

**INDUSTRIAL PROPERTY FOR LEASE**  
2600 LINCOLN AVE SOUTH, SIDNEY, MT 59270



9,660 SQ FT SHOP  
FOR LEASE



## PROPERTY DETAILS & HIGHLIGHTS

### Industrial Property For Lease

**9,660 SQ FT Shop For Lease** | 2600 Lincoln Ave South, Sidney, MT 59270

Property Name: 9,660 SQ FT Shop For Lease  
Property Address: 2600 Lincoln Ave South, Sidney, MT 59270  
Property Type: Industrial  
Building Size: 9,660 SF  
Zoning: Commercial  
Rail Access: N/A  
Year Built: 1979

#### PROPERTY OVERVIEW

Shop With 5 Drive Through Bays Available for Lease NOW!

#### LOCATION OVERVIEW

In the Center of Sidney, Montana, the Heart of Eastern Montana, Located at 2508 Lincoln Ave South Sidney, In the Former Sidney Rentals Location.



#### LEASE HIGHLIGHTS

- 8760.00 SQ FT SHOP
- +/- 900 SQ FT OFFICE
- 5 Drive Through Bays
- (10) 12' x 16' Overhead Doors With Openers
- 1 1/2 Ton Bridge Crane; 1/2 the Width Of The Building And Full Length Of The Building
- 30,000 CFM Welding Smoke Evac System
- Poured Concrete Slab
- Roof Mounted HVAC In The Office
- Ceiling Hung Gas Space Heaters In The Warehouse

**Proven Realty | 406.544.6489 | 3009 31st Ave. W #304A, Williston, ND 58801**

#### ERIK PETERSON

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ADDITIONAL  
PHOTOS



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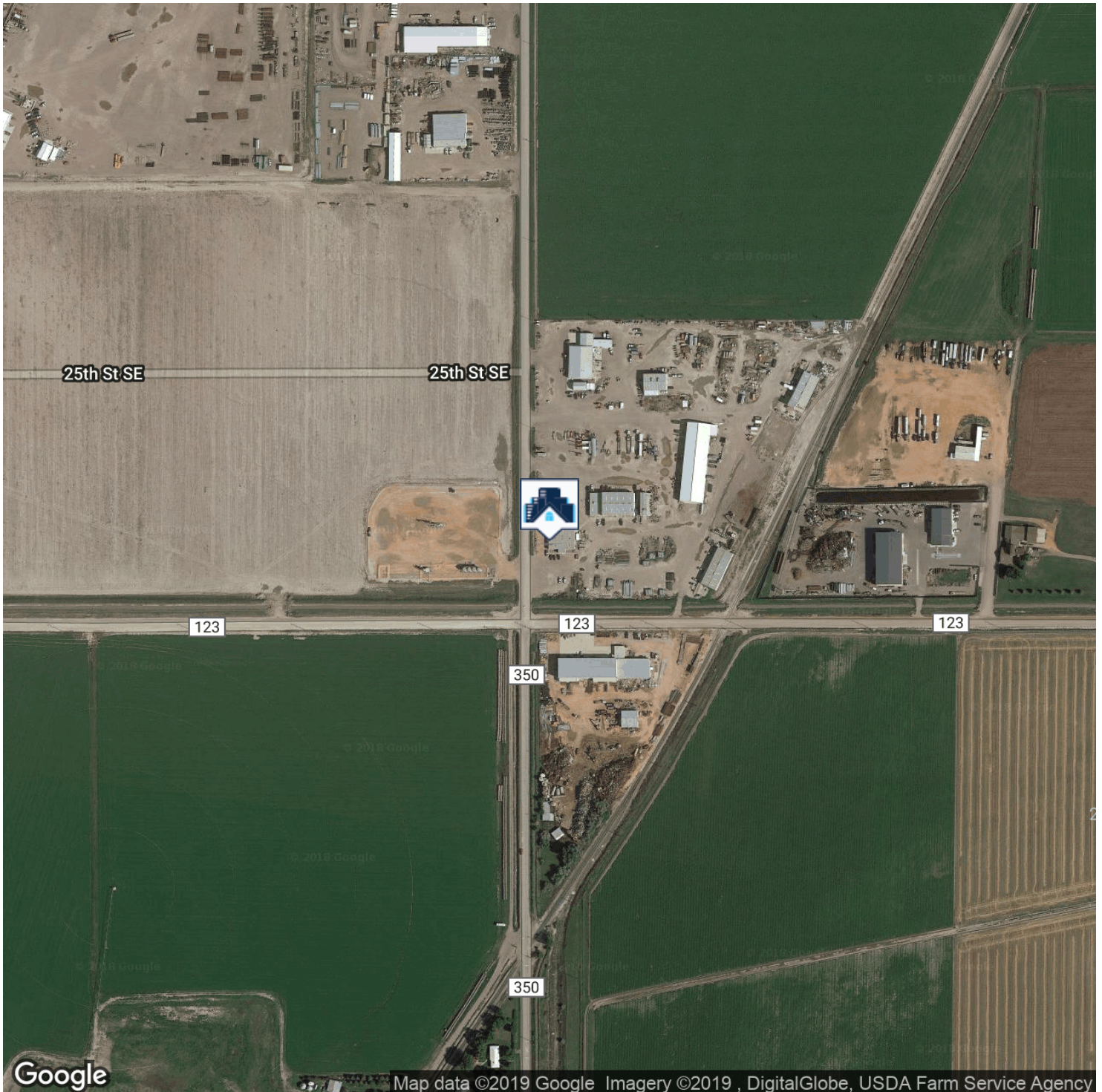
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## LOCATION MAPS



