

FOR LEASE

± 5,000 SF Unit with ± 1.5 Acre Yard

5211 W 22ND AVE, 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.lunnennorthdakota.com

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: ±5,000 SF

Lease Rate: \$12.75 SF/yr (NNN)

Lot Size: ±1.5 Acres

Year Built: 2013

Building Size: ±5,000 SF

Zoning: Industrial

PROPERTY OVERVIEW

For Lease Immediately

PROPERTY HIGHLIGHTS

- ± 5,000 SF Unit with ± 1.5 Acre Yard
- Consists of open industrial space, a kitchenette, and 2 bathrooms
- 1 large drive-in door and access to 2 dock-high loading doors
- Fully insulated with in-floor hydronic heat
- Up to 1.5+ acre outside storage available, including a portion of fenced-in area on north side of the building
- Security system
- Located near Sloulin Field International Airport, Williston Municipal Golf Course, hotels, retail establishments, and more

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ADDITIONAL PHOTOS



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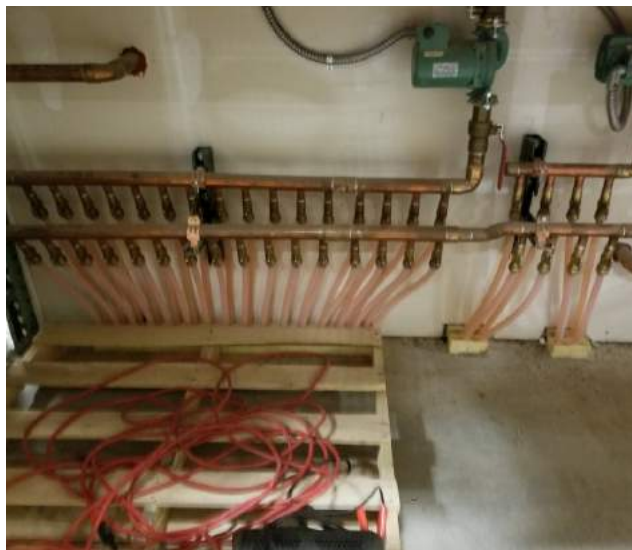
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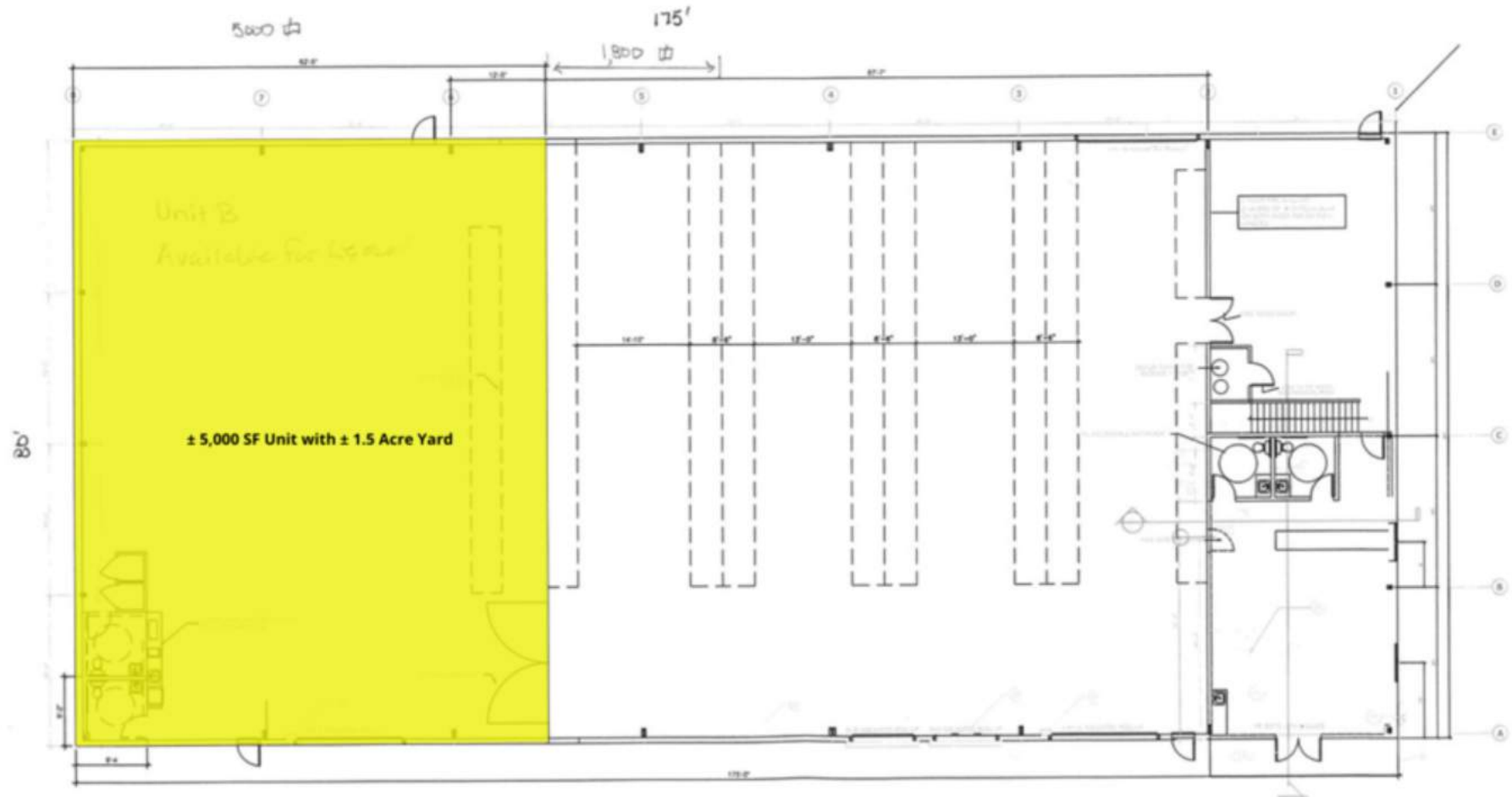
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FLOOR PLANS



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LOCATION MAPS



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RETAILER MAP



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ADVISOR BIO 1



JEFF LUNNEN

Managing Principal & Broker

jeff@lunnen.com

Direct: 701.428.1243

ND #9171 // CalDRE #01716571

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 \$200MM 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 \$900 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.

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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