LUNNEN
REAL ESTATE SERVICES

INDUSTRIAL PROPERTY

For Lease



SUITE 101

4928 Omega Ave NW

SUITE 101 | SOUTH HALF

WILLISTON, ND 58801

±10,797 SF Shop and Office

$17.00/SF/yr NNN | 5 Ton Bridge Crane | Wash Bay

TABLE OF CONTENTS

CONTENTS

01 PROPERTY INFORMATION P.03

02 LOCATION INFORMATION P.09

03 ADVISOR BIOS P.12

READ BEFORE PROCEEDING

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Lunnen Real Estate Services, Inc., its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Lunnen Real Estate Services, Inc., its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Lunnen Real Estate Services, Inc. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Lunnen Real Estate Services, Inc. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Lunnen Real Estate Services, Inc. does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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

$17.00/SF/yr NNN

AVAILABLE SF

±10,797 SF

MAIN / 2ND FLOOR

±9,220 / ±1,577

LOCATION DESCRIPTION

West Williston, just off Highway 85 near the Highway 2 and 85 intersection.

SUITE 101 | SOUTH HALF

PROPERTY DESCRIPTION

Lunnen Real Estate Services, Inc. is pleased to offer the south half of 4928 Omega Ave NW for lease: a ±10,797 SF shop and office suite in west Williston, just off Highway 85 near the Highway 2 and 85 intersection. The suite combines ±9,220 SF on the main level with ±1,577 SF of second floor office, and is built for heavy use with a 5 ton bridge crane, a wash bay with trench drains and a sand and oil separator, 14' x 14' and 12' x 12' overhead doors front and rear, and 18' concrete aprons.

Two levels of finished office space provide five private offices, two conference rooms, a reception area, a kitchenette, a break area and five restrooms (four in the office, one in the shop). Office furniture is included. Outside, the owner has invested approximately $500,000 in yard stabilization, with aggregate on fabric throughout the parking and work areas. The property is zoned Light Industrial. Suite 101 includes the outlined yard shown on the site aerial, and additional yard is available separately. The asking rate is $17.00/SF/yr NNN. Contact the broker for details.

PROPERTY HIGHLIGHTS

- ±10,797 SF suite: ±9,220 SF main level plus ±1,577 SF second floor office
- Two levels of finished office: 5 private offices, 2 conference rooms, reception, kitchenette, break area and 5 restrooms (4 office, 1 shop)
- Office furniture included
- 5 ton bridge crane
- Wash bay with trench drains and sand and oil separator
- 14' x 14' and 12' x 12' overhead doors front and rear with 18' concrete aprons
- Approximately $500,000 invested in yard stabilization (aggregate on fabric)
- Yard included with Suite 101 (outlined on the site aerial)
- Additional yard available separately
- Light Industrial zoning with quick access to Highway 85 and Highway 2