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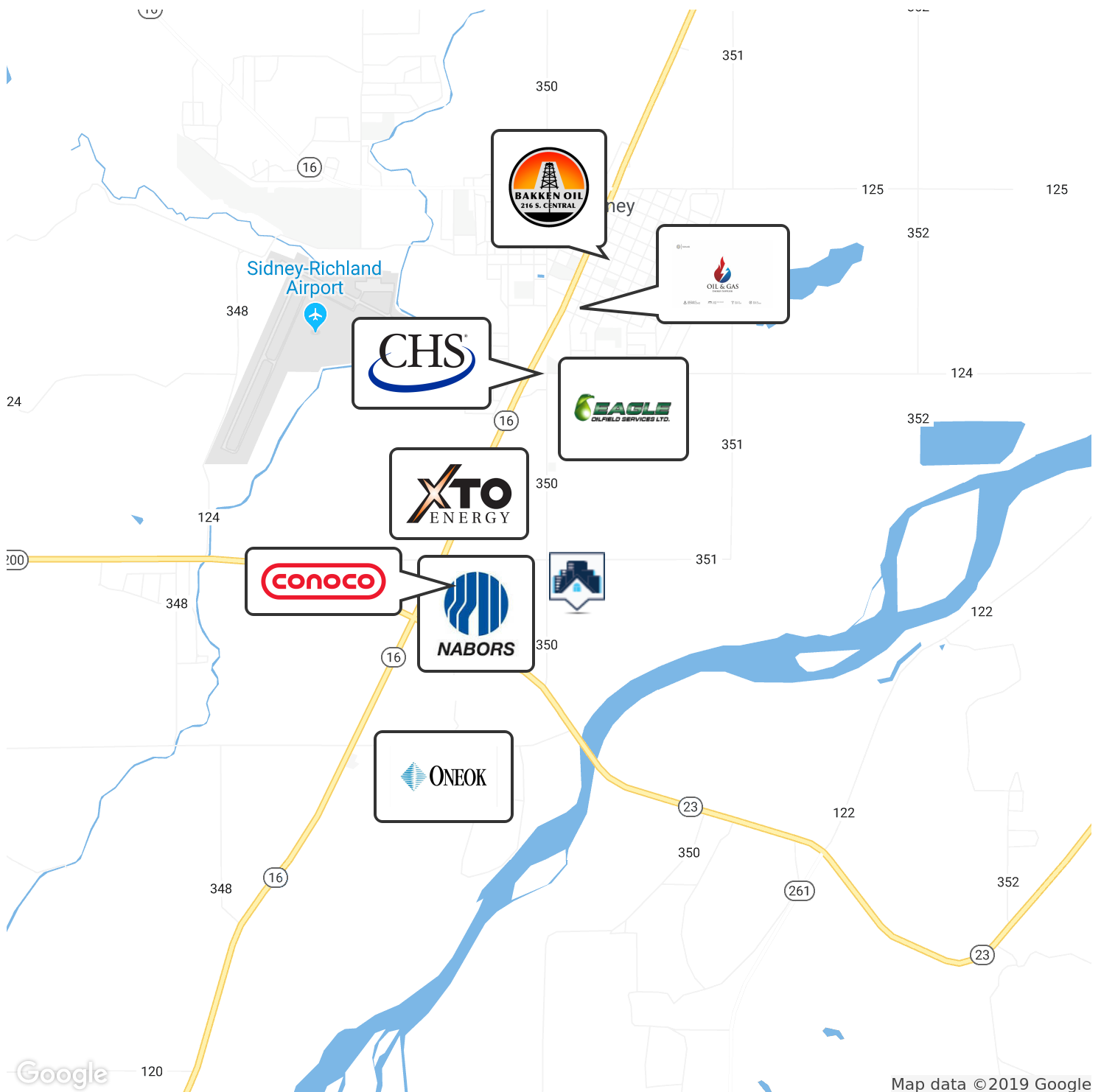
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## RETAILER MAP



