

industrial property

FOR SALE OR LEASE



±10,874 SF INDUSTRIAL BUILDING, OFFICE AND ±3 ACRE YARD
5065 140TH AVE | WILLISTON, ND 58801



LUNNEN
REAL ESTATE SERVICES

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PROPERTY INFORMATION



OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	Negotiable NNN
Number of Units:	1
Available SF:	±10,874 SF
Lot Size:	±3 Acres Fenced & Stabilized
Building Size:	±10,874 SF

PROPERTY HIGHLIGHTS

- ±10,874 SF Industrial Building, Office and ±3 Acre Yard
- Building dimensions: 125' x 80'
- ± 8,060 SF shop
- (2) stories of office
- ±1,940 SF first floor office
- ±874 SF mezzanine office
- ±1,000 SF mezzanine storage
- (4) 14 x 16 automatic overhead doors with protective bollards
- 5 offices, reception area, conference room, kitchenette, break room, training room & multiple bathrooms w/ showers
- Wash bay system with large drain
- Several gas Reznor unit heaters in the shop
- Shop drain with sand/oil separator system
- Large concrete aprons
- Three phase 480 power
- ±3 acres fenced and stabilized
- Large rolling gate entry
- Ideally located near the intersection of HWY 2 & HWY 85



ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS

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section 2

LOCATION INFORMATION



Map data ©2023 Imagery ©2023 , Maxar
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section 3

ADVISOR BIOS



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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 Lunnan 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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