

12,000 SF INDUSTRIAL FLEX ON 2.54 AC

FULLY LEASED MULTI-SUITE ASSET WITH US-2 ACCESS & VISIBILITY

6416 WICKUM ROAD | SUITES 100, 200, & 300 WILLISTON, ND 58801

FOR SALE



SALE PRICE CALL FOR PRICING

PROPERTY HIGHLIGHTS

- 12,000 +/- SF Industrial Flex
- Includes 2 Suites
- Suite #100-200: 8,000 +/- SF | 1,350 +/- SF Buildout Containing (2) Private Offices, (1) Conference Room, (2) Restrooms, and Reception Area | 6,650 +/- SF Shop with (2) Drive-Thru Bays and (4) 14' x 18' Overhead Doors | 20' Ceilings (Fully Leased)
- Suite #300: 4,000 +/- SF | Includes 750 +/- SF Buildout Containing (1) Private Office, (1) Restroom, and Large Reception Area with Storage Mezzanine & 3,250 +/- SF Shop with (1) Drive-Thru Bay and (2) 14' x 18' Overhead Doors | 20' Ceilings (Fully Leased)
- Built in 2014
- Suitable for Investment or Owner Occupancy - Both Units Fully Leased Through September 2027
- Property is Situated on 2.54 +/- AC of Stabilized, Compacted Gravel
- Direct Driveway Access to Paved Frontage Road Along US-2
- Natural Gas Shop Heaters and Forced Air HVAC in Finished Office Areas
- Zoned: Rural Commercial
- Parcel ID: 47-156-01-05-03-034
- Ample Highway Access & Visibility
- Conveniently Located Within "13-Mile Center", an 80-Acre Commercial Park

PROPERTY OVERVIEW

Located at 6416 Wickum Road in Williston, North Dakota, this 12,000± SF industrial flex property offers a versatile, income-producing asset within the established 13-Mile Center, an approximately 80-acre commercial park. Situated on 2.54± acres, the property features two fully leased suites, combining finished office areas with high-clearance shop space designed to accommodate a variety of industrial and commercial users.

The property includes approximately 10,000± SF of combined shop space, 20' ceilings, three drive-thru bays, and six 14' x 18' overhead doors, providing excellent functionality for equipment, vehicles, operations, and storage. Finished office areas include private offices, reception areas, conference space, restrooms, and a storage mezzanine.

Built in 2014, the property sits on stabilized, compacted gravel and benefits from direct driveway access to the paved frontage road along US-2, offering convenient highway connectivity and strong visibility. Both units are fully leased through September 2027, positioning the property as an attractive investment opportunity with existing tenancy and longer-term potential for owner occupancy.

Mike Elliott
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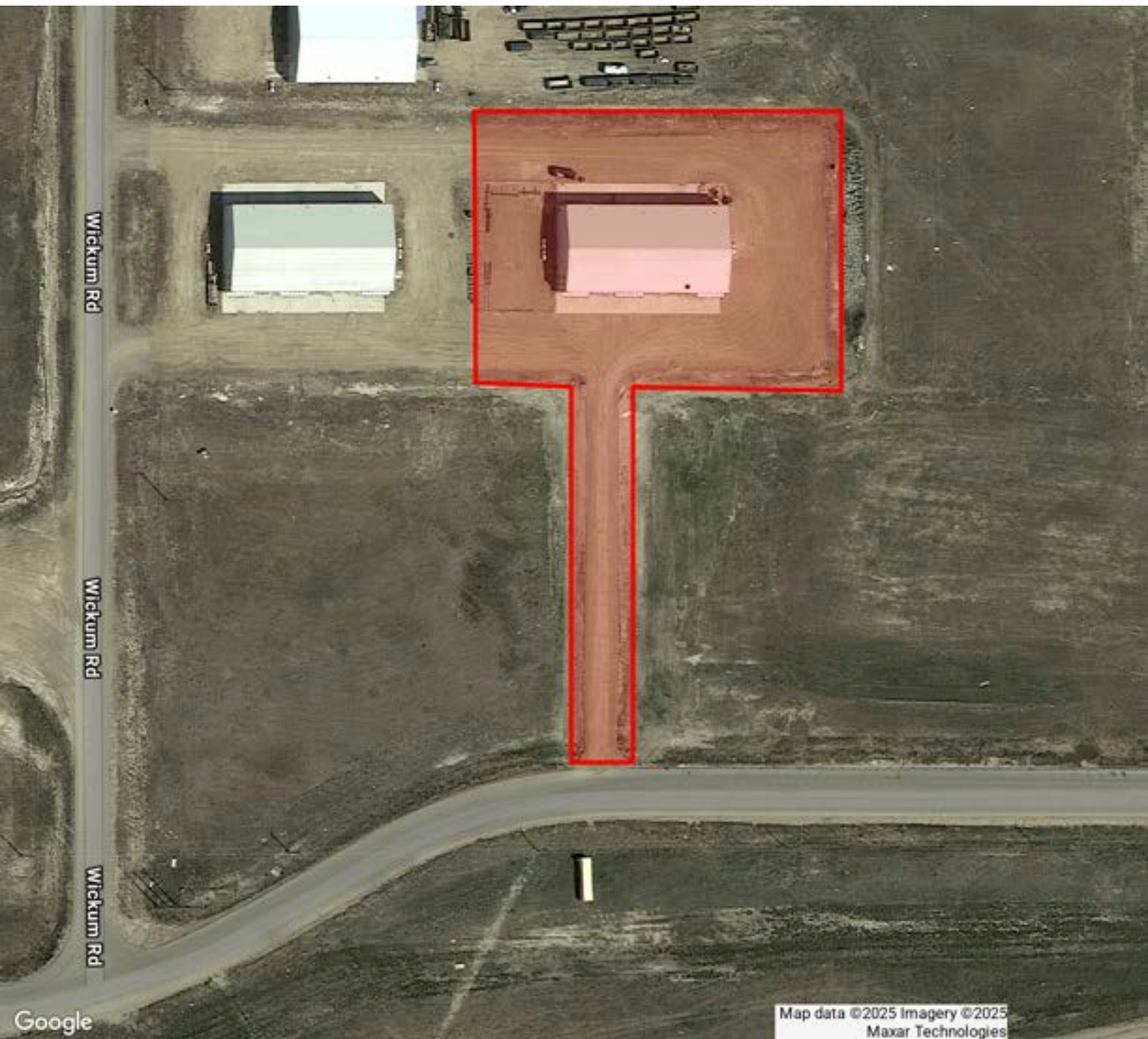


