

industrial property

# FOR LEASE

**±10,000 SF SHOP | ±3.32 ACRE FENCED AND STABILIZED  
CONCRETE YARD**

**14031 BENNETT LOOP | WILLISTON, ND 58801**





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# PROPERTY INFORMATION





## OFFERING SUMMARY

Lease Rate:	Negotiable (NNN)
Available SF:	±10,000 SF
Lot Size:	±3.32 Acres
Building Size:	10,000 SF

## PROPERTY HIGHLIGHTS

- ±10,000 SF Industrial Shop on ±3.32 Acres
- Building Dimensions: 125' x 80' (approx.)
- ±2,448 SF Office Buildout with Mezzanine
- Fully Fenced Concrete Yard and front Parking (±3.32 Acres)
- (4) 16' x 12' Automatic Overhead Doors
- (1) 14' x 12' Automatic Overhead Door
- Dedicated Wash Bay with Trench Drains & Sand/Oil Separator System
- 22' Eave Height
- On-Site Fuel Island
- Ample Parking for Staff & Customers
- Excellent Access to Major Roadways
- Prime Location in Williston's Energy Corridor





ADDITIONAL PHOTOS

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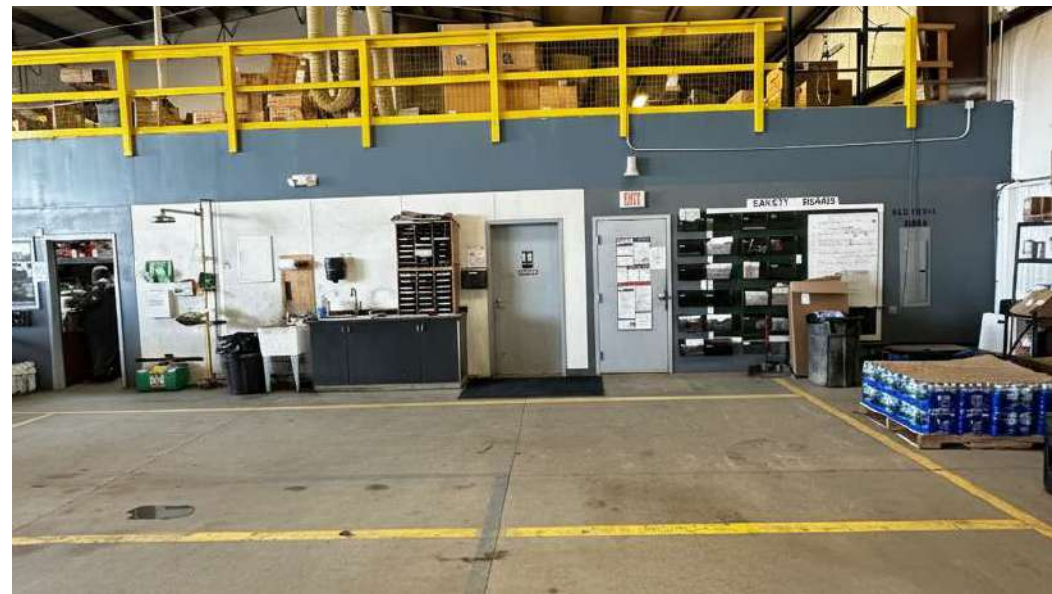




