

**FOR SALE OR  
LEASE**

# 2.5 to 5 Acre Industrial Lot(s) for Sale or Lease

145TH STREET NW & HWY 2, WILLISTON, ND 58801



**LUNNEN**  
REAL ESTATE SERVICES

FOR MORE INFORMATION:

**JEFF LUNNEN**

701.428.1243

jeff@lunnen.com

30220 RANCHO VIEJO ROAD SUITE A

San Juan Capistrano, CA 92675

701.428.1243

[www.lunnenorthdakota.com](http://www.lunnenorthdakota.com)

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EXECUTIVE SUMMARY



## PROPERTY SUMMARY

<b>Sale Price:</b>	Subject To Offer
<b>Lease Rate:</b>	Negotiable
<b>Lot Size:</b>	2.5 to 5 Acres (up to 18 acres total)
<b>Zoning:</b>	Industrial
<b>Cross Streets:</b>	145th Street NW & HWY 2

## PROPERTY OVERVIEW

Prime affordable commercial/industrial lots on the west side of Williston, ND. Ready to build industrial lots available for sale or lease. Lots are flat with little to no grading work needed.

## PROPERTY HIGHLIGHTS

- Flat commercial / industrial lots
- Water and power to property lines
- Great west-side location
- Just off of HWY 2
- Seller financing available for qualified buyers
- Call for information on leasing, Seller open to stabilizing and fencing lots
- Up to 18 acres available

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ADDITIONAL PHOTOS



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RETAILER MAP



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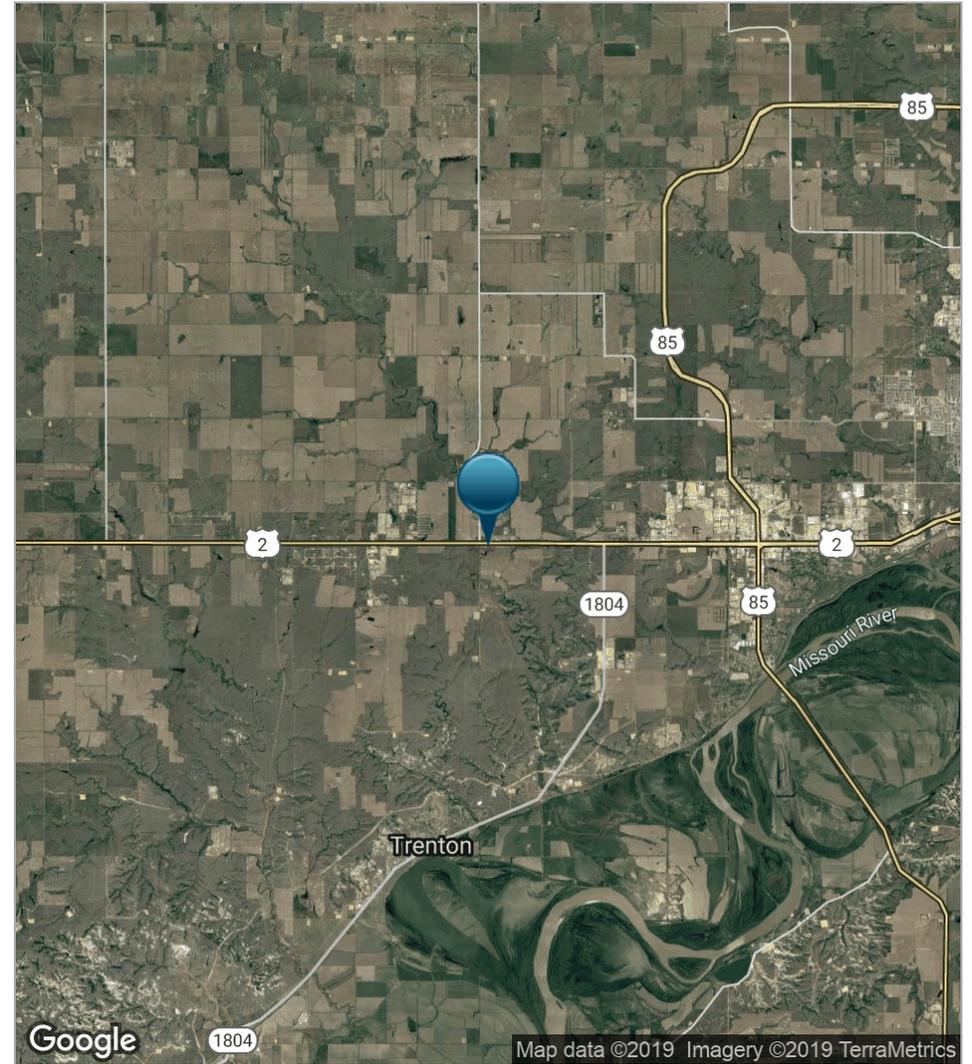
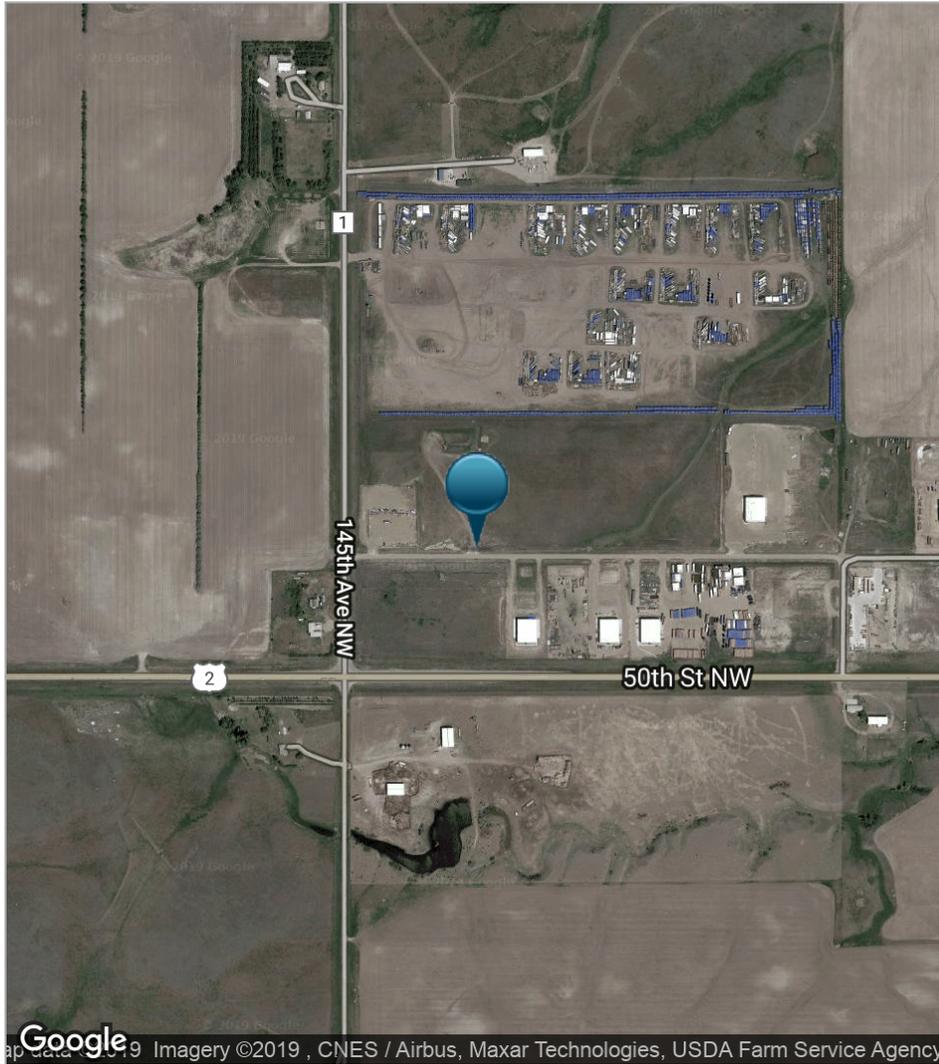
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LOCATION MAPS



