industrial property

FOR LEASE



±2,468 SF UNIT

4924 SADDLE RIDGE CIRCLE | WILLISTON, ND 58801

LUNNEN
REAL ESTATE SERVICES





PROPERTY SUMMARY

Available SF:	+/-2,468 SF
Lease Rate:	Negotiable
Sale Price:	Subject to Offer

PROPERTY HIGHLIGHTS

- 19,600 SF Building
- 2,468 SF Single Units
- 4,936 SF Double Units
- 14’ x 14’ insulated garage doors with opener and remote
- Each unit will have (1) store front door, (2) 4’ x 4’ windows, and (1) steel back door. Each unit is designed for (2) offices, conference room, reception room, and 700 sq. ft. mezzanine.
- 2” water main and 1” service to units. Each unit will have its own meter.
- 1 outside faucet (hose bib)
- 200 amp main for each unit with 3 phase
- (3) bay lights, outlets inside, (2) outside outlets front and back
- (2) emergency lights front and back
- Outside lights front and back

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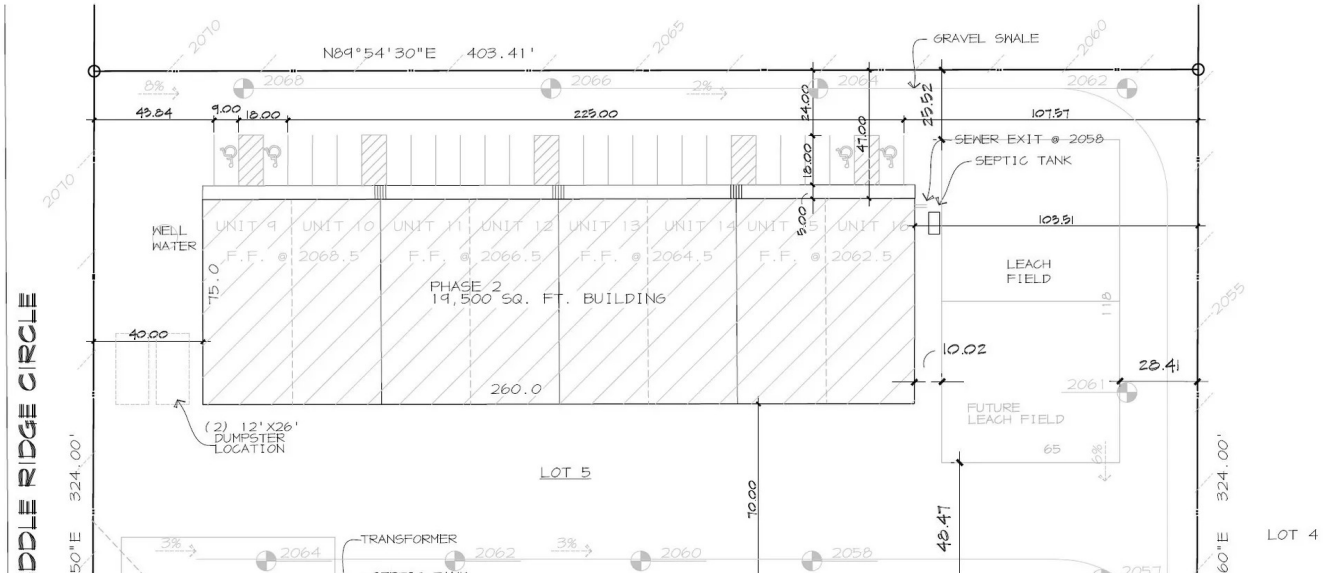