ADDITIONAL PHOTOS

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## ADDITIONAL PHOTOS

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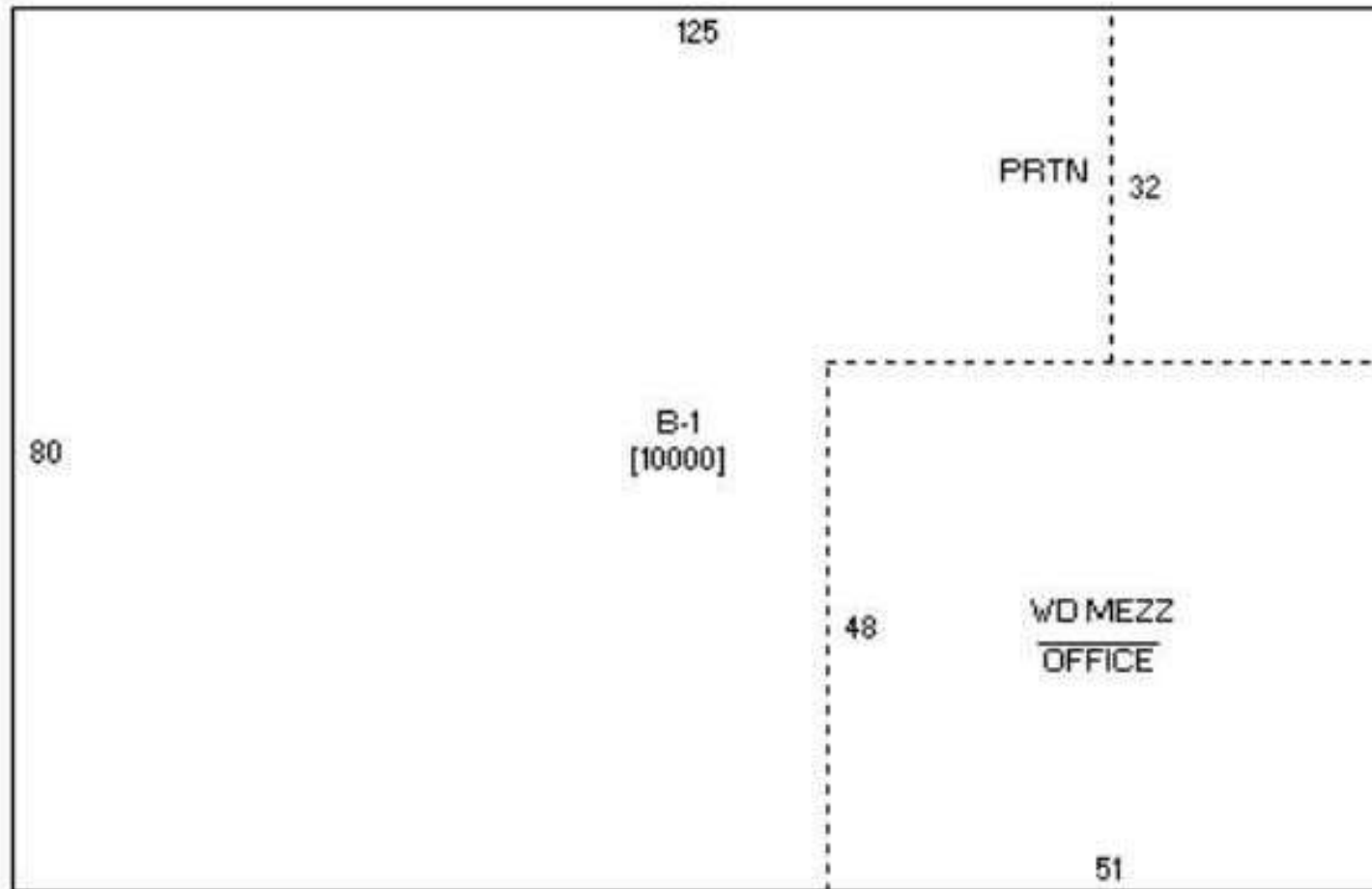




ADDITIONAL PHOTOS

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# LOCATION INFORMATION









RETAILER MAP



section 3

# ADVISOR BIOS





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**PROFESSIONAL BACKGROUND**

**Lunnen Real Estate Services, Inc.**

Lunnen Real Estate Services is a multi-state commercial real estate brokerage and investment firm with more than 35 years of proven success. The firm specializes in the sales and leasing of industrial, office, retail, multifamily, self-storage, and land assets, delivering strategic solutions for property owners, investors, and tenants.

**Jeff Lunnan, Managing Principal & Broker**

With over 20 years of experience, Jeff Lunnan is recognized for his brokerage expertise in the analysis, marketing, and disposition of commercial properties. He has successfully completed more than \$1 Billion in sales and leasing transactions, including over \$800 million in the Bakken oil fields, representing private owners, institutional investors, and national banking institutions.

In addition to his brokerage practice, Jeff has significant experience in entitlement, development, and construction. His track record includes entitling and developing five industrial parks and constructing more than 500,000 square feet of industrial space, while contributing to the development of over 13,000 acres and 2 million square feet of office, industrial, retail, and residential projects across California, North Dakota, Utah, and Colorado.

Licensed as a Real Estate Broker in both North Dakota and California, Jeff brings unmatched market knowledge and a unique combination of brokerage skill and development insight that provides added value to every client engagement.

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