

INDUSTRIAL PROPERTY FOR LEASE  
6424 WICKUM RD, WILLISTON, ND 58801



8,800 SQ FT BUILDINGS;  
TWO 4,400 SQ FT  
SUITES FOR LEASE



EXECUTIVE  
SUMMARY

## OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (NNN)
Building Size:	17,600 SF
Available SF:	4,400 SF
Lot Size:	2.88 Acres
Number of Units:	4
Year Built:	2014

## PROPERTY OVERVIEW

This multi-tenant industrial warehouse is located in the heart of Bakken oil activity, just north of Williston, within the 13 Mile Center Commercial Park. The property features 8,800 SQ FT of space and is divided into two 4,400 Sq Ft suites. The available suites include +/-3,780 SQ FT of shop space and +/-620 SQ FT of office space and two restrooms, with two 14'x18' overhead doors, 20-foot ceiling height, and three-phase power.

This property is just North of Highway 2, on pavement, and is ideal for businesses in the oil and gas industry, as well as other industries that require large commercial spaces. The 13 Mile Center Commercial Park is also home to a Pilot Travel Center, making it a convenient location for your employees and customers.

Don't miss out on this opportunity to lease a prime industrial space in the heart of Bakken oil industry. Call Erik or Lucas to schedule a tour.

\*Owners are licensed North Dakota Real Estate Agents.

## PROPERTY HIGHLIGHTS

- 8,800 SQ FT Each; Two Suites
- Each 4,400 SQ FT Suite (3,780 SQ FT shop space) & (620 SQ FT office) including;
- 2 (14'x18') OH Door & 20' Ceiling Height
- 2 Handicap Accessible Bathrooms
- R-19 Insulation & Dual Pane Windows
- Ideally Located in 80 Acre Commercial Park

