LUNNEN
REAL ESTATE SERVICES

INDUSTRIAL PROPERTY

For Lease



420

HEAVY INDUSTRIAL | HWY 1804

22nd Ave E

WILLISTON, ND 58801

±16,200 SF Drive Through Shop

Contact Broker | (3) 180' Drive Through Lanes | 480V Three Phase

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READ BEFORE PROCEEDING

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01

SECTION 1

PROPERTY INFORMATION



OFFERING SUMMARY

LEASE RATE

Contact Broker

AVAILABLE SF

±16,200 SF

DIMENSIONS

±90' x 180'

LOCATION DESCRIPTION

East side of Williston on Hwy 1804 (East Broadway), in a heavy industrial corridor.

HEAVY INDUSTRIAL | DRIVE THROUGH SHOP

PROPERTY DESCRIPTION

420 22nd Ave E is a ±16,200 SF heavy industrial drive through shop on Hwy 1804 in Williston, built in 2011. The steel frame building measures ±90' x 180'. Three drive through lanes run the full 180' length with overhead doors at both ends, so trucks and rigs pull in and pull out without backing.

There are nine overhead doors, four at each end and one on the side, with sizes including 14' x 16' and 18' x 18'. The building has 480V three phase power, in floor heat and radiant gas heat with a make up air unit, metal liner walls and ceiling, elevated catwalks, a separate mechanical room and a restroom. The site has full concrete access and a surrounding apron.

The site sits along Hwy 1804 (East Broadway) in a heavy industrial corridor on the east side of Williston. It suits oil and gas service, trucking and fleet, mechanical and repair, and equipment storage users. Office build out or an office trailer and adjacent yard are available, negotiable with the lease.

PROPERTY HIGHLIGHTS

- ±16,200 SF heavy industrial shop, ±90' x 180'
- (3) drive through lanes, full 180' length
- (9) overhead doors, four at each end plus a side door
- 480V three phase power
- In floor heat and radiant gas heat, make up air unit
- Catwalks, restroom, mechanical room
- Office build out or trailer, negotiable with lease
- Adjacent yard available, negotiable with lease
- Full concrete access and surrounding apron
- Built in 2011, steel frame, ±20' eave height
- On Hwy 1804 in a heavy industrial corridor

