

HIGH-END 9,500 SQ FT SHOP FOR LEASE

12632 23RD ST NW, WATFORD CITY, ND
58854



HIGH-END INDUSTRIAL
SHOP- +/- 9,500 SQ
FT WITH OFFICES



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 9,500 SF

Lease Rate: \$8,000/Month

Lot Size: 1.2 Acres

Building Size: 9,500 SF

Zoning: Heavy Industrial

PROPERTY OVERVIEW

NEW TO MARKET! High End Industrial Shop 9,500 SQ FT-With Offices Fenced Yard, and Nearby Adjacent Housing

PROPERTY HIGHLIGHTS

- High End Industrial Shop 9,500 SQ FT With Custom Offices
- Fenced Yard Site Has Gated Entrance For Enhanced Security
- Dual High-End Custom Office Space
- Functional Shop Space With All The Extras: Wash Bay With Floor Drains, Pressure Washer, Air Hoses, Etc.
- Zoned "Heavy Industrial", Good For a Variety of Business Use
- High Capacity Diesel And Gas Fuel Tanks Available
- Additional On Site Company Housing & Office Trailer Available
- 2 Acre Fenced Yard With Security Gate Available Next Door If Needed
- Strategic Location, On Blacktop- County Road 30, Just West of Highway 30,
- Available For August 1, 2020
- Owner is a Licensed Real Estate Salesperson

Proven Realty | 406.544.6489 | 310 Airport Road, Suite 50, Williston, ND 58801

ERIK PETERSON

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PROPERTY DETAILS & HIGHLIGHTS

Industrial Property For Lease

NEW TO MARKET! High End Industrial Shop-+/-9,500 SQ FT-With Offices | 12632 23rd St NW, Watford City, ND 58854

Property Name: Two High End Industrial
Property Address: 12632 23rd St NW, Watford City, ND 58854
Property Type: Industrial
Lot Size: 1.2 AC
Building Size: 9,500 SF
Building Class: A
Zoning: Heavy Industrial

PROPERTY OVERVIEW

High End Industrial Shop-9,500 SQ FT-With Offices
Fenced Yard, and Nearby Adjacent Housing

LOCATION OVERVIEW

On The South Side of Watford City, On County Road 30,
Just West Of Highway 85.