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ADDITIONAL  
PHOTOS



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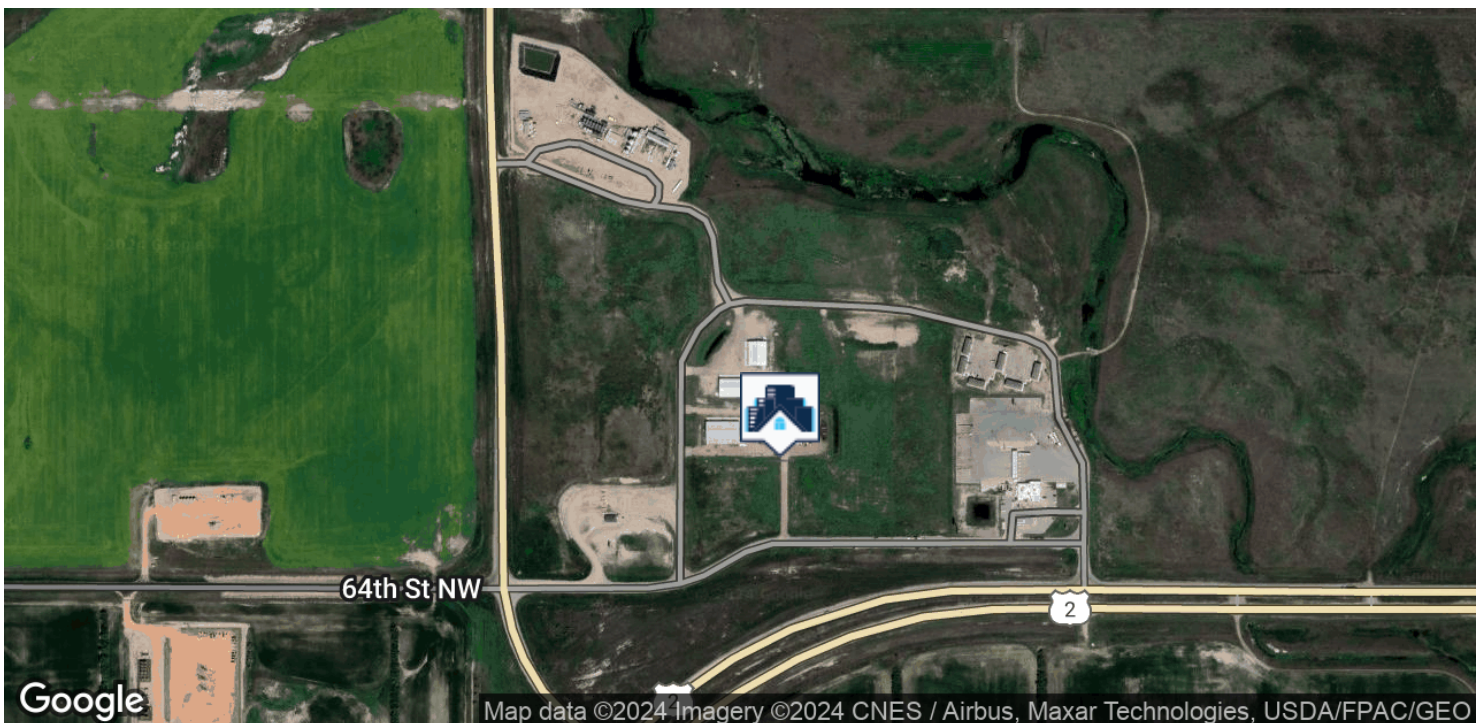
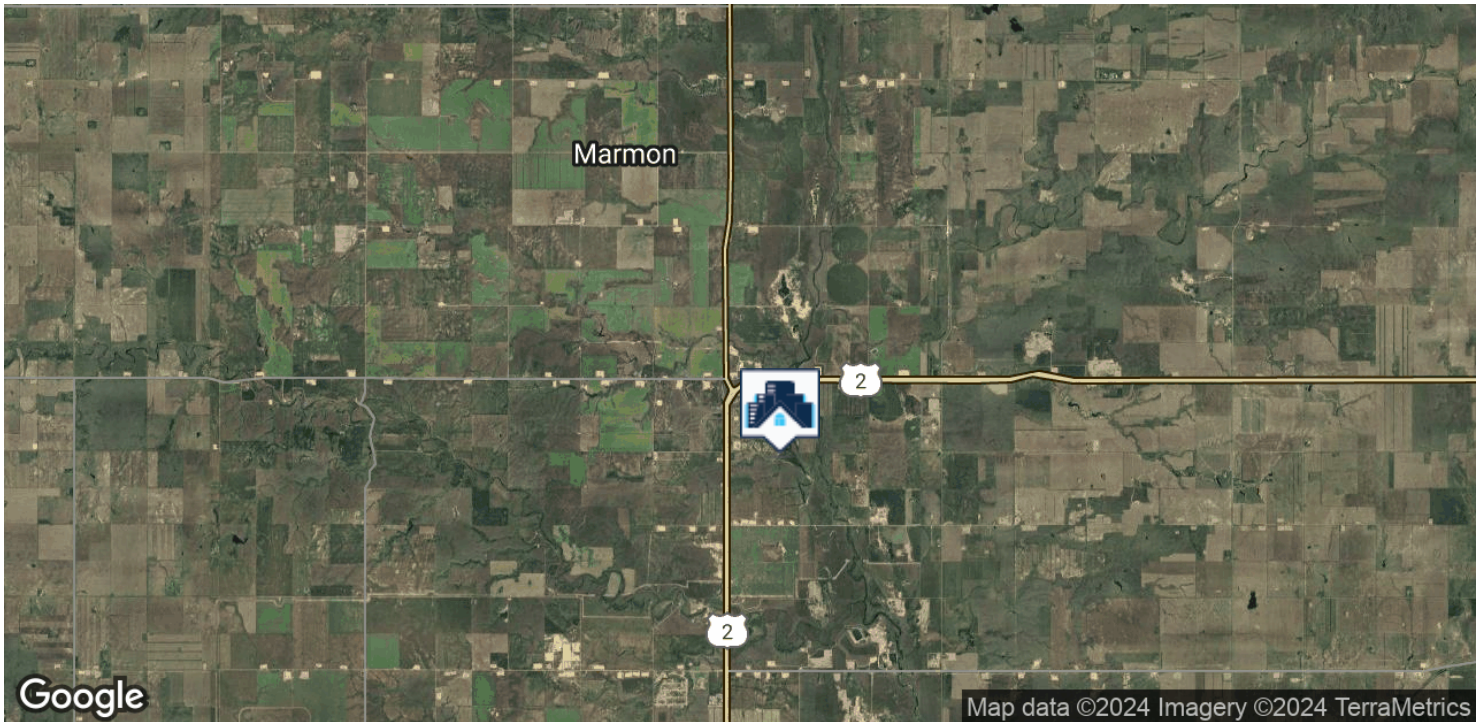
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## LOCATION MAP



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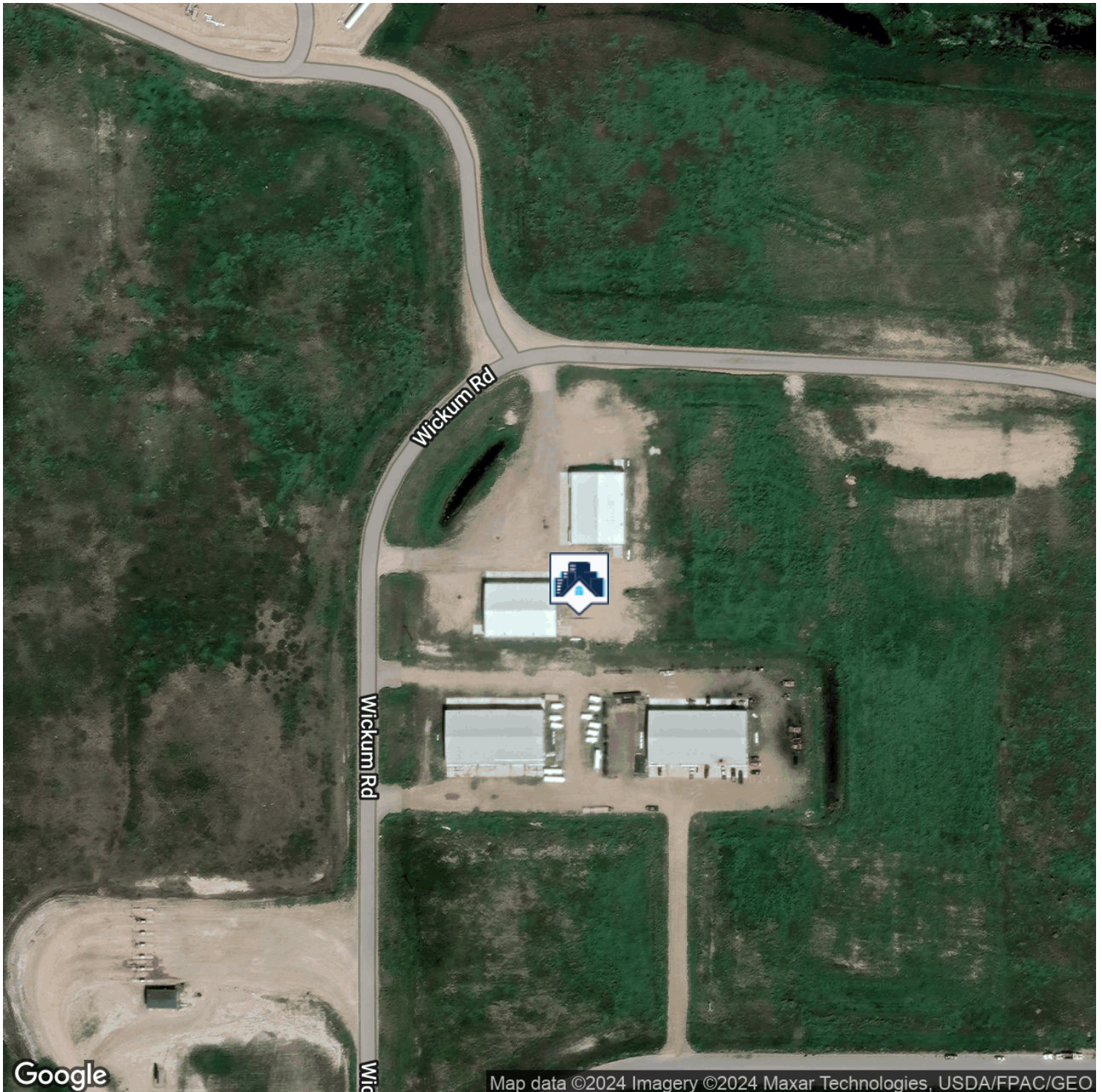
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## AERIAL MAP