JEFF LUNNEN
701.428.1243 | jeff@lunnen.com



EXTERIOR



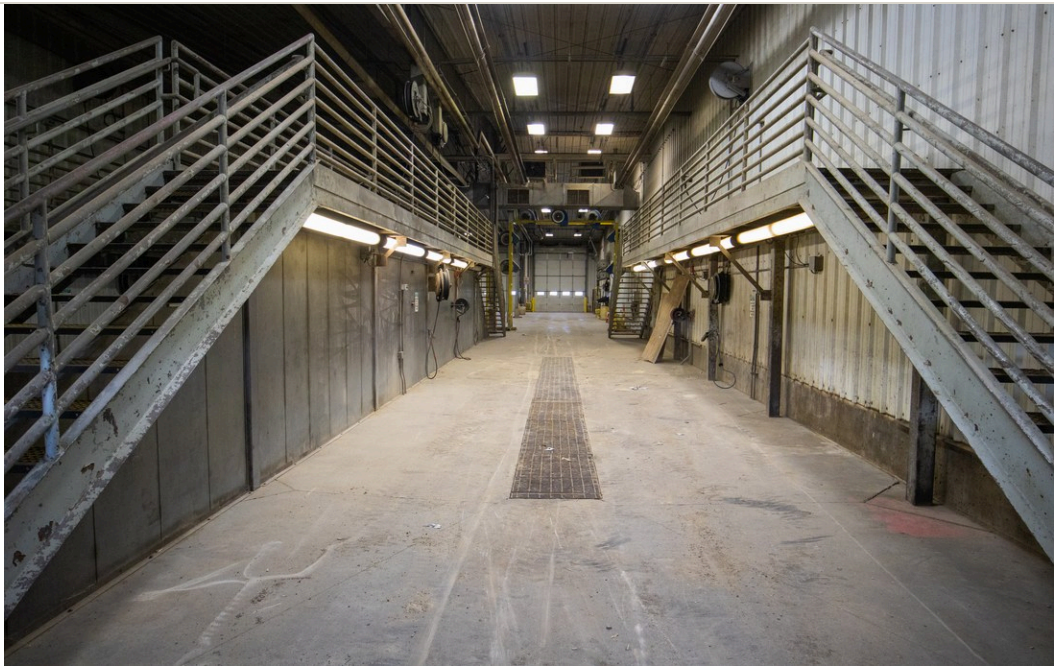




JEFF LUNNEN
701.428.1243 | jeff@lunnen.com



SHOP INTERIOR







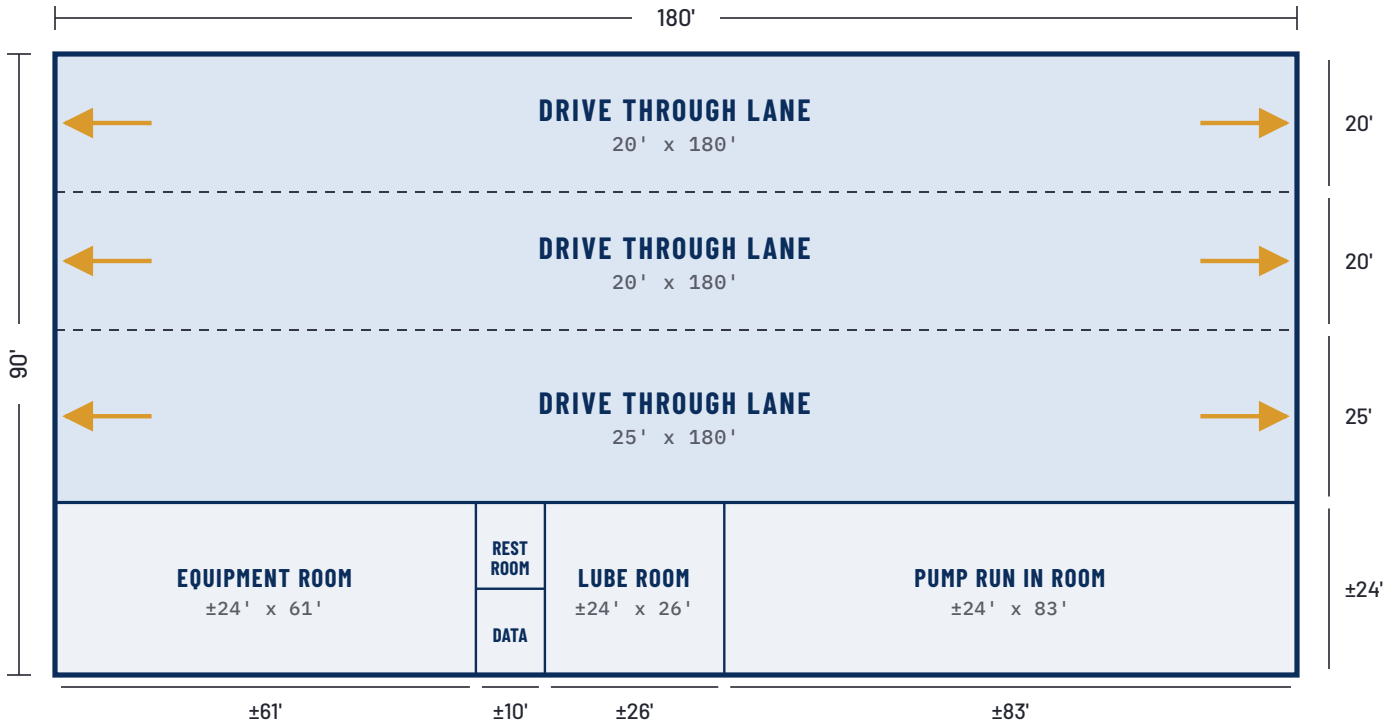
JEFF LUNNEN
701.428.1243 | jeff@lunnen.com

FLOOR PLANS

SHOP FLOOR PLAN

NOT TO SCALE. LAYOUT FOR REFERENCE ONLY.
CONFIRM WITH BROKER.

1 MAIN LEVEL | FULL BUILDING



BUILDING

±16,200 SF

±90' X 180'

LAYOUT

Three drive through lanes run the full 180' length with doors at both ends. An equipment wing along one side holds the equipment, lube, pump run in and data rooms and a restroom.

Drawn from the 2011 as built drawings (Sheet A1.0). Room sizes approximate.

