

flex/commercial property

FOR SALE OR LEASE

±11,520 SF FLEX/COMMERCIAL BUILDING | ±7.72 ACRE STABILIZED YARD

1218 42ND ST W | WILLISTON, ND 58801

LUNNEN
REAL ESTATE SERVICES

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lunnen Real Estate Services, LLC in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY INFORMATION 3

LOCATION INFORMATION 8

ADVISOR BIOS 12

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section 1

PROPERTY INFORMATION

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OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	Negotiable (NNN)
Available SF:	±11,520 SF
Lot Size:	±7.72 Acres

PROPERTY HIGHLIGHTS

- ±11,520 SF Flex/Commercial Building | ±7.72 Acre Stabilized Yard
- Zoned C-2 (General Commercial) — well suited to wholesale/distribution with a retail or showroom component, contractor service or trade shop with office, auto sales/service/repair, plumbing or sheet metal shop, or mini-storage
- Main Shop: 9,600 SF (120' x 80') with ±1,380 SF office build-out and mezzanine storage
- Additional ±1,200 SF shop and ±720 SF office buildings onsite
- (2) 16' x 16' automatic overhead doors with protective bollards
- (4) 16' x 20' automatic overhead doors with protective bollards
- Multiple gas-fired Reznor unit heaters throughout shop
- In-floor radiant heat system
- Trench drain with sand/oil separator
- Large concrete aprons
- 8" reinforced concrete slab
- ±7.72 acres of fully fenced, stabilized yard
- Excellent location near Walmart off of 42nd Street W
- Paved access

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ADDITIONAL PHOTOS

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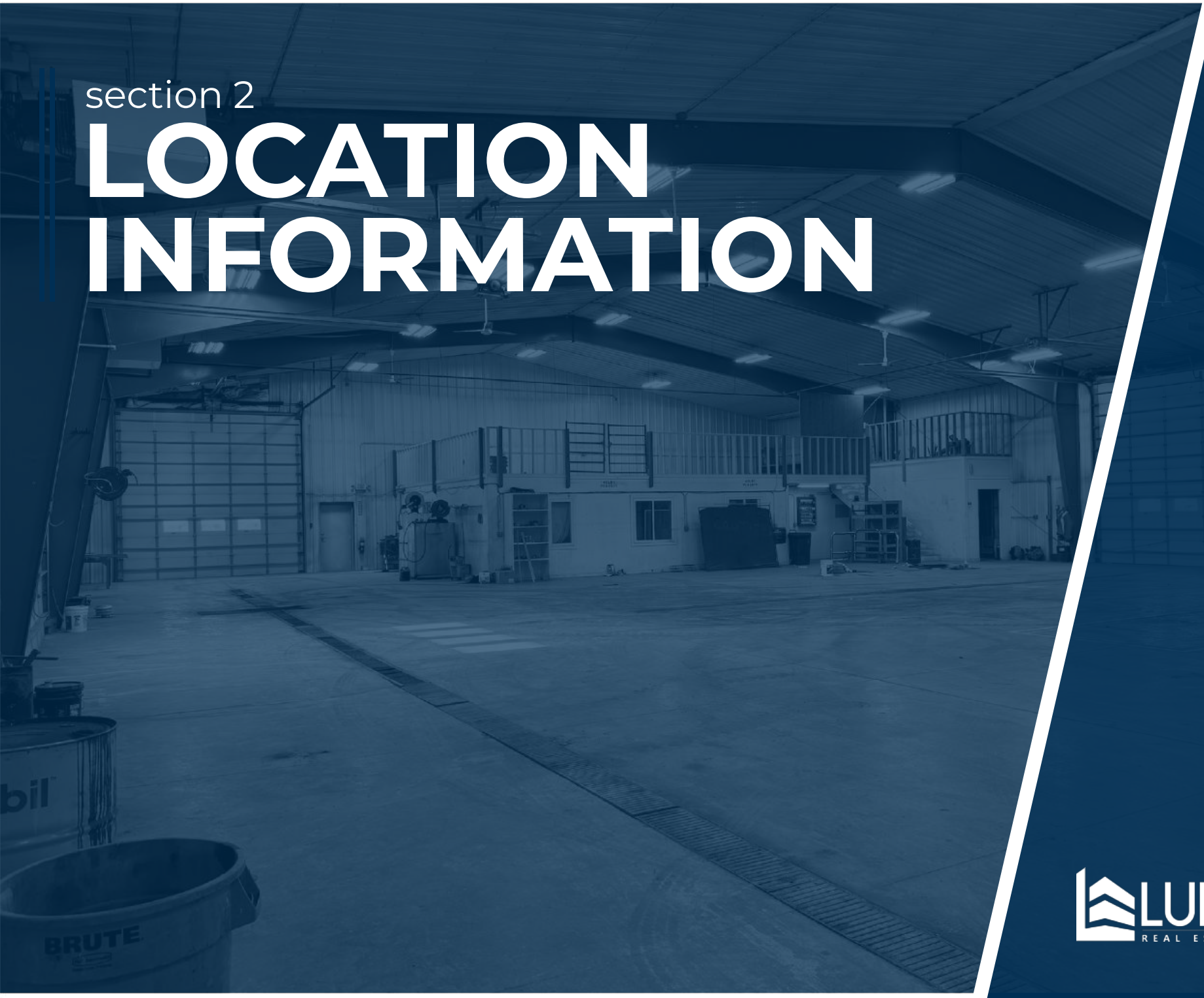