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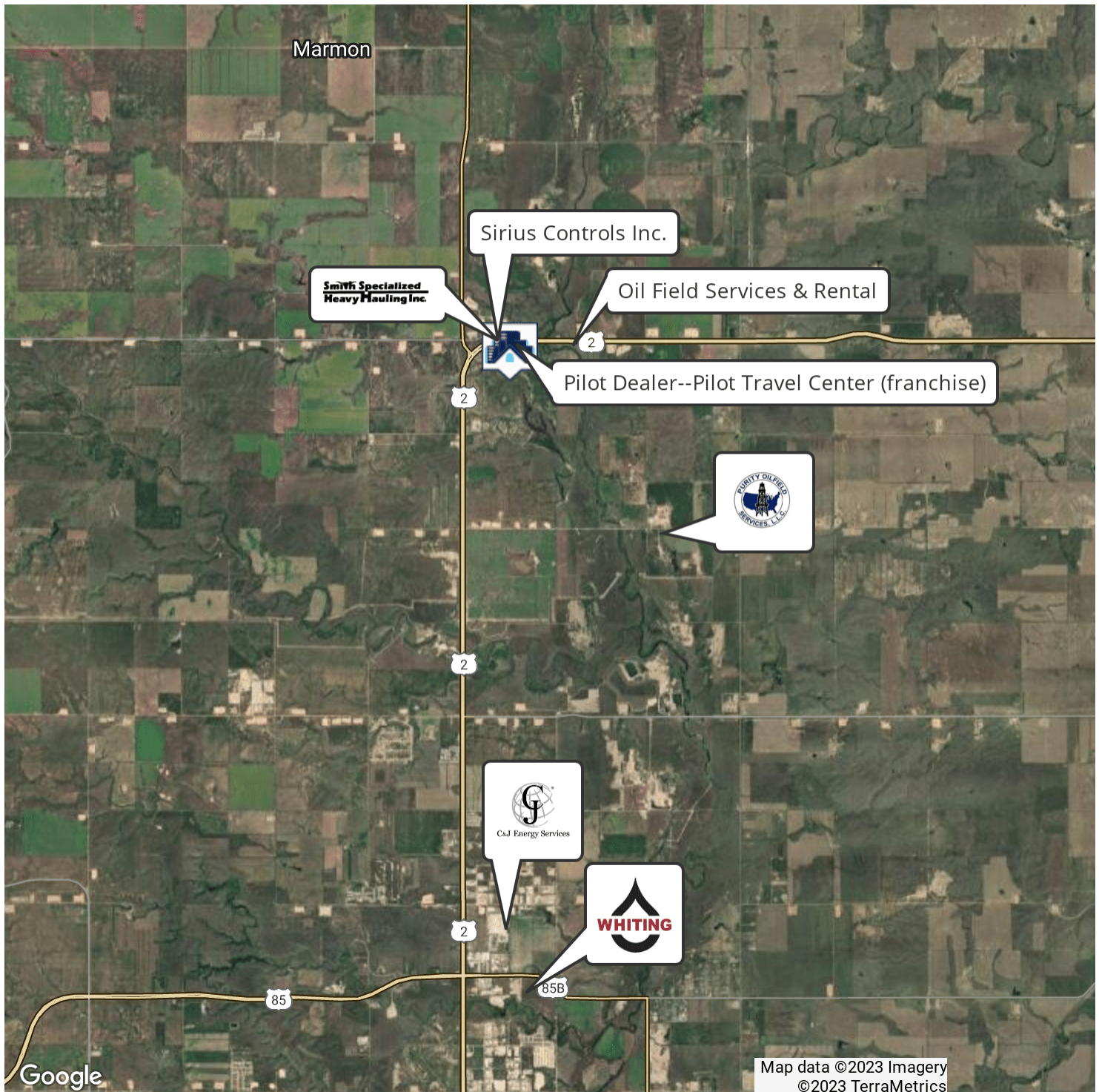
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## RETAILER MAP



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## ADVISOR BIO 1



### ERIK PETERSON

Owner/Broker

Erik@ProvenRealtyND.com

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 \$300 million worth of transactions in the Bakken. He founded Proven Realty in 2017. Previously, 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 100 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 has four children, ages 28, 26, 22, & 20. When he is not working tirelessly to assist clients with all of their property needs, he likes to hunt, fish, travel, and compete in Spartan Races.

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#### ERIK PETERSON

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## ADVISOR BIO 2



### LUCAS NATWICK

Director of Sales and Agent Attraction

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Direct: **701.580.0564**

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### PROFESSIONAL BACKGROUND

Born and Raised in Williston, Lucas has many lifetime connections throughout the Bakken. As a graduate of Williston State College, Lucas studied Real Estate and Business Management before entering the Oil and Gas Industry. Like many in that industry, he was let go during the oil crash of 2020 and decided it was time to put his education in Real Estate to work. Since entering Real Estate full time Lucas has closed over \$20 Million in local real estate transactions.

When away from Real Estate, Lucas enjoys spending his time hunting, refereeing High School football games, spending time with his family and volunteering on local nonprofit boards. Lucas currently serves on the Board of Directors for Upper Missouri Ministries and the Williston Board of Realtors, while previously serving on the Board of the Williston Moose Lodge.

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