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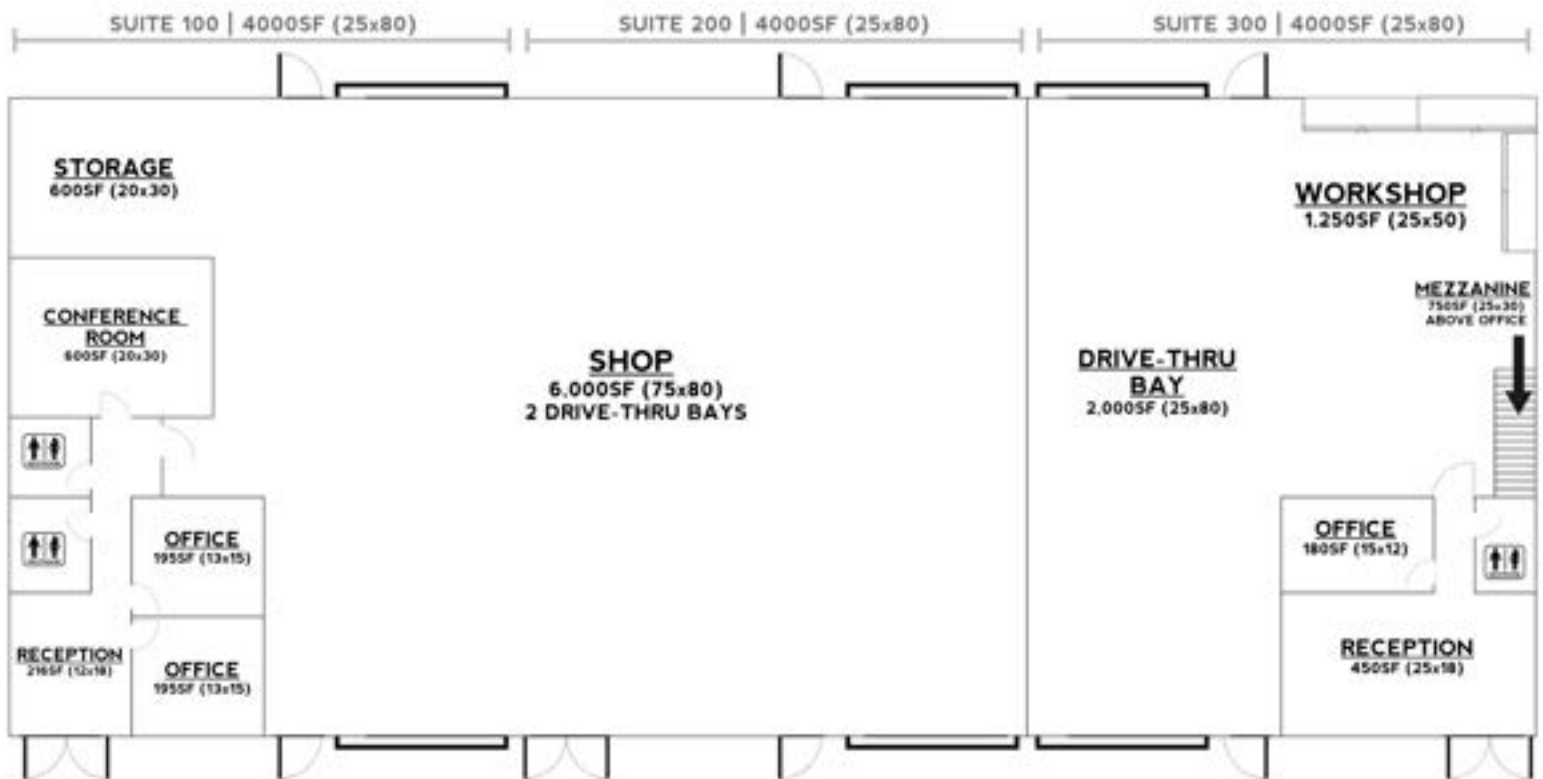


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