

**FOR LEASE**

## HWY 2 & 145th

HWY 2 & 145TH, WILLISTON, ND 58801



**LUNNEN**  
REAL ESTATE SERVICES

FOR MORE INFORMATION:

**JEFF LUNNEN**

701.428.1243

[jeff@lunnen.com](mailto:jeff@lunnen.com)

30220 RANCHO VIEJO ROAD SUITE A  
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701.428.1243

[www.lunnennorthdakota.com](http://www.lunnennorthdakota.com)

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## EXECUTIVE SUMMARY



### PROPERTY SUMMARY

**Available SF:** 1.5 - 3.0 Acres

**Lease Rate:** Negotiable

**Lot Size:** 3 Acres

**Cross Streets:** 14th Ave NW & Hwy 2

### PROPERTY OVERVIEW

3 acres of stabilized and fenced land available for lease

### PROPERTY HIGHLIGHTS

- Fully Stabilized 3.02 acres for lease
- Fenced with barbed wire
- Cement augured into the soil, then compacted with aggregate
- Paved road access
- Lockable large gate
- Water and power to site
- Over 250,000 in land improvements
- Ready to move onto today!
- Will consider short term leases

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ADDITIONAL PHOTOS



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REGIONAL MAP



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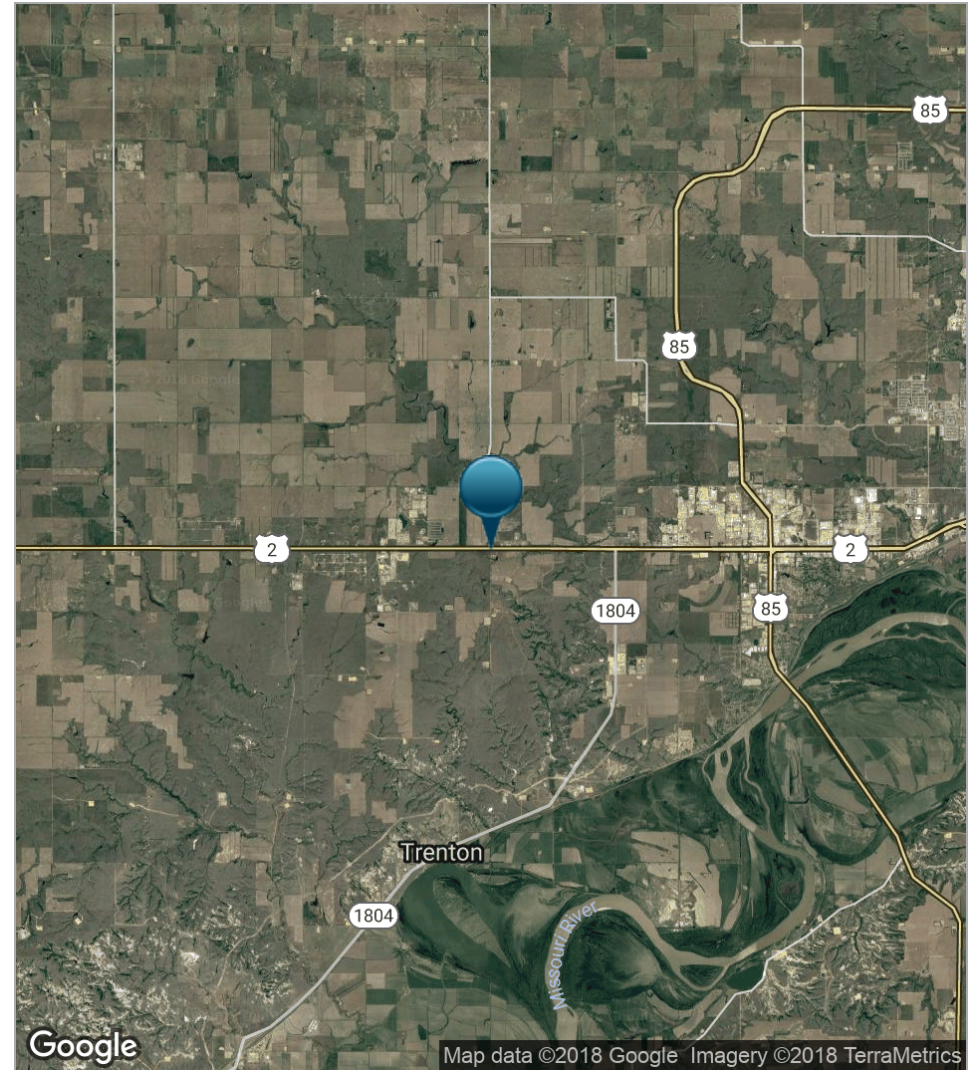
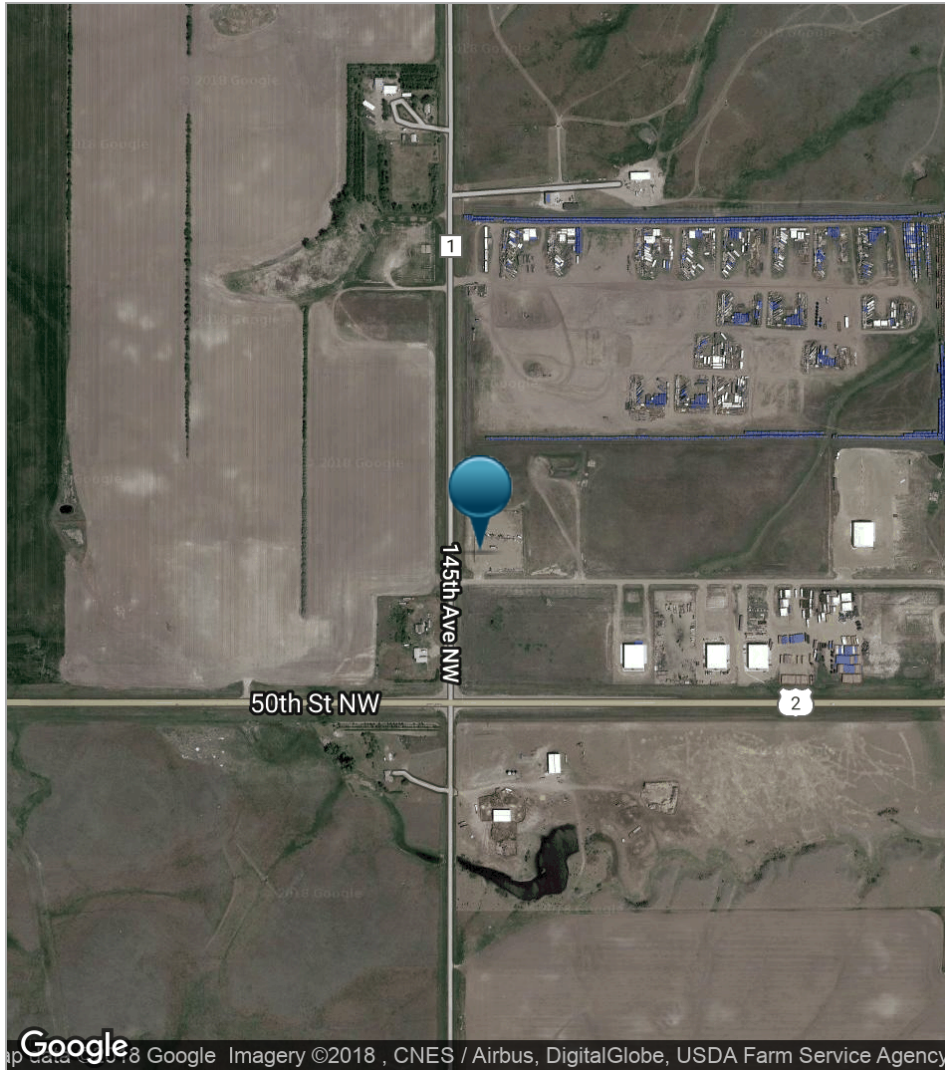
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LOCATION MAPS



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FLOOR PLANS

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AVAILABLE SPACES

**Lease Rate:** NEGOTIABLE      **Total Space** 196,020 SF  
**Lease Type:** NNN      **Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
1.5 acres	Industrial	NEGOTIABLE	NNN	1.5 ACRES	Negotiable	
3 acres	Industrial	NEGOTIABLE	NNN	3 ACRES	Negotiable	

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# HWY 2 & 145th, Williston, ND 58801

ADVISOR BIO & CONTACT 1

## **JEFF LUNNEN**

**Managing Principal & Broker**



30220 RANCHO VIEJO ROAD  
San Juan Capistrano, CA 92675

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ND #9171

### **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.

### **Memberships & Affiliations**

Jeff is a licensed Real Estate Broker in both California & North Dakota, licensed by FINRA, and is a CA Registered Securities Agent.

### **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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