LUNNEN REAL ESTATE SERVICES

INDUSTRIAL PROPERTY

For Lease



438

A PORTION OF | JMAC ENERGY PARK

22nd Ave NE

WILLISTON, ND 58801

(3) Blast Bunkers | ±3,016 SF | Available Now

$21.00/SF Gross | ±12,572 SF Fenced Yard Included

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READ BEFORE PROCEEDING

CONFIDENTIALITY & DISCLAIMER

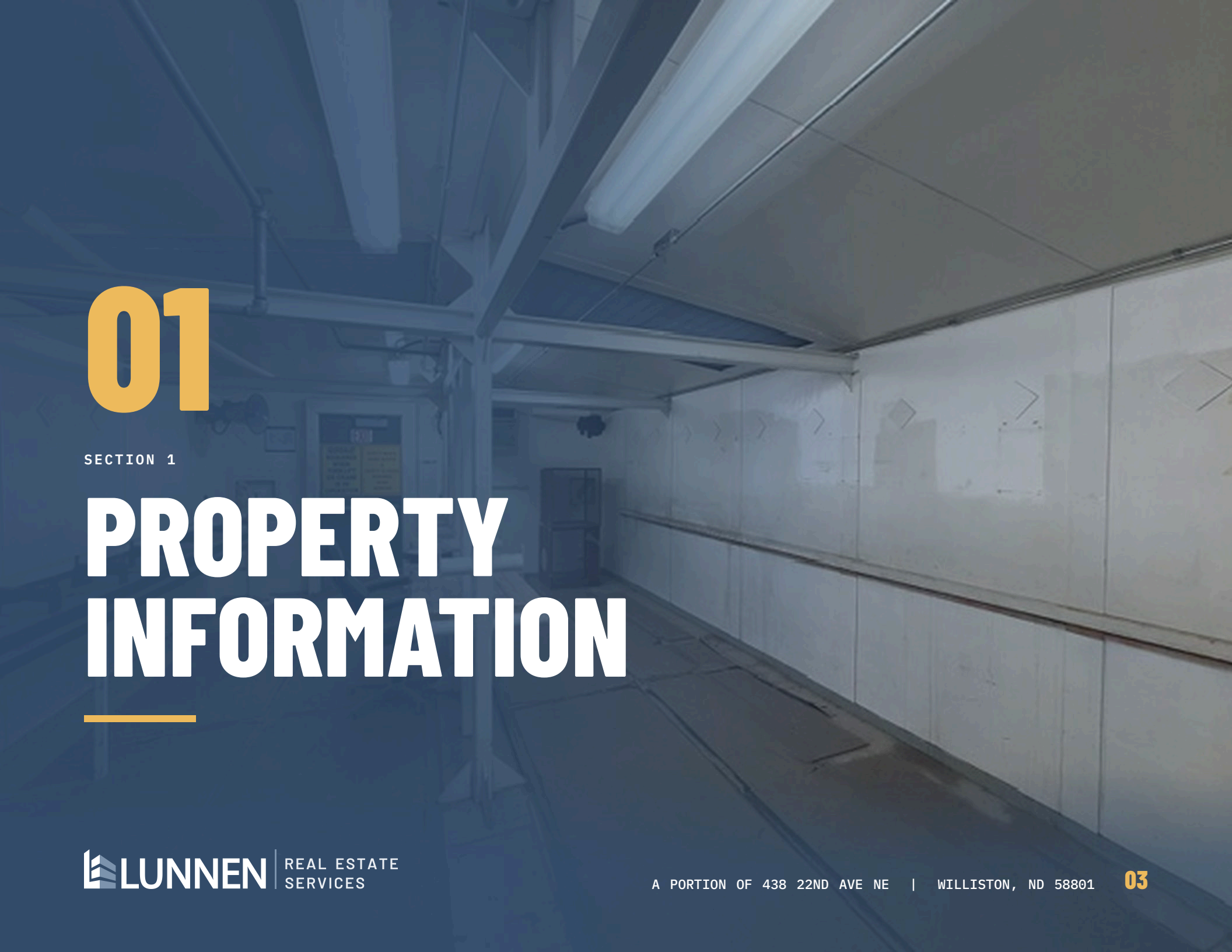
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. 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, Inc. in compliance with all applicable fair housing and equal opportunity laws.