JEFF LUNNEN
701.428.1243 | jeff@lunnen.com



EXTERIOR







JEFF LUNNEN
701.428.1243 | jeff@lunnen.com



SHOP AND OFFICE INTERIOR







JEFF LUNNEN
701.428.1243 | jeff@lunnen.com

FLOOR PLANS

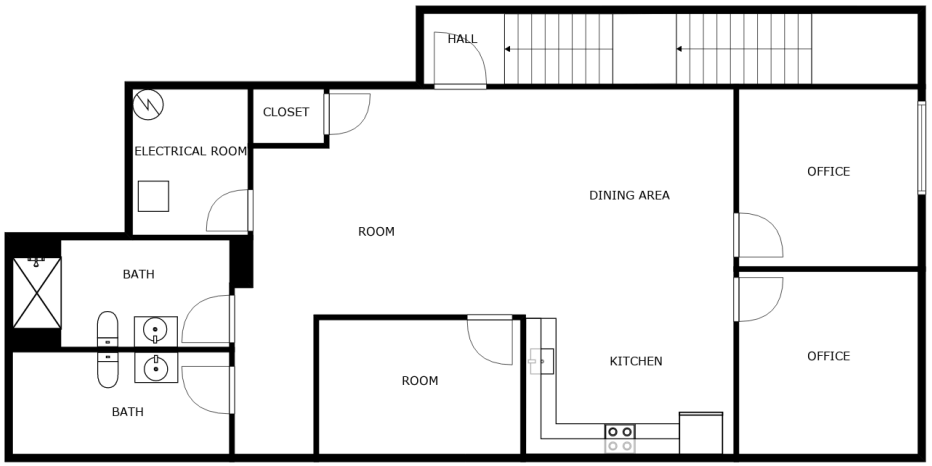
TWO LEVEL OFFICE

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

1 MAIN LEVEL OFFICE



2 SECOND FLOOR OFFICE



FLOOR 2

OFFICE

±1,577 SF

SECOND FLOOR OFFICE

LAYOUT

Two levels of finished office provide five private offices, two conference rooms, a reception area, a kitchenette, a break area and five restrooms (four office, one shop).

Floor plan drawing supplied by owner. © 2024 Financial Business Systems, Inc.

JEFF LUNNEN
701.428.1243 | jeff@lunnen.com

FLOOR PLANS

SUITE PLAN

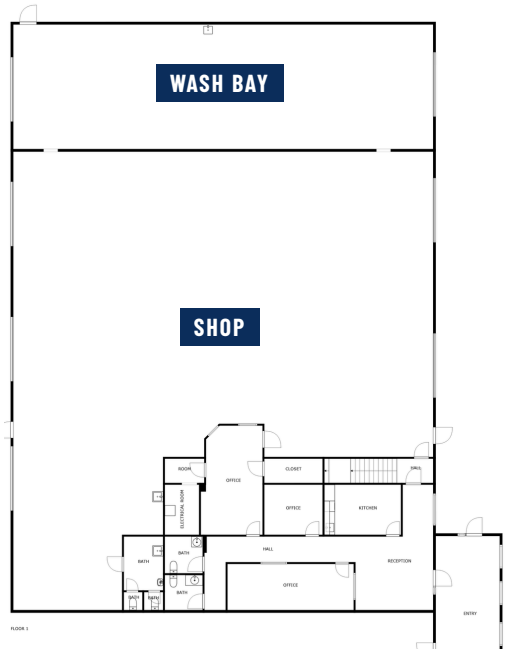
SUITE 101

±10,797 SF shop and office
±9,220 SF main level plus
±1,577 SF second floor office

SUITE 101 MAIN LEVEL SHOWN.
SECOND FLOOR SHOWN ON PAGE 07.

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

Floor plan drawing supplied by owner.
© 2024 Financial Business Systems, Inc.



SUITE SPECIFICATIONS

LEASE RATE	$17.00/SF/yr NNN
AVAILABLE SF	±10,797 SF
MAIN / SECOND FLOOR	±9,220 SF / ±1,577 SF
OFFICES	(5) private, (2) conference
OFFICE AMENITIES	Reception, kitchenette, break area, office furniture
OFFICE HVAC	Heat and A/C
RESTROOMS	(5): (4) office, (1) shop
YEAR BUILT	2013
CONSTRUCTION	Steel frame, insulated metal walls
WALL HEIGHT	24'
FLOOR	6" reinforced concrete
SHOP HEAT	Gas unit heaters
BRIDGE CRANE	(1) 5 ton, 16' runway height
WASH BAY	Trench drains, sand and oil separator
OVERHEAD DOORS	(6) 14' x 14' and (1) 12' x 12', power operated
APRONS	18' concrete
YARD STABILIZATION	Approx. $500,000, aggregate on fabric
YARD	Included. Additional yard available separately
ZONING	Light Industrial

BUILDING DATA: WILLIAMS COUNTY. CONFIRM WITH BROKER.

JEFF LUNNEN
701.428.1243 | jeff@lunnen.com



02

SECTION 2

LOCATION INFORMATION

LOCATION MAP



BY ROAD

West Williston, just off Highway 85 near the Highway 2 and 85 intersection.

SUITE 101 DOWNTOWN HIGHWAYS

JEFF LUNNEN
701.428.1243 | jeff@lunnen.com

SITE AERIAL



THE SITE

Suite 101 is the south half of the building at 4928 Omega Ave NW, just off Highway 85 in west Williston. Suite 101 includes the outlined yard. Additional yard available separately. Suite and yard areas shown are approximate.

SUITE 101 (APPROX.) YARD INCLUDED (APPROX.)

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.