

7,000 SF SHOP/OFFICE ON 1.53 AC

OCCUPANCY JUNE 2025

601 GILBERTSON STREET SE TIOGA, ND 58852

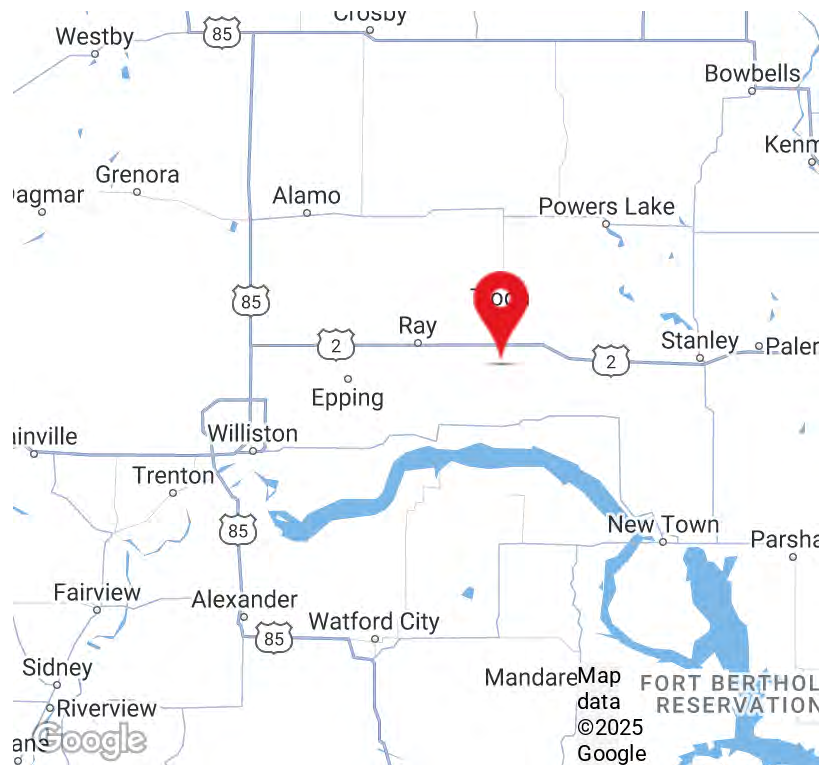
FOR LEASE



LEASE RATE \$12.00 SF/YR

PROPERTY HIGHLIGHTS

- For Lease
- 7,000 +/- SF Industrial Flex on 1.53 +/- AC
- Available for Occupancy in June 2025
- Includes 1,750 +/- SF of Office, Lobby, Storage, Restroom, and Breakrooms | 5,250 +/- SF of Shop Space
- Floor Heat & Overhead Heat in Shop
- Floor Heat, Overhead Heat, & Air Conditioning in Office
- 20' Ceilings
- Air Compressor, Crane, & Shower in Restroom
- HVAC in Office / Lobby
- Parcel ID: 03-000-00-49-04-025
- Zoned: I-2
- Built: 2011
- Ideally Located Just South of Tioga CBD, Closer to Highway 2 Access to Williston (48 Miles)



Mike Elliott

Managing Broker

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AERIAL



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EXTERIOR PHOTOS



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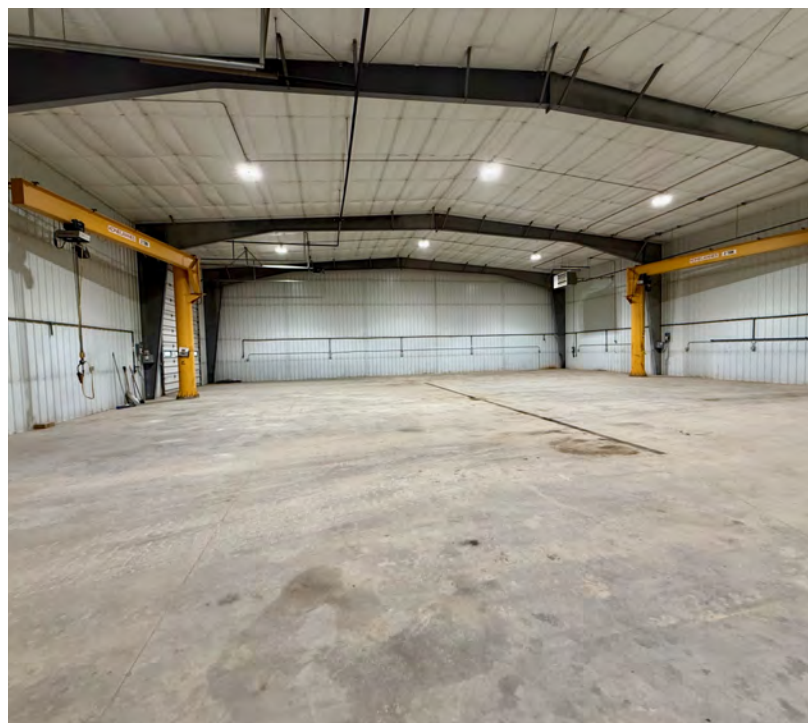
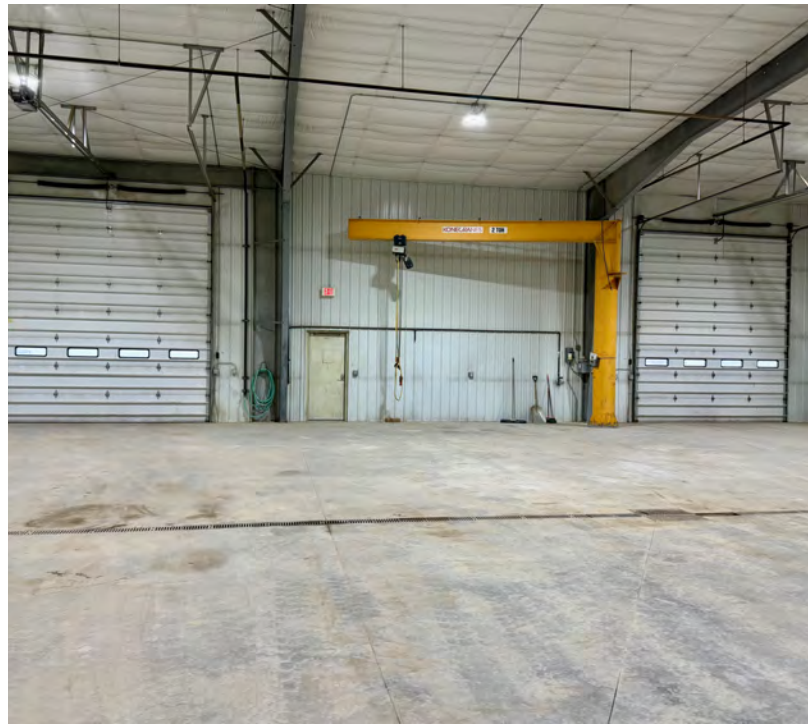
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WAREHOUSE PHOTOS