01

SECTION 1

PROPERTY INFORMATION



OFFERING SUMMARY

LEASE RATE (GROSS)

$21.00/SF **$5,278/month**

BUILDING SF

±3,016 SF

FENCED YARD

±12,572 SF

LOCATION DESCRIPTION

North side of the lot by Building 18 in JMAC Energy Park, on the east side of Williston north of Hwy 1804 (East Broadway).

JMAC ENERGY PARK | BLAST BUNKERS

PROPERTY DESCRIPTION

A portion of 438 22nd Ave NE in JMAC Energy Park, Williston: three blast bunkers totaling ±3,016 SF with a ±12,572 SF fenced yard. The buildings are ±1,200 SF, ±1,000 SF and ±816 SF.

The bunkers and the fenced yard lease together as one package. The asking rate is $21.00/SF gross on the ±3,016 SF, $5,278 per month, with the yard included. Available now.

The compound sits on the north side of the lot by Building 18, on the east side of Williston north of Hwy 1804 (East Broadway).

PROPERTY HIGHLIGHTS

- (3) blast bunkers, ±3,016 SF total
- Buildings of ±1,200, ±1,000 and ±816 SF
- ±12,572 SF fenced yard included
- $21.00/SF gross, $5,278 per month
- Bunkers and yard lease as one package
- Available now
- JMAC Energy Park, by Building 18
- East side of Williston, north of Hwy 1804

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PROPERTY DETAILS

PROPERTY DETAILS

BLAST BUNKERS

Three buildings and a ±12,572 SF fenced yard, leased as one package.

BUILDING AND YARD SIZES FROM THE LANDLORD. CONFIRM WITH BROKER.

SPECIFICATIONS

ADDRESS	A portion of 438 22nd Ave NE, Williston, ND 58801
LOCATION	JMAC Energy Park, north side of the lot by Building 18
PARCEL	01-769-00-69-80-100
PROPERTY	(3) blast bunkers with a fenced yard
BUILDING SIZES	±1,200 SF, ±1,000 SF and ±816 SF
TOTAL BUILDING SF	±3,016 SF
FENCED YARD	±12,572 SF, included
LEASE RATE	$21.00/SF gross on ±3,016 SF
MONTHLY RENT	$5,278
LEASE PACKAGE	Bunkers and yard lease as one package
AVAILABILITY	Available now

BUILDING SIZES

BUILDING 1
±1,200 SF

BUILDING 2
±1,000 SF

BUILDING 3
±816 SF

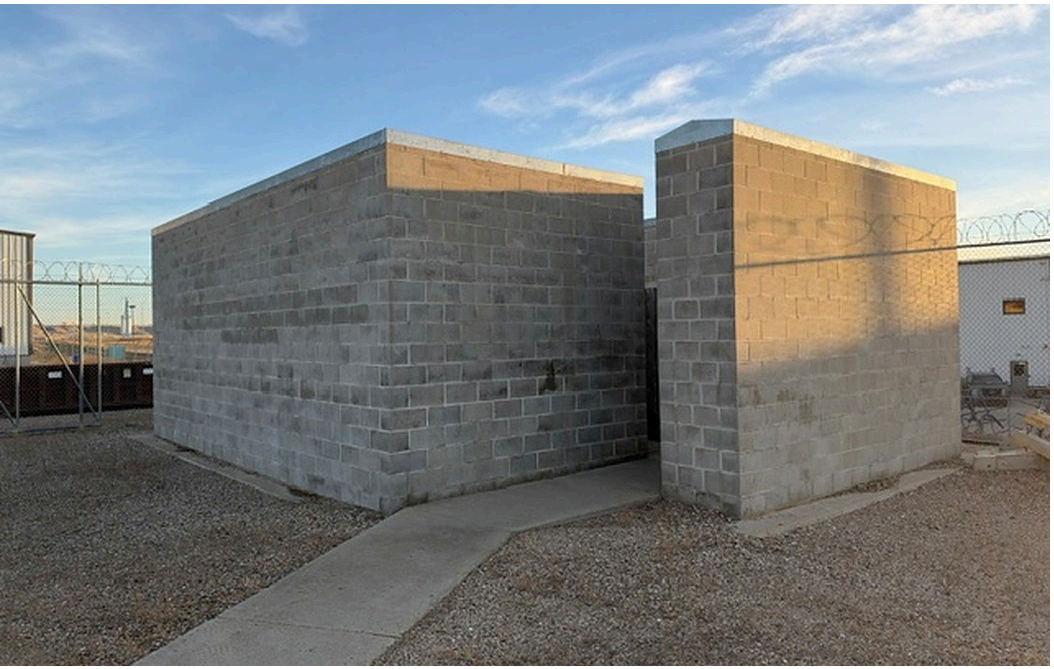
Total ±3,016 SF. Bars drawn to scale by square footage.