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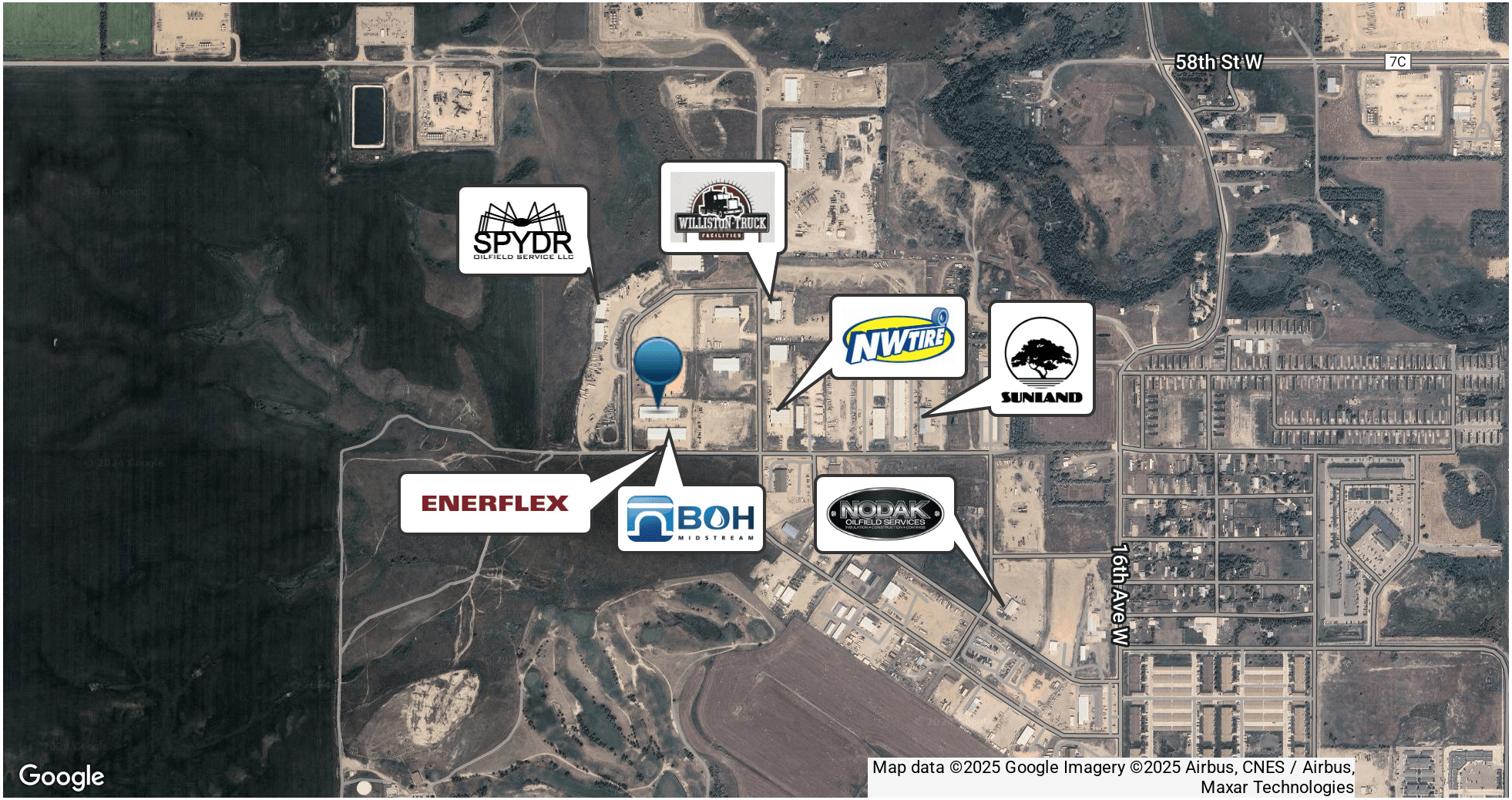


LEASE TYPE	|	NNN
TOTAL SPACE	|	2,468 SF
LEASE TERM	|	Negotiable
LEASE RATE	|	Negotiable



SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION

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RETAILER MAP

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JEFF LUNNEN

Managing Principal & Broker



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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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