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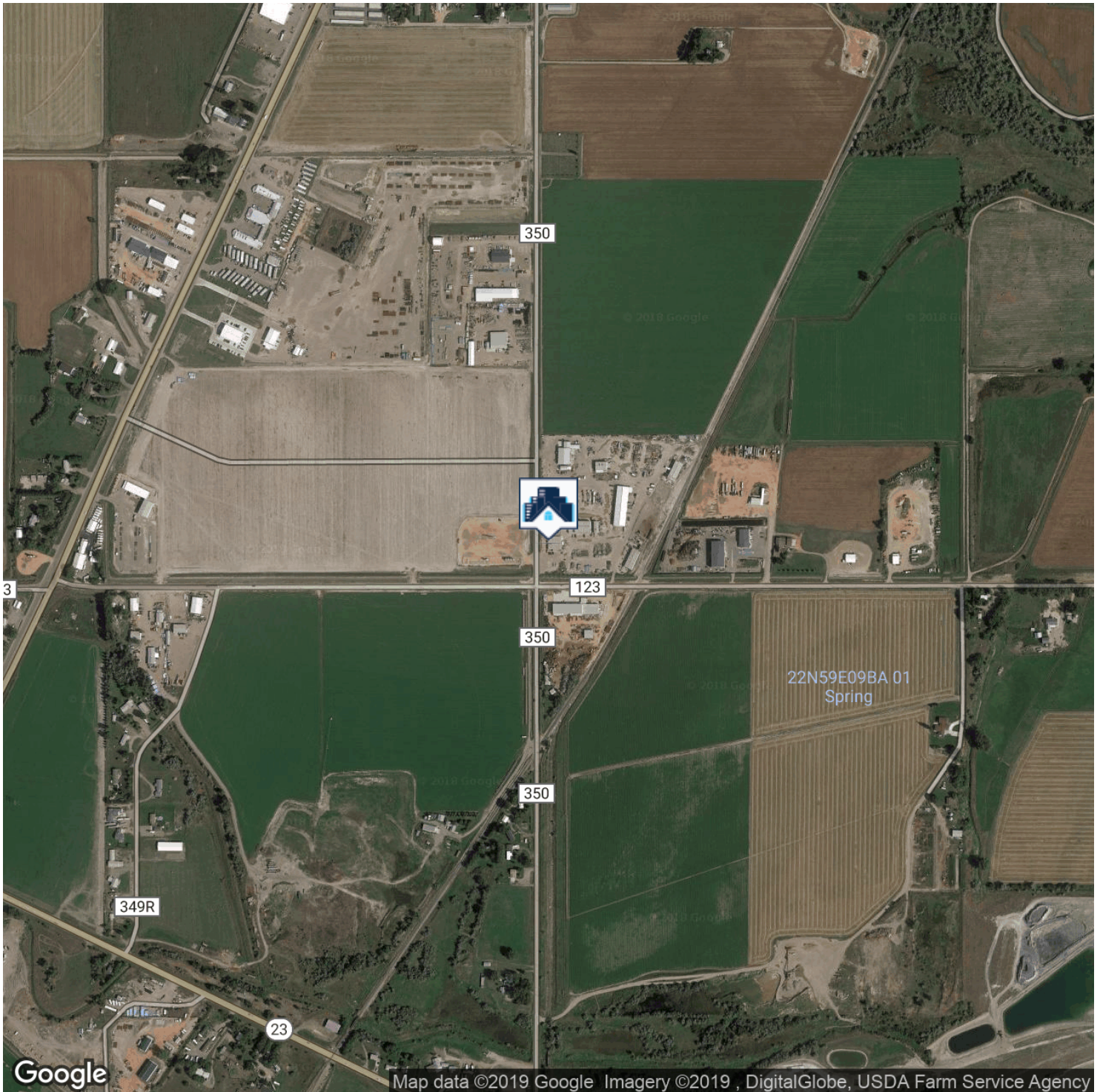
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## AERIAL MAPS