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EXTERIOR







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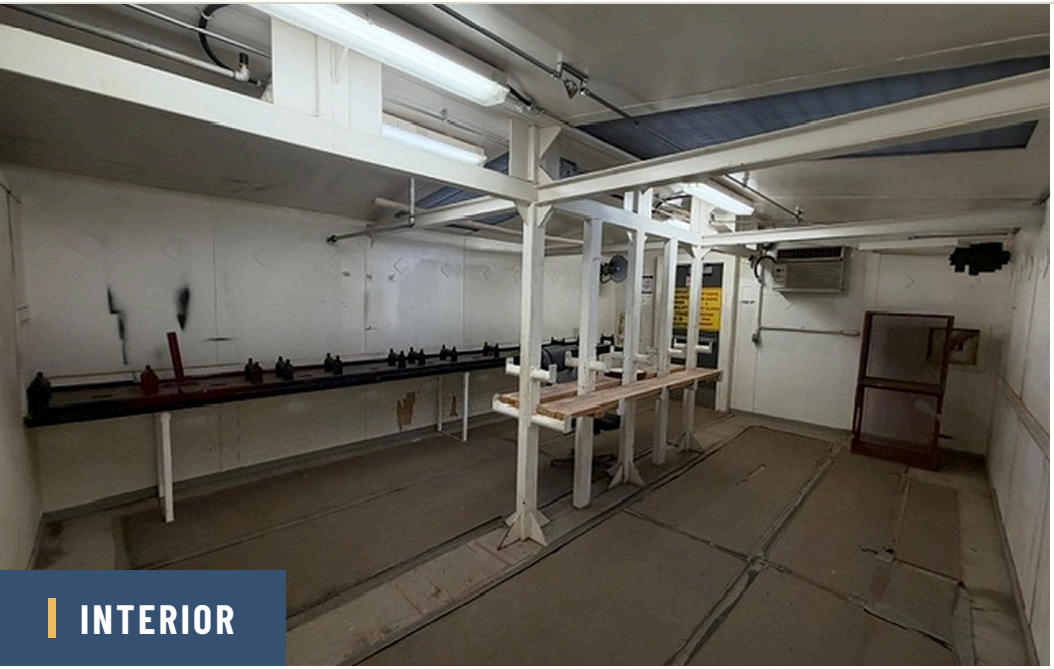
FENCED YARD







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INTERIOR





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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

JMAC Energy Park, on the east side of Williston north of Hwy 1804 (East Broadway), east of downtown.

