

industrial property

FOR LEASE

±12,000 SF INDUSTRIAL SHOP WITH FENCED YARD
13370 CARTWRIGHT LOOP NW | WILLISTON, ND 58801

 **LUNNEN**
REAL ESTATE SERVICES

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PROPERTY INFORMATION





OFFERING SUMMARY

Lease Rate:	Negotiable (NNN)
Number of Units:	1 -2
Available SF:	±6,000 SF, ±12,000 SF Available
Building Size:	±12,000 SF

PROPERTY HIGHLIGHTS

- ±12,000 SF Industrial Shop, Office & Yard
- Fully fenced and stabilized yard space and front parking lot
- ±1600 SF of built out office space
- (4) drive though bays
- (8) 16 x 14 automatic overhead doors with protective bollards
- Trench drains in shop
- Sand/oil separator system
- Site has full soil cement (hard surface, augured cement into the soil and compacted with aggregate)
- Great location just off of the Eastern Truck Bypass (County Road 9)
- Additional ±2.5 acre yard available separately
- ±6,000 SF or ±12,000 SF Available



ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS

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LOCATION INFORMATION





Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

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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 Lunnen 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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