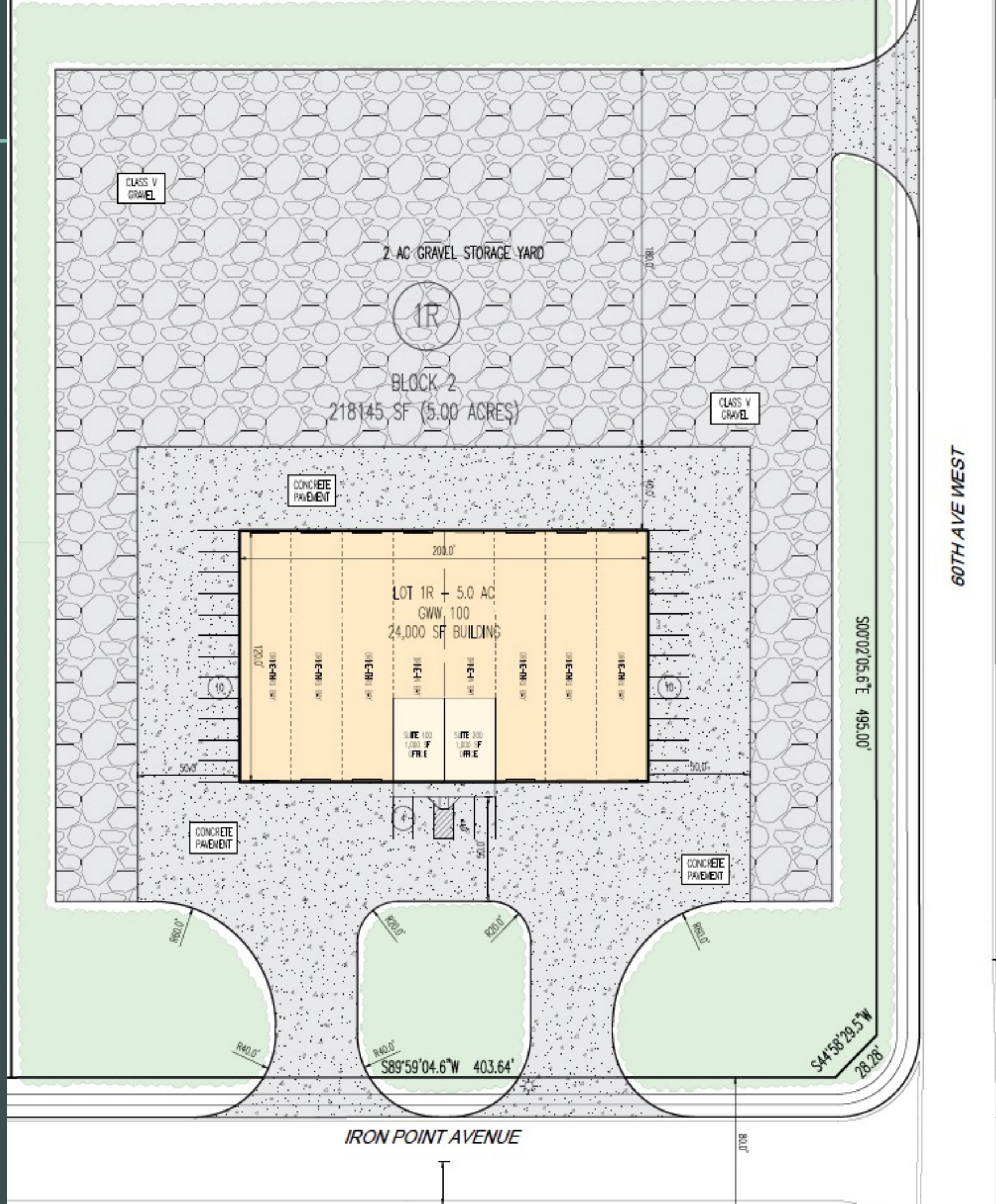


Industrial | For Lease

24,000 SF BTS Industrial Shop on 5 Acres

Corner of Iron Point Ave & 60th Ave W
Williston, ND 58801



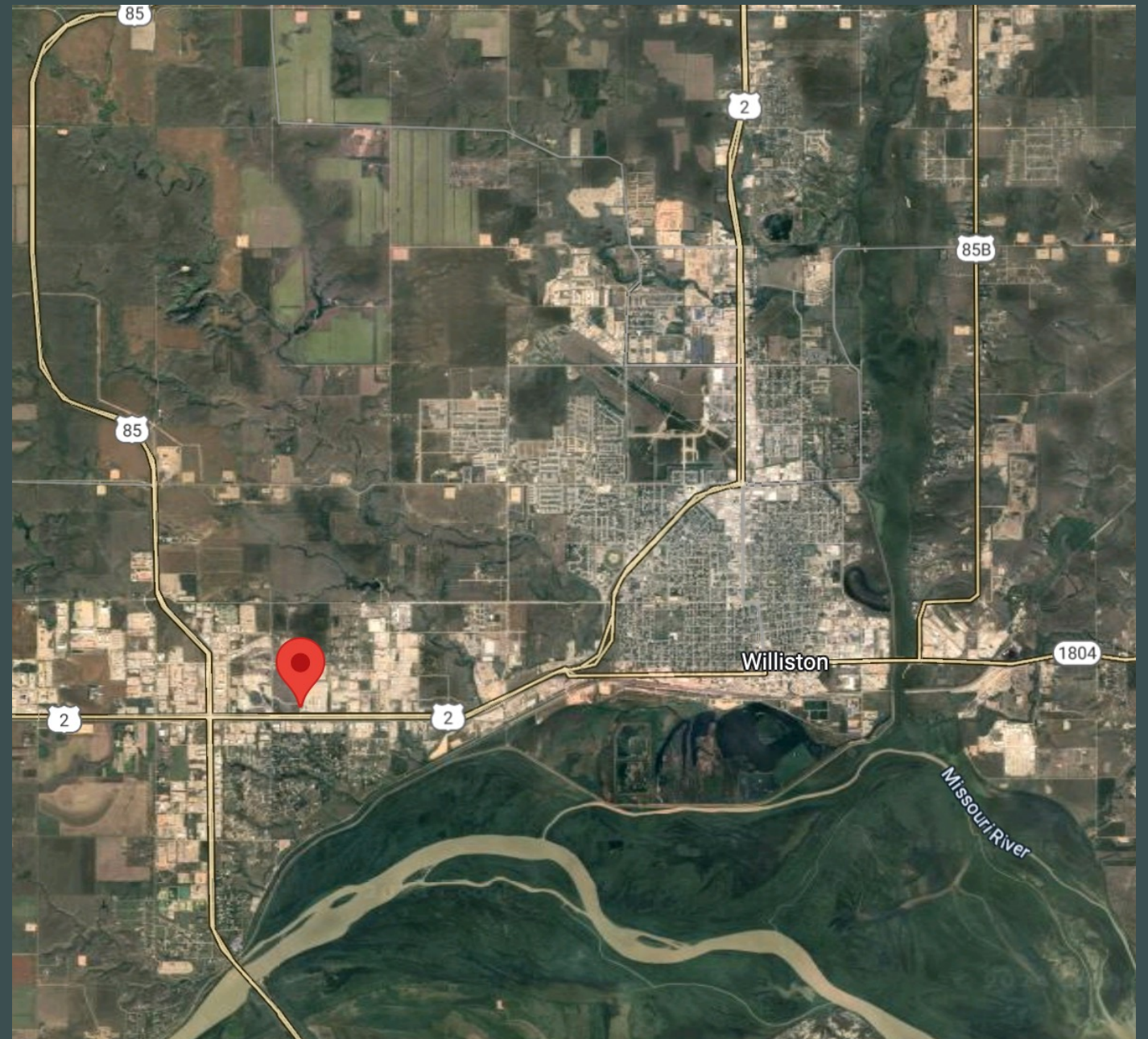
Property Description

This property is in the Gateway West Subdivision and consists of 5 acres of land. The 24,000 SF build-to-suit industrial building is designed to feature six drive-thru bays, two drive-in bays, and can be a one or two tenant building with separate access points. Additional features include office space, three ingress/egress points, concrete paved parking lot, 2-acre stabilized gravel yard, and proximity to the intersection of Highway 85 and Highway 2 on the west side of Williston.

| | |
|---------------------|---------------------|
| Parcel Numbers | 01-325-00-00-02-131 |
| Acres | 5 acres |
| Zoning | Industrial |
| Total Building SF | 24,000 |
| Shop SF | 11,000 - 20,000 |
| Office SF | 1,000 - 2,000 |
| Building Dimensions | 200' x 120' |
| Lease Rate PSF/yr | \$16.00/SF, NNN |
| Availability | Q4 2024 |

PROPERTY HIGHLIGHTS

- One or two-tenant building
- Six drive-thru bays
- Two drive-in bays
- Three ingress/egress points
- Concrete-paved parking lot
- 2-acre stabilized gravel yard



Typical Office Build Out



CORNER OF IRON POINT AVE & 60TH AVE W

For Lease

Let's Connect!

CHANCE LINDSEY

Senior Vice President

+1 701 660 3500

chance.lindsey@cbre.com

KYLE FERDERER

Senior Associate

+1 612 709 7950

kyle.ferderer@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE