LUNNEN
REAL ESTATE SERVICES

INDUSTRIAL PROPERTY

For Lease



420

BUILDING 14 | JMAC ENERGY PARK

Halliburton Dr

WILLISTON, ND 58801

±24,684 SF Truck Shop with Office

(7) Drive Thru Bays | (14) 14' x 16' Overhead Doors | 10 Ton Cranes

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READ BEFORE PROCEEDING

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01

SECTION 1

PROPERTY INFORMATION



OFFERING SUMMARY

LEASE RATE

$20 SF/yr (NNN)

AVAILABLE SF

±24,684 SF

BUILDING SIZE

±24,684 SF

LOCATION DESCRIPTION

JMAC Energy Park is on the east side of Williston, just off Hwy 1804 (East Broadway). By road it is about 2.2 miles to downtown Williston and 16 miles to Williston Basin International Airport (XWA).

BUILDING 14 | JMAC ENERGY PARK

PROPERTY DESCRIPTION

Building 14 at JMAC Energy Park is a ±24,684 SF truck shop with a ±7,236 SF two level office, purpose built in 2008 for oilfield service.

The shop has (7) drive thru bays with (14) 14' x 16' overhead doors (7 per long wall, lined up as drive thru pairs), plus (3) steel roll doors, (2) 10 ton bridge cranes, (2) in floor lube pits and a water/oil separator. Construction is a rigid steel frame, reinforced concrete foundation, 8" reinforced concrete shop floor, and insulated metal walls and roof built for North Dakota winters. Concrete paving surrounds the building, giving trucks and trailers hard surface access to every door and plenty of room to stage, turn and park, with concrete employee parking at the office end. The two level office has private offices, open work areas, a break area, locker rooms and restrooms.

The park is an established M-2 campus with a gated main entrance off Halliburton Dr, just off Hwy 1804 (East Broadway), about 2.2 miles from downtown Williston, with quick access to US Hwy 2 and the Bakken.

PROPERTY HIGHLIGHTS

- ±24,684 SF truck shop with ±7,236 SF two level office
- (7) drive thru bays, (14) 14' x 16' overhead doors
- (3) steel roll doors
- (2) 10 ton bridge cranes
- (2) in floor lube pits and a water/oil separator
- 8" reinforced concrete shop floor
- Insulated metal walls and roof on a rigid steel frame
- Concrete access drives and apron at all overhead doors
- Concrete truck and employee parking
- Built in 2008, zoned M-2
- Gated park entrance off Halliburton Dr
- Just off Hwy 1804 (East Broadway), about 2.2 miles to downtown

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EXTERIOR



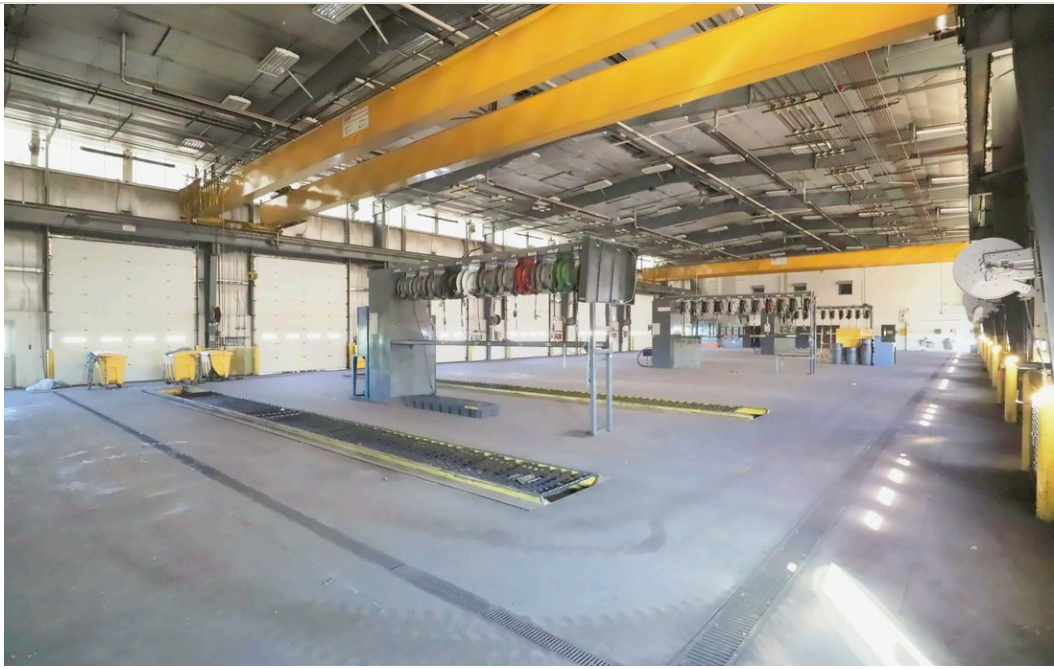




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SHOP INTERIOR







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FLOOR PLANS

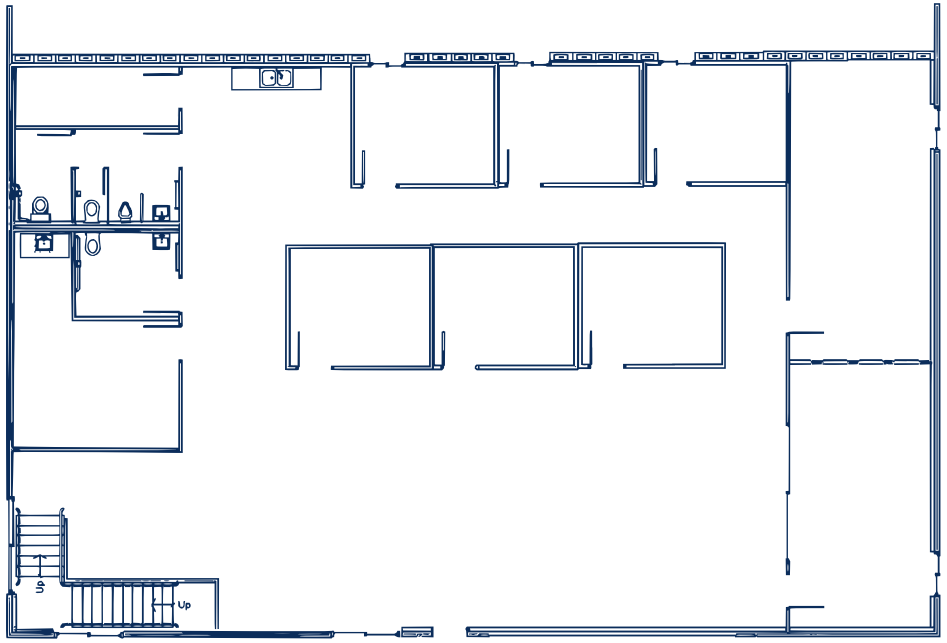
TWO LEVEL OFFICE

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

1 OFFICE LEVEL 1



2 OFFICE LEVEL 2



OFFICE

±7,236 SF

TWO LEVEL OFFICE

LAYOUT

The two level office has private offices, open work areas, a break area, locker rooms and restrooms.

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FLOOR PLANS

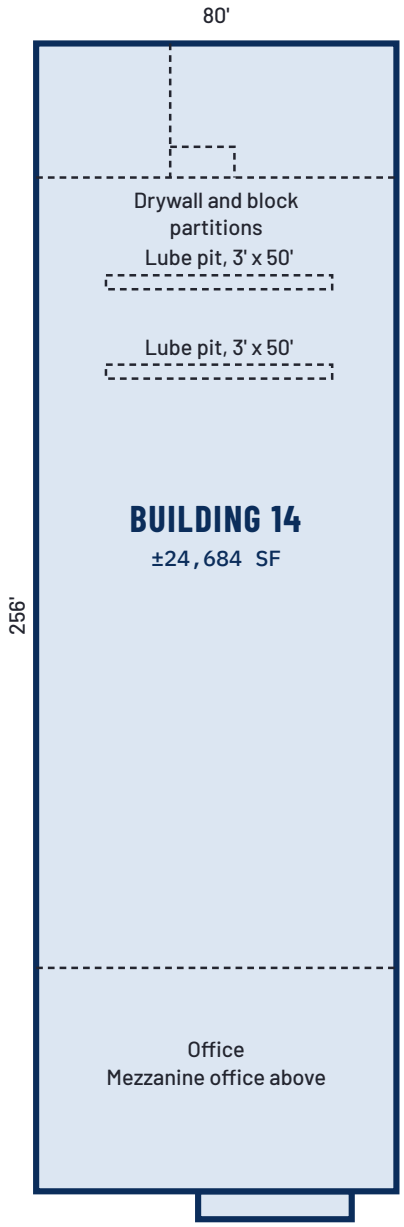
BUILDING PLAN

BUILDING 14

±24,684 SF truck shop
with ±7,236 SF two level office

LEASED PREMISES SHOWN.
OTHER PARK BUILDINGS NOT SHOWN.

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



BUILDING SPECIFICATIONS

BUILDING SIZE	±24,684 SF
BUILDING DIMENSIONS	80' x 256'
OFFICE	±7,236 SF, two level
WALL HEIGHT	28'
DRIVE THRU BAYS	(7)
OVERHEAD DOORS	(14) 14' x 16'
STEEL ROLL DOORS	(3)
BRIDGE CRANES	(2) 10 ton
CRANE RUNWAY HEIGHT	17'
LUBE PITS	(2) in floor
WATER/OIL SEPARATOR	Yes
SHOP HEAT	Gas radiant
OFFICE HVAC	Heat and A/C
FLOOR	8" reinforced concrete
CONSTRUCTION	Rigid steel frame, insulated metal walls and roof
YEAR BUILT	2008
ZONING	M-2

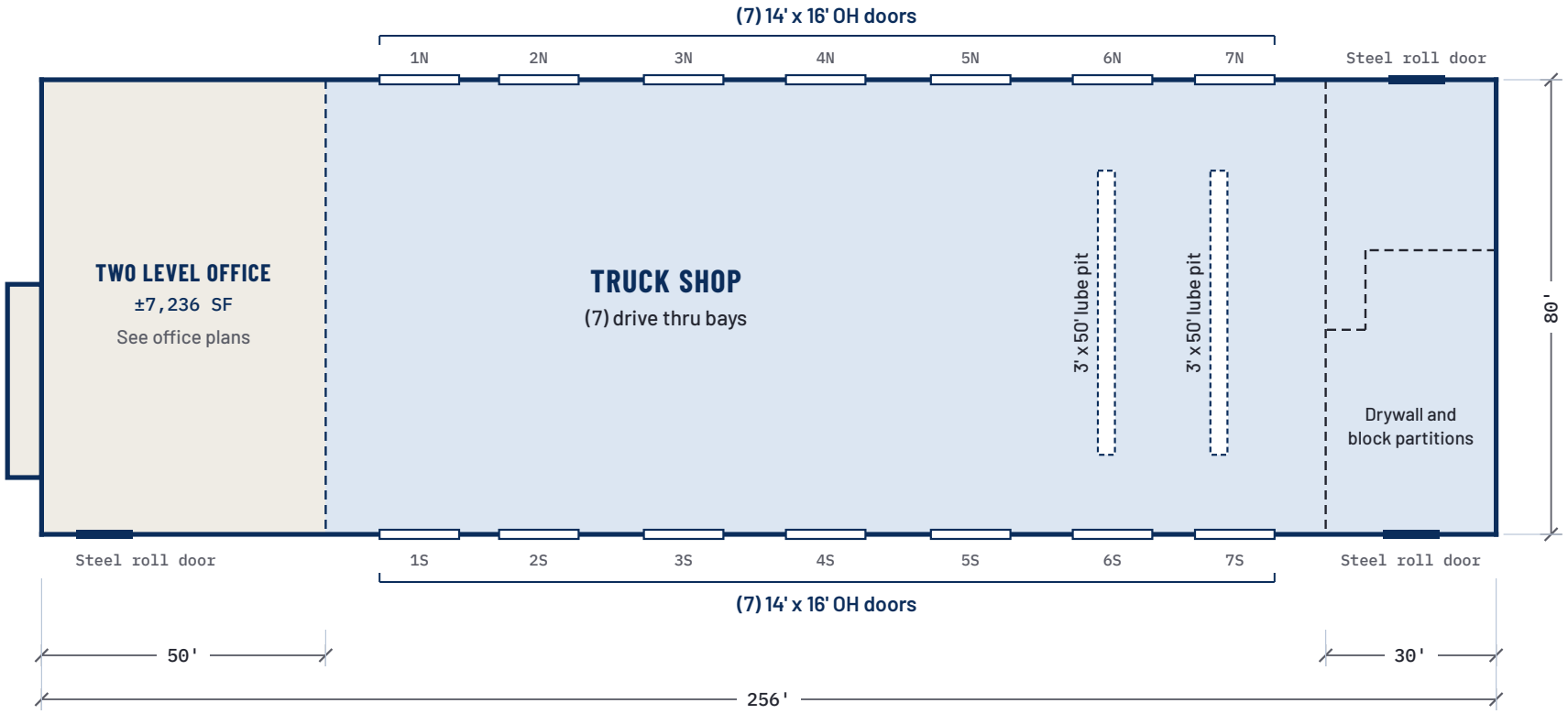
SPECIFICATIONS FOR REFERENCE ONLY. CONFIRM WITH BROKER.

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FLOOR PLANS

SHOP FLOOR PLAN

NOT TO SCALE. FOR ILLUSTRATION ONLY.
DOOR POSITIONS APPROXIMATE. CONFIRM WITH BROKER.



BUILDING

±24,684 SF

80' X 256' TRUCK SHOP WITH OFFICE

SHOP

(7) drive thru bays with (14) 14' x 16' overhead doors, 7 per long wall, lined up as drive thru pairs. (2) 3' x 50' in floor lube pits, (3) steel roll doors and (2) 10 ton bridge cranes.

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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, just off Hwy 1804 (East Broadway)

BUILDING 14 DOWNTOWN HIGHWAYS

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SITE AERIAL



IMAGERY: USDA NAIP 2023, USGS THE NATIONAL MAP. ROADS: US CENSUS BUREAU TIGER/LINE 2024.

THE SITE

JMAC Energy Park is an established M-2 campus with a gated main entrance off Halliburton Dr, just off Hwy 1804 (East Broadway).

BUILDING 14 ROADS

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03

SECTION 3

ADVISOR BIOS



JEFF LUNNEN

MANAGING PRINCIPAL & BROKER

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ADVISOR BIO

PROFESSIONAL BACKGROUND

23+
YEARS IN REAL ESTATE

$500M+
BAKKEN SALES AND LEASING SINCE 2010

480+
TRANSACTIONS

2M+
SQUARE FEET

Figures rounded.

LUNNEN REAL ESTATE SERVICES, INC.

Lunnen Real Estate Services 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.