

industrial property

**FOR LEASE**

**±11,652 SF SHOP, OFFICE & ±3.35 ACRE YARD**  
1903 50TH STREET W | WILLISTON, ND 58801

**LUNNEN**  
REAL ESTATE SERVICES

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section 1

# PROPERTY INFORMATION



**PROPERTY HIGHLIGHTS**

- ±11,652 SF Shop, Office & ±3.35 Acre Yard
- ±1,300 SF of built out office space, 4 - 5 offices
- Reception area
- Conference room
- Dispatch office
- Shop and office bathrooms
- Large mezzanine storage area with protective fencing
- (3) 14' x 16' automatic overhead doors
- (3) drive in bays
- (4) 2 ton jib cranes mounted to slab
- Bridge crane system with (2) 1/2 ton cranes
- Security system
- Covered parking
- Paved front parking lot
- Automatic rolling gate entry with electric keypad
- Outdoor truck plugins along the southern property line
- ±3.35 acres of fenced and stabilized yard
- Great location just north of the Airport

**OFFERING SUMMARY**

Lease Rate:	Negotiable (NNN)
Number of Units:	1
Available SF:	±11,652 SF
Lot Size:	±3.35 Acres
Building Size:	±11,652 SF

**PROPERTY SUMMARY**

|| for lease | ±11,652 sf shop, office & ±3.35 acre yard



ADDITIONAL PHOTOS

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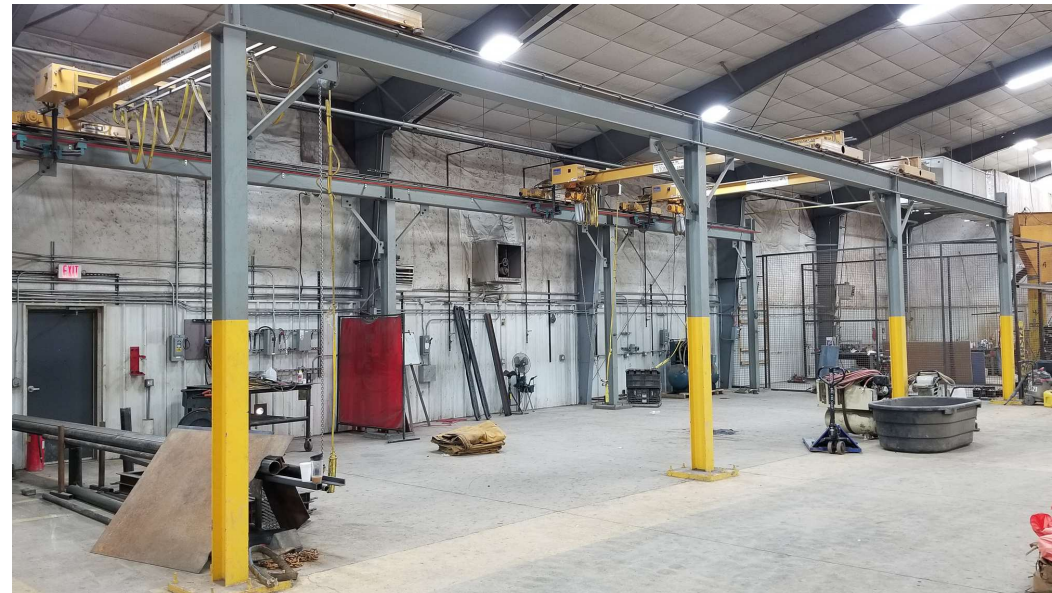
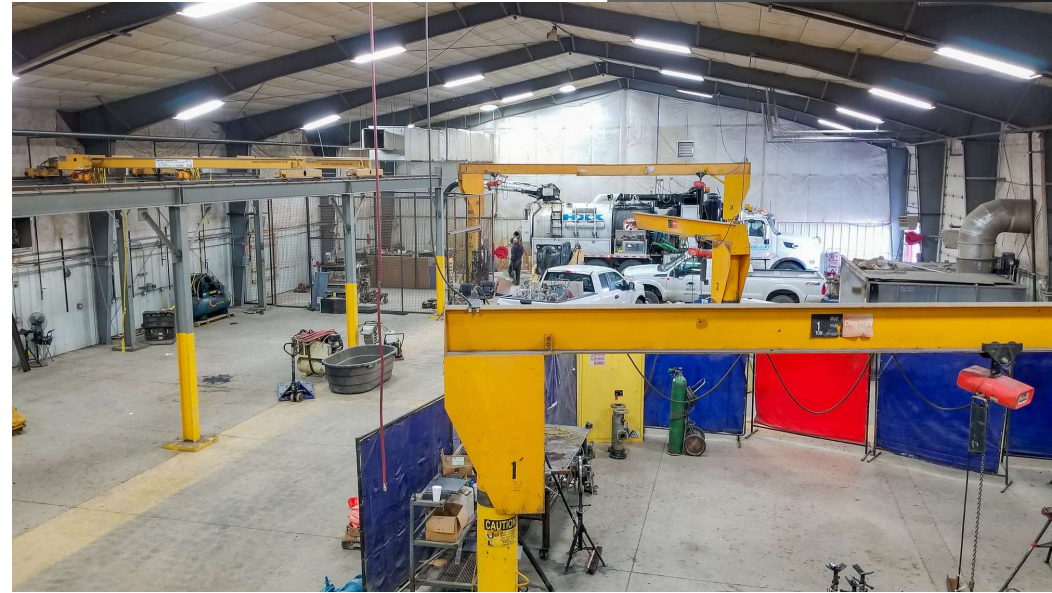
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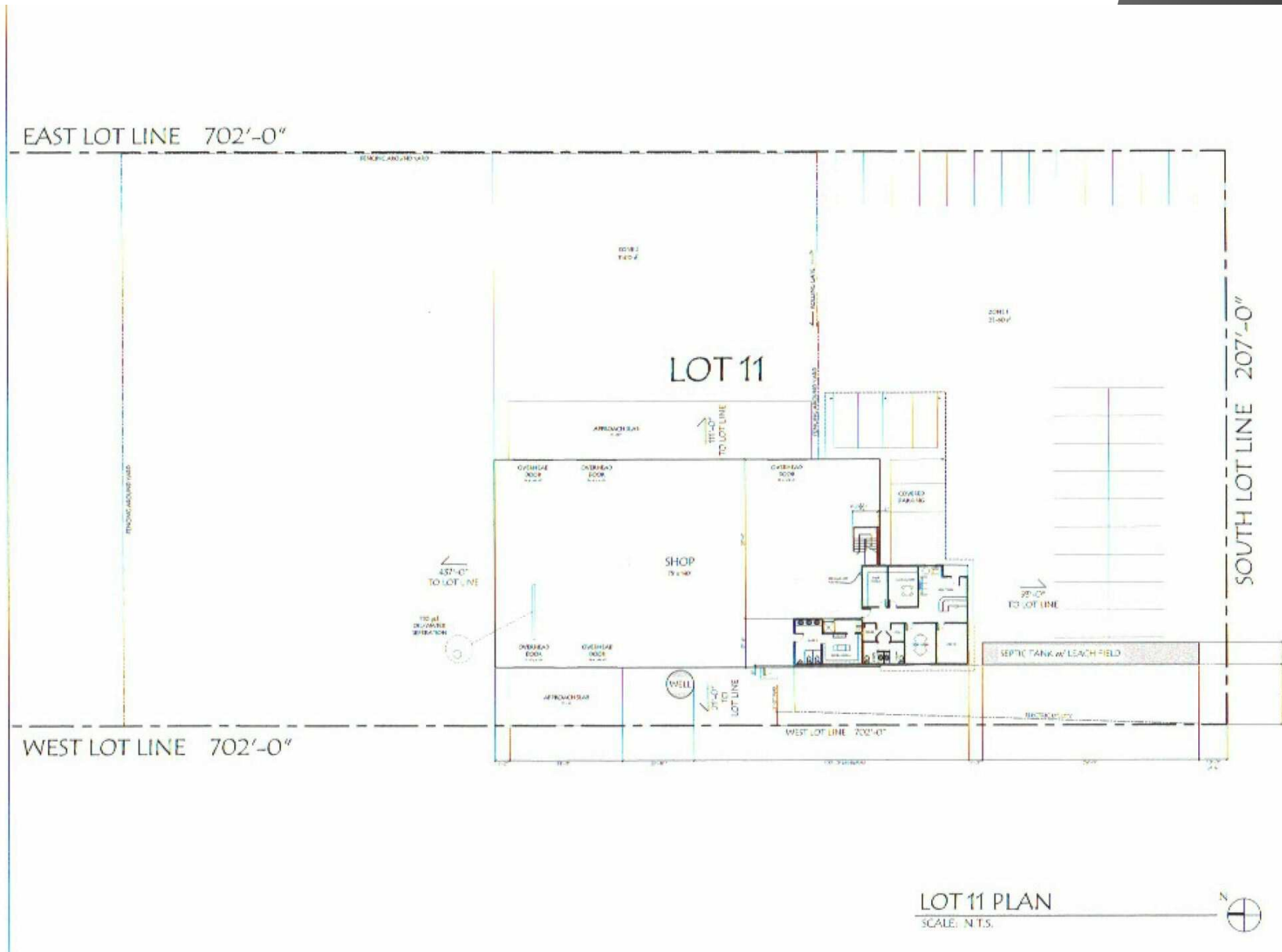
ADDITIONAL PHOTOS