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section 2

LOCATION INFORMATION

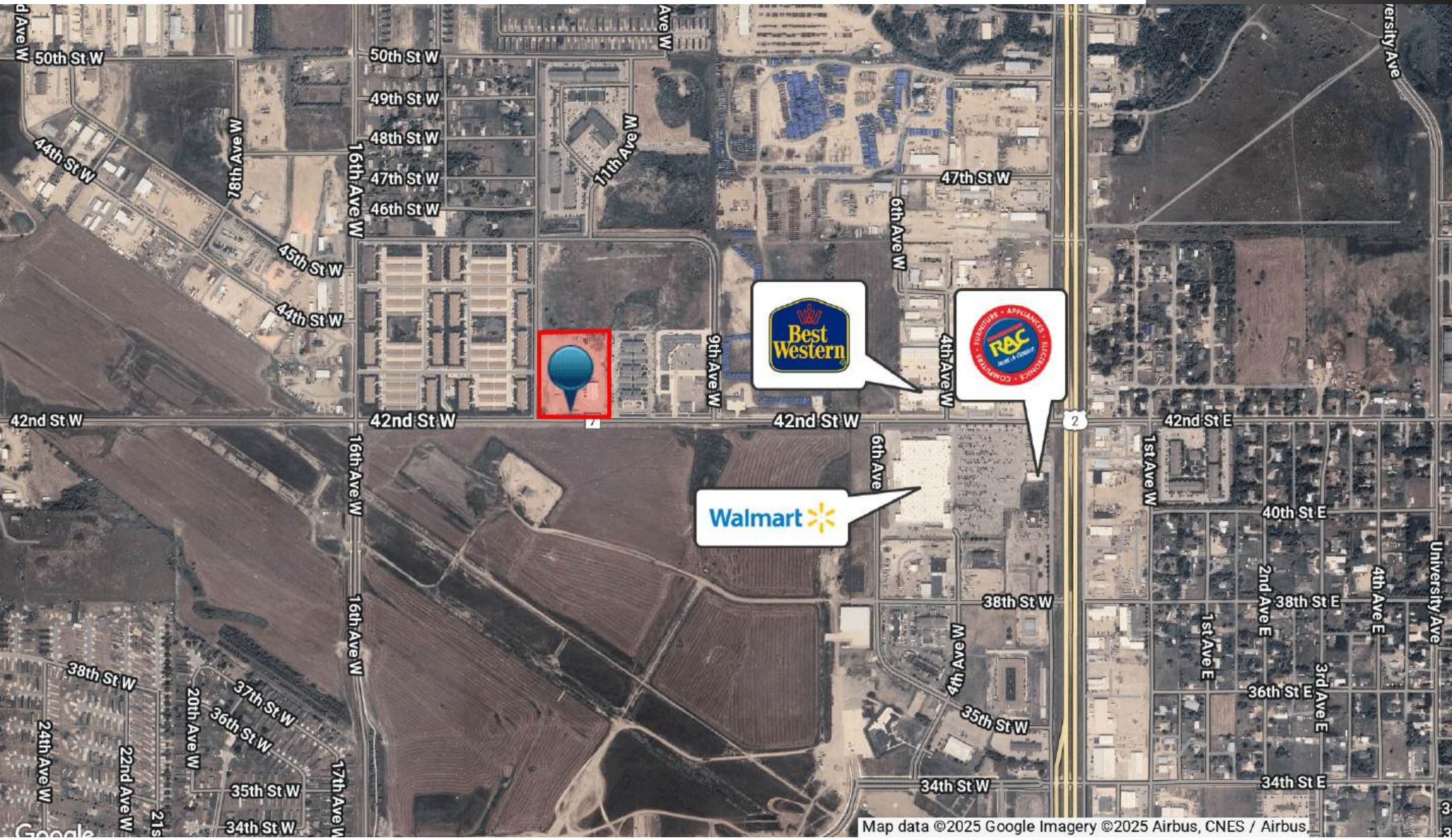
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RETAILER MAP