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ADDITIONAL
PHOTOS



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ADDITIONAL PHOTOS



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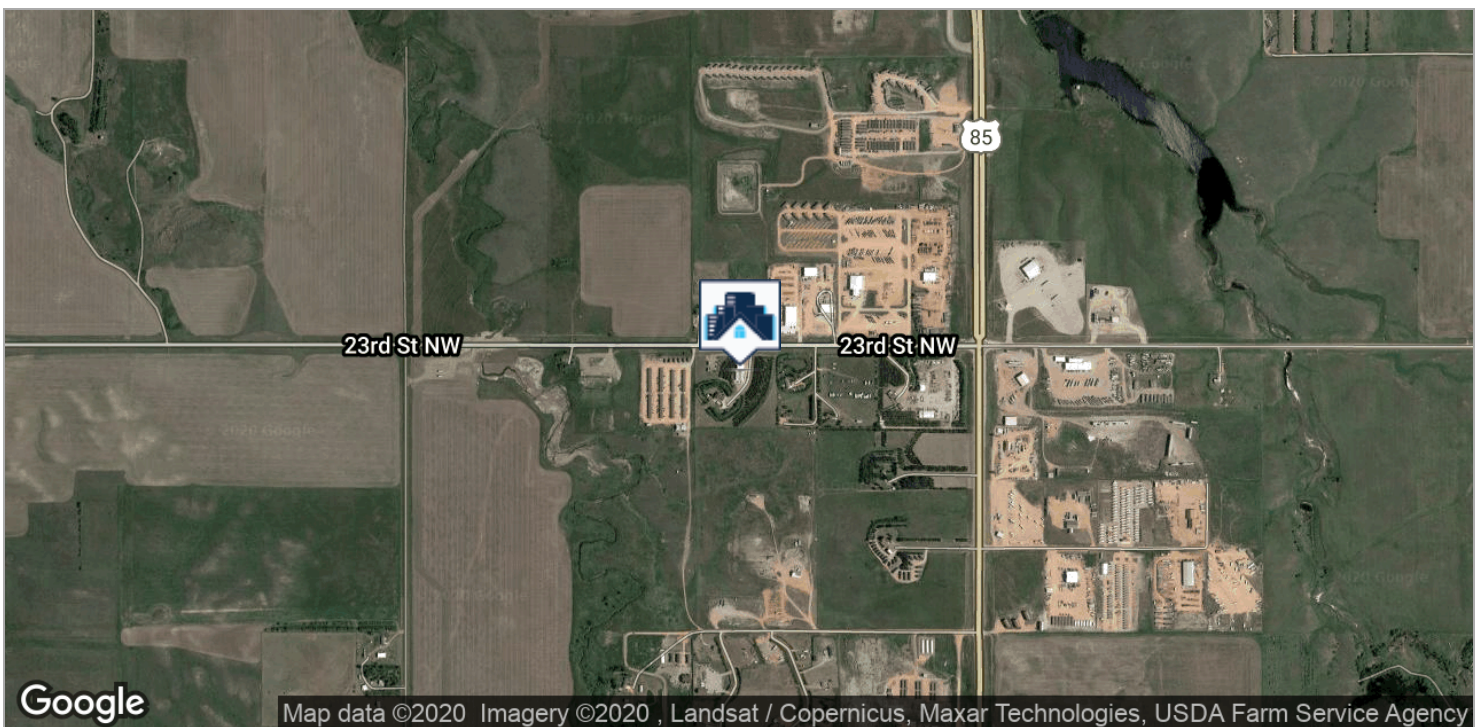
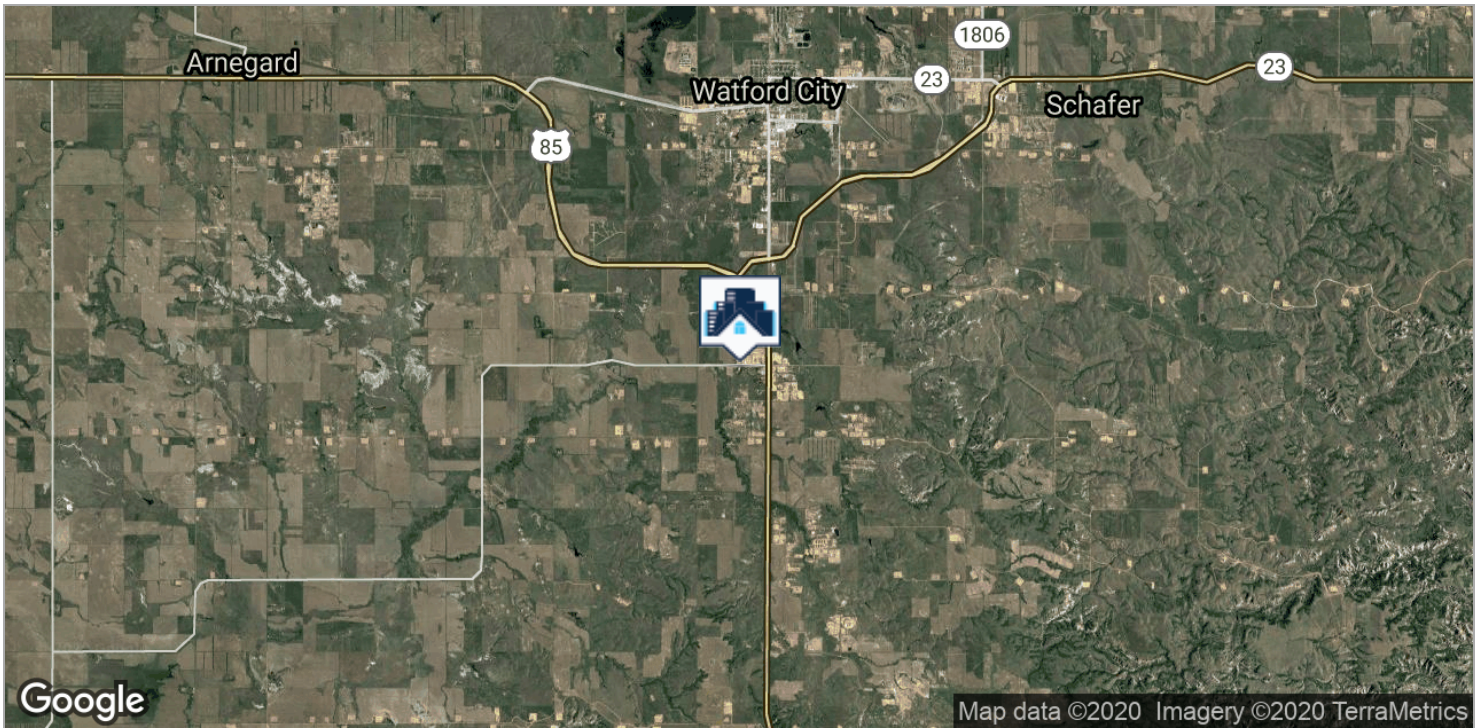
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LOCATION MAPS



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RETAILER MAP



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AERIAL MAP



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ADVISOR
BIO**ERIK PETERSON**

Owner/Broker

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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 \$80 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 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 of 25 years, Paula, have four children. 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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