

6,152 SF INDUSTRIAL INVESTMENT OPPORTUNITY ON 10 AC

CENTRALLY LOCATED IN THE BAKKEN

2969 133RD J AVENUE SW ARNEGARD, ND 58835

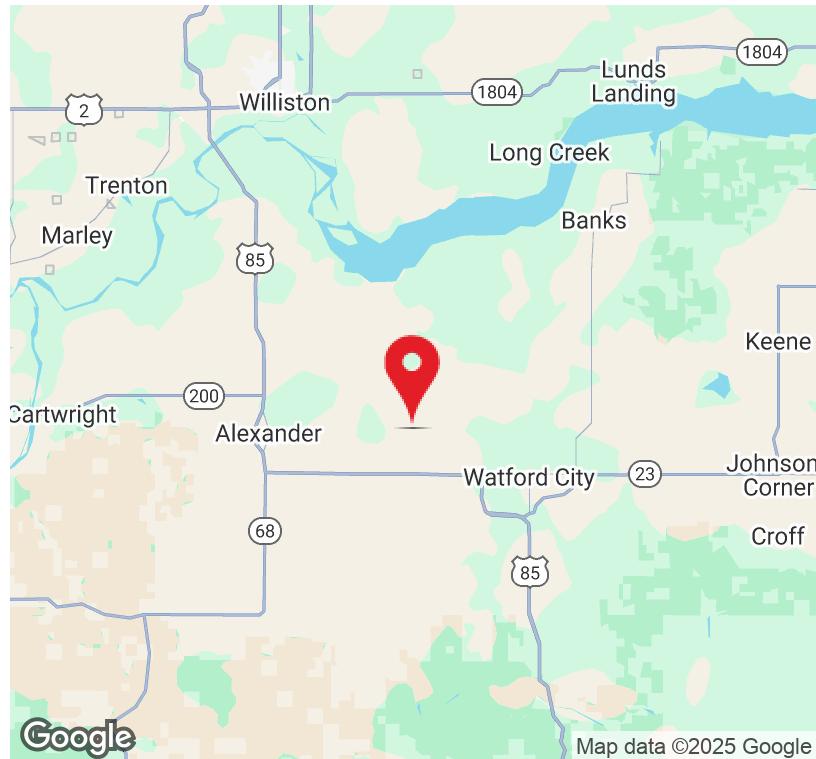
FOR SALE



SALE PRICE CALL FOR PRICING

PROPERTY HIGHLIGHTS

- 6,152 +/- SF Shop & Office Building
- 5,000 +/- SF | Shop
- 1,152 +/- SF | Office
- Situated on a total of 10 AC across two parcels
- Parcel 1 | 5 AC and building
- Parcel 2 | 5 AC vacant land
- Shop space offers in-floor heat and 14' overhead doors
- Office space offers quality finishes, in-floor heat, AC, a breakroom with storage, and a mechanical room
- Includes 10-4 plex boxes for truck plug-in
- Built in 2015
- Ideally located in Arnegard central to major Bakken hubs: 3 miles north of Highway 85, 8 miles west of Watford City and 21 miles south of Williston



Mike Elliott

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 **ERES**

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LOCATION MAP



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EXTERIOR PHOTOS



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INTERIOR PHOTOS | OFFICE SPACE



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INTERIOR PHOTOS | SHOP SPACE



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