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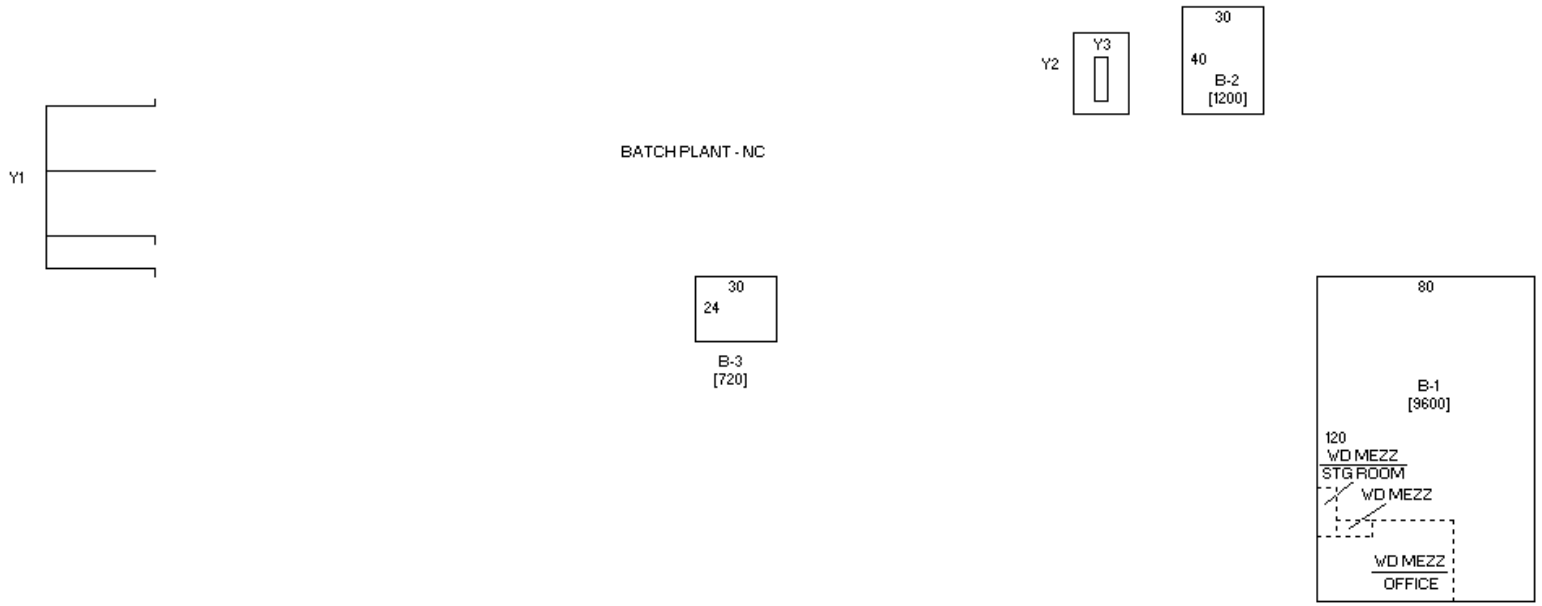
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section 3

ADVISOR BIOS

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JEFF LUNNEN

Managing Principal & Broker

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ND #9171 // CalDRE #01716571

PROFESSIONAL BACKGROUND

Lunnen Real Estate Services, Inc.

Lunnen Real Estate Services is a multi-state commercial real estate brokerage and investment firm with more than 35 years of proven success. The firm specializes in the sales and leasing of industrial, office, retail, multifamily, self-storage, and land assets, delivering strategic solutions for property owners, investors, and tenants.

Jeff Lunnen, Managing Principal & Broker

With over 20 years of experience, Jeff Lunnen is recognized for his brokerage expertise in the analysis, marketing, and disposition of commercial properties. He has successfully completed more than $1 Billion in sales and leasing transactions, including over $600 million in the Bakken oil fields, representing private owners, institutional investors, and national banking institutions.

In addition to his brokerage practice, Jeff has significant experience in entitlement, development, and construction. His track record includes entitling and developing five industrial parks and constructing more than 500,000 square feet of industrial space, while contributing to the development of over 13,000 acres and 2 million square feet of office, industrial, retail, and residential projects across North Dakota, California, Utah, and Colorado.

Licensed as a Real Estate Broker in both North Dakota and California, Jeff brings unmatched market knowledge and a unique combination of brokerage skill and development insight that provides added value to every client engagement.

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