JEFF LUNNEN
701.428.1243 | jeff@lunnen.com

FLOOR PLANS

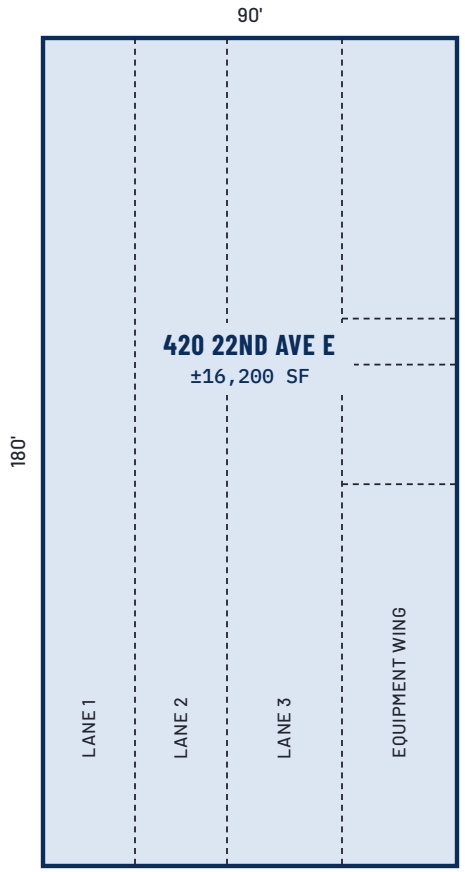
BUILDING PLAN

420 22ND AVE E

±16,200 SF heavy industrial
drive through shop

FULL BUILDING SHOWN.
ROOM LAYOUT SHOWN ON PAGE 07.

NOT TO SCALE. LAYOUT FOR REFERENCE ONLY.
CONFIRM WITH BROKER.



BUILDING SPECIFICATIONS

LEASE RATE	Contact Broker
BUILDING SIZE	±16,200 SF
BUILDING DIMENSIONS	±90' x 180'
EAVE HEIGHT	±20'
YEAR BUILT	2011
CONSTRUCTION	Steel frame, metal liner walls and ceiling
DRIVE THROUGH LANES	(3), full 180' length, doors at both ends
LANE WIDTHS	20', 20' and 25'
OVERHEAD DOORS	(9): four per end, one side; 14' x 16' and 18' x 18', power operated
POWER	480V three phase
SHOP HEAT	In floor heat and radiant gas heat
VENTILATION	Make up air unit
FLOOR	Spill pad floor
CATWALKS	Elevated catwalks
EQUIPMENT WING	Equipment, lube, pump run in and data rooms
RESTROOM	Yes
OFFICE	Build out or trailer, negotiable with lease
YARD	Available, negotiable with lease
PAVING	Full concrete access and apron
EXISTING EQUIPMENT	Wash equipment can stay or be removed

BUILDING DATA: WILLIAMS COUNTY AND 2011 AS BUILT DRAWINGS. CONFIRM WITH BROKER.

JEFF LUNNEN
701.428.1243 | jeff@lunnen.com

02

SECTION 2

LOCATION INFORMATION



LOCATION MAP



IMAGERY: USDA NAIP, USGS THE NATIONAL MAP. ROADS: US CENSUS BUREAU TIGER/LINE 2024.

BY ROAD

East side of Williston on Hwy 1804 (East Broadway), east of downtown.

420 22ND AVE E | DOWNTOWN | HIGHWAYS

JEFF LUNNEN
701.428.1243 | jeff@lunnen.com

SITE AERIAL



THE SITE

On 22nd Ave E just off Hwy 1804 (East Broadway), with full concrete access and a surrounding apron.

BUILDING (APPROX.) ROADS

JEFF LUNNEN
701.428.1243 | jeff@lunnen.com



03

SECTION 3

ADVISOR BIOS



JEFF LUNNEN

MANAGING PRINCIPAL & BROKER

jeff@lunnen.com
Direct: **701.428.1243**

ND #3178 // CALDRE #01716571

Lunnen Real Estate Services, Inc.
701.428.1243
www.lunnennorthdakota.com

ADVISOR BIO

PROFESSIONAL BACKGROUND

23+	$500M+	480+	2M+
YEARS IN REAL ESTATE	BAKKEN SALES AND LEASING SINCE 2010	TRANSACTIONS	SQUARE FEET

Figures rounded.

LUNNEN REAL ESTATE SERVICES, INC.

Lunnen Real Estate Services, Inc. is The Bakken's Industrial Real Estate Brokerage. The firm specializes in the sale and leasing of industrial, office, retail and land assets, delivering strategic solutions for property owners, investors and tenants.

JEFF LUNNEN, MANAGING PRINCIPAL & BROKER

With 23+ years in real estate, Jeff Lunnen is recognized for his expertise in the analysis, marketing and disposition of commercial properties. Since 2010 he has closed $500M+ in Bakken sales and leasing across 480+ transactions and 2M+ square feet, representing private owners, institutional investors and 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 deep local market knowledge and a unique combination of brokerage skill and development insight that provides added value to every client engagement.