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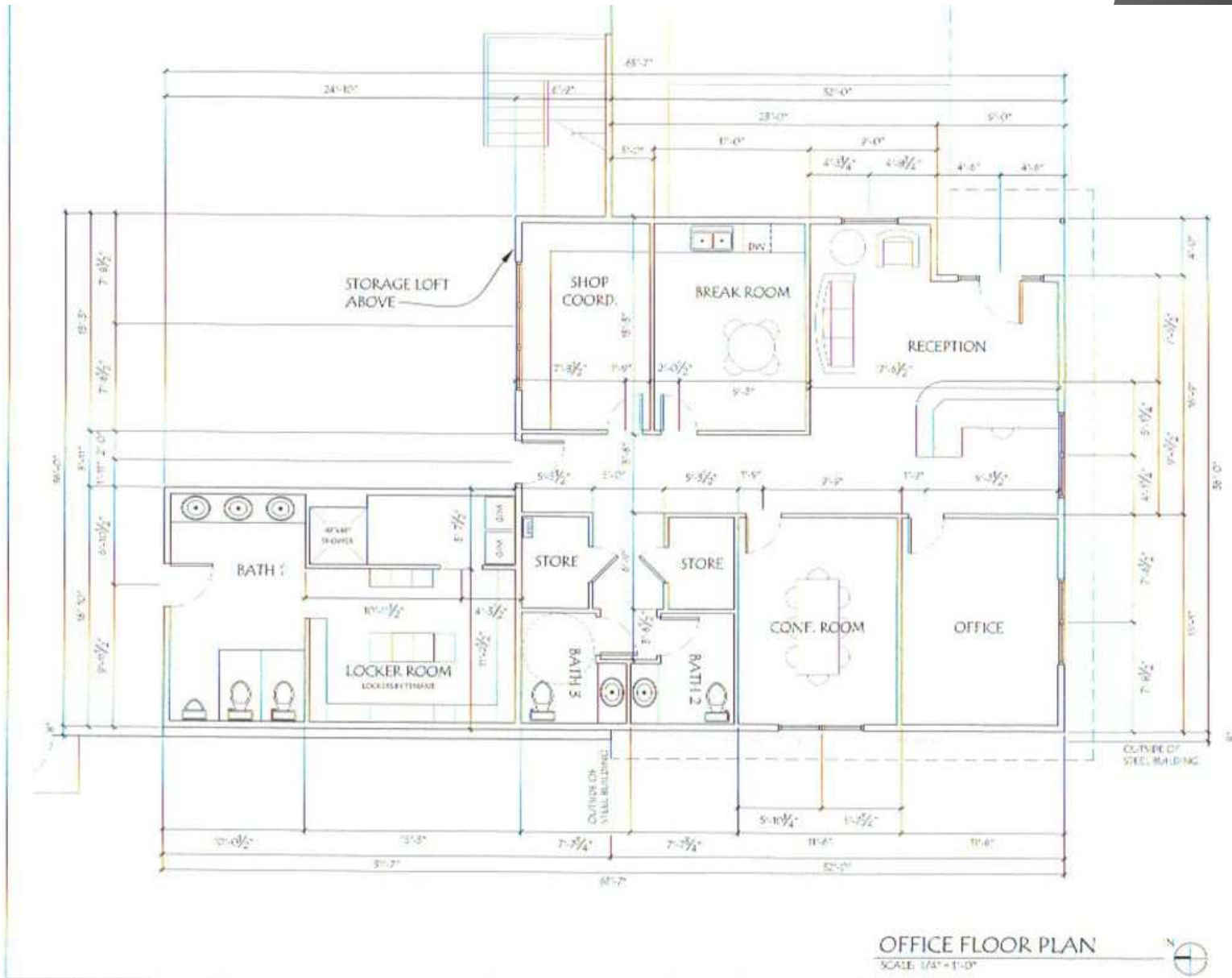
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ADDITIONAL PHOTOS







section 2

# LOCATION INFORMATION



for lease | ±11,652 sf shop, office & ±3.35 acre yard



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies



Google

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section 3

# ADVISOR BIOS



**JEFF LUNNEN**

Managing Principal & Broker

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**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.

Jeff Lunnen has more than 20 years of experience in commercial real estate brokerage, development, investment and consulting. He specializes in the analysis, marketing, and disposition of industrial, retail, office, multifamily, land & self-storage owned by both private individuals and community & national banking institutions.

Using his experience and insight into the marketing and disposition processes Jeff has successfully transacted over \$700 million in sales and leasing consideration, Jeff has been involved in over \$450 million in real estate transactions in the Bakken oil fields, entitled and developed 5 industrial parks and built over 500,000 SF of industrial space for lease & sale.

Jeff is a licensed Real Estate Broker in the States of both California & North Dakota, licensed by FINRA, and is a CA Registered Securities Agent. He holds a Bachelor's Degree in Business Administration & Public Administration from Arizona State University and industry-leading Light Construction and Development Management Certificate (LCDM) from the University of California Irvine.

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