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# 145th Street NW & HWY 2, Williston, ND 58801

ADVISOR BIO & CONTACT 1

## JEFF LUNNEN Managing Principal & Broker



30220 RANCHO VIEJO ROAD  
San Juan Capistrano, CA 92675

T 701.428.1243  
jeff@lunnen.com  
ND #9171

### Professional Background

Lunnen Real Estate Services Inc. is a multi-state Real Estate Development, Brokerage & Investment Company with a 35-year tradition of successful development of over 2 million square feet of creative office, industrial, residential and retail developments. The company has had a hand in the development of over 13,000 acres in Colorado, Utah, California and North Dakota.

Lunnen has been involved in over \$300MM in real estate transactions in the Bakken, created 5 industrial parks and built over 500,000 SF of industrial space for lease and sale.

Jeff Lunnen specializes in the analysis, marketing, and disposition of commercial and residential real estate portfolios held by both private individuals and community and national banking institutions.

Using his experience and insight into the marketing and disposition processes Jeff has marketed over \$500 million in commercial and residential assets throughout the country.

Jeff manages all facets of the business including business development, graphic design, media coordination, marketing, budgets, contracts, negotiations, escrows, and client interface. His record of success includes successful sales of Coca-Cola Enterprises bottling/distribution centers, ski resorts, tentative maps, finished lots, business condos, retail centers, RV parks, apartments, industrial/warehouses, and vacant land.

### Memberships & Affiliations

Jeff is a licensed Real Estate Broker in both California & North Dakota, licensed by FINRA, and is a CA Registered Securities Agent.

### Education

Jeff holds a BA in Business and Public Administration from Arizona State University and a certificate in Light Construction and Development Management from University of California Irvine.

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