BLAST BUNKERS | DOWNTOWN | HIGHWAYS

SITE AERIAL



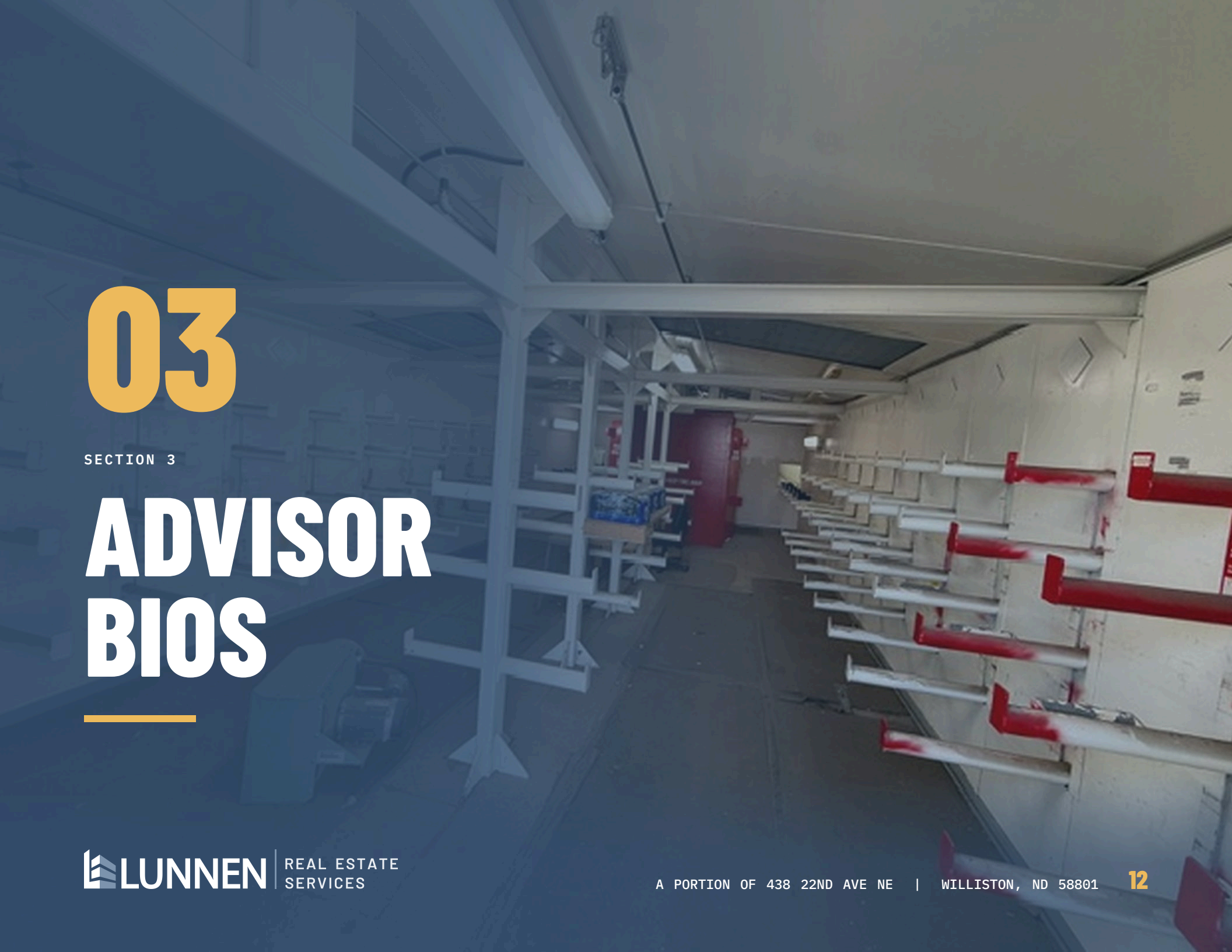
DRONE PHOTO, NOVEMBER 2026.

THE SITE

Blast bunker compound on the north side of the lot by Building 18 in JMAC Energy Park. The amber outline shows the fenced yard.

FENCED YARD

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03

SECTION 3

ADVISOR BIOS



JEFF LUNNEN

PRINCIPAL BROKER

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ADVISOR BIO

PROFESSIONAL BACKGROUND

$600M+
TRANSACTION VOLUME

600+
COMMERCIAL TRANSACTIONS

23+
YEARS IN COMMERCIAL REAL ESTATE

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, PRINCIPAL BROKER

With 23+ years in commercial real estate, Jeff Lunnen is recognized for his expertise in the analysis, marketing and disposition of commercial properties. He has closed $600M+ in volume across 600+ transactions, 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.