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OFFICE PHOTOS



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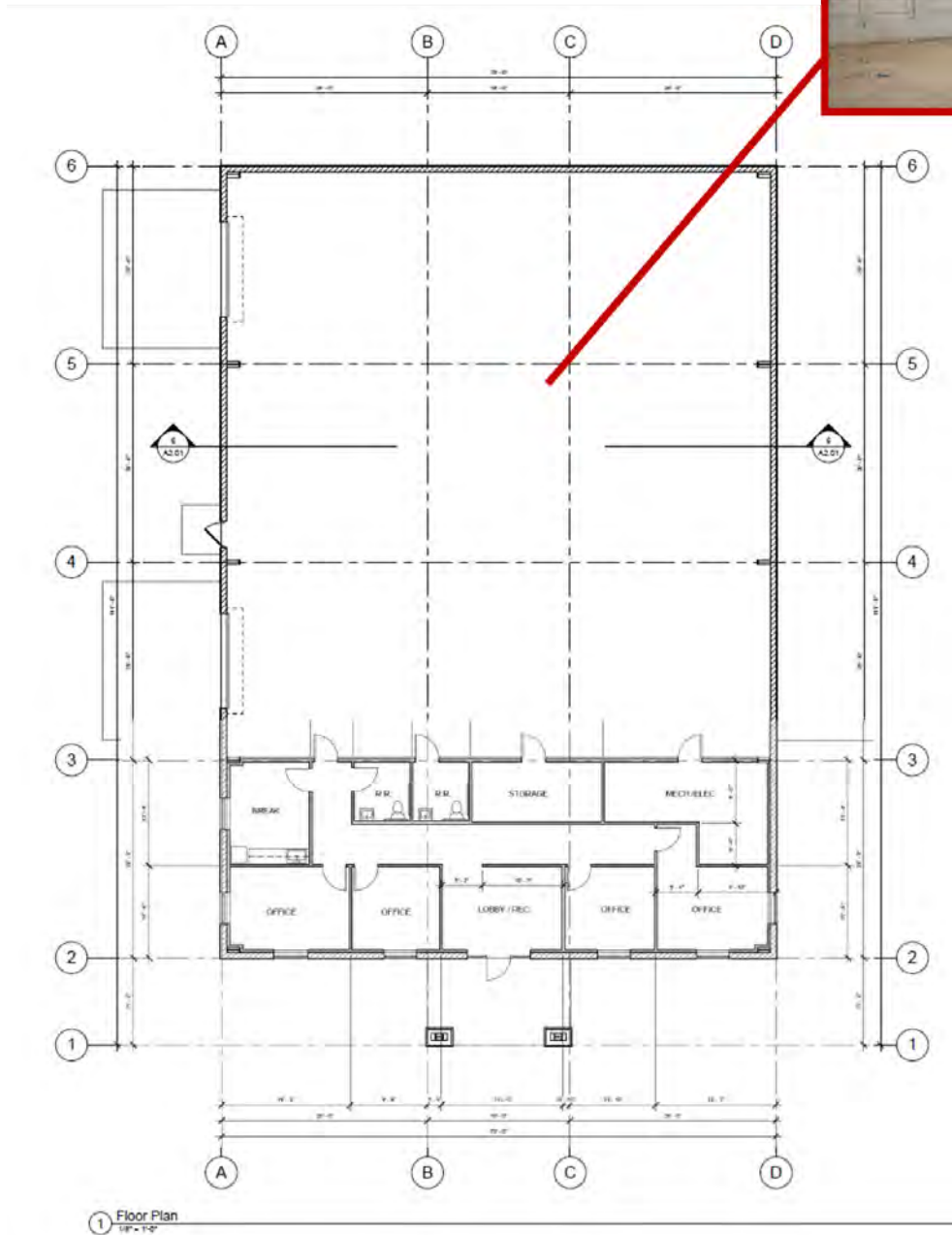
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FOR LEASE

BUILDING LAYOUT



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