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## ADVISOR BIO 1



### ERIK PETERSON

Owner/Broker

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Direct: 701.369.3949

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### PROFESSIONAL BACKGROUND

Erik Peterson is the founder of Proven Realty and brings extensive experience to the market. Erik was born and raised in Missoula, MT and grew up in a real estate family, where both of his parents had licenses. Over the past eight years, Erik has assisted property owners and tenants with all their real estate needs in North Dakota. In addition, Erik has helped Bakken companies create long term business relationships, develop real estate properties, sell & lease properties of all types, and find short and long term housing for families. He has previously held ownership interests in businesses in the Bakken which specialized in gravel transportation, potable water & septic hauling, porta potties and real estate development.

Erik has been involved in over \$50 million worth of transactions in the Bakken. He founded Proven Realty in 2017. Previously, for 2 ½ years, Erik was a Salesperson at Energy Real Estate Solutions where he played a role in closing over \$10 million of real estate transactions and helped start their workforce housing division. Erik began his real estate career at Keller Williams, where he was their first licensed agent in Missoula, MT. Currently, KW has over 90 licensed agents in this market center.

Previously, Erik was President of Peterson Financial and spent 13 years helping investors reach their personal and financial goals. He held several investment licenses, each with a different specialty. He managed over 400 accounts in 7 states. In addition to his investment management expertise, he has consulted for several corporations to assist them to market, plan, and finance their businesses. This vast financial experience has given Erik a broad and diverse understanding of both corporate finance and business efficiency.

Erik and his wife Paula have four children, three girls and a boy, ages 25, 23, 19, and 16. When he is not working tirelessly to assist clients find property, he likes to hunt, fish, travel, and compete in Spartan Races.

### EDUCATION

North Dakota Real Estate Broker Class-License #9328

Montana Real Estate Broker Supervising Endorsement-License #RRE-BRO-LIC-65900

BA Business Administration (Magna Cum Laude)- Eastern Oregon University-3.89 GPA

Masters Degree Business Administration (Magna Cum Laude)- University of Montana- 3.9 GPA

#### PROVEN REALTY

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