

industrial property

**FOR LEASE**



**±10,874 SF INDUSTRIAL BUILDING, OFFICE AND ±3 ACRE YARD**  
5065 140TH AVE | WILLISTON, ND 58801



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section 1

# PROPERTY INFORMATION



**PROPERTY HIGHLIGHTS**

- ±10,874 SF Industrial Building, Office and ±3 Acre Yard
- Building dimensions: 125' x 80'
- ± 8,060 SF shop
- (2) stories of office
- ±1,940 SF first floor office
- ±874 SF mezzanine office
- ±1,000 SF mezzanine storage
- (4) 14 x 16 automatic overhead doors with protective bollards
- 5 offices, reception area, conference room, kitchenette, break room, training room & multiple bathrooms w/ showers
- Wash bay system with large drain
- Several gas Reznor unit heaters in the shop
- Shop drain with sand/oil separator system
- Large concrete aprons
- Three phase 480 power
- ±3 acres fenced and stabilized
- Large rolling gate entry
- Ideally located near the intersection of HWY 2 & HWY 85

**OFFERING SUMMARY**

Lease Rate:	Negotiable (NNN)
Number of Units:	1
Available SF:	±10,874 SF
Lot Size:	±3 Acres
Building Size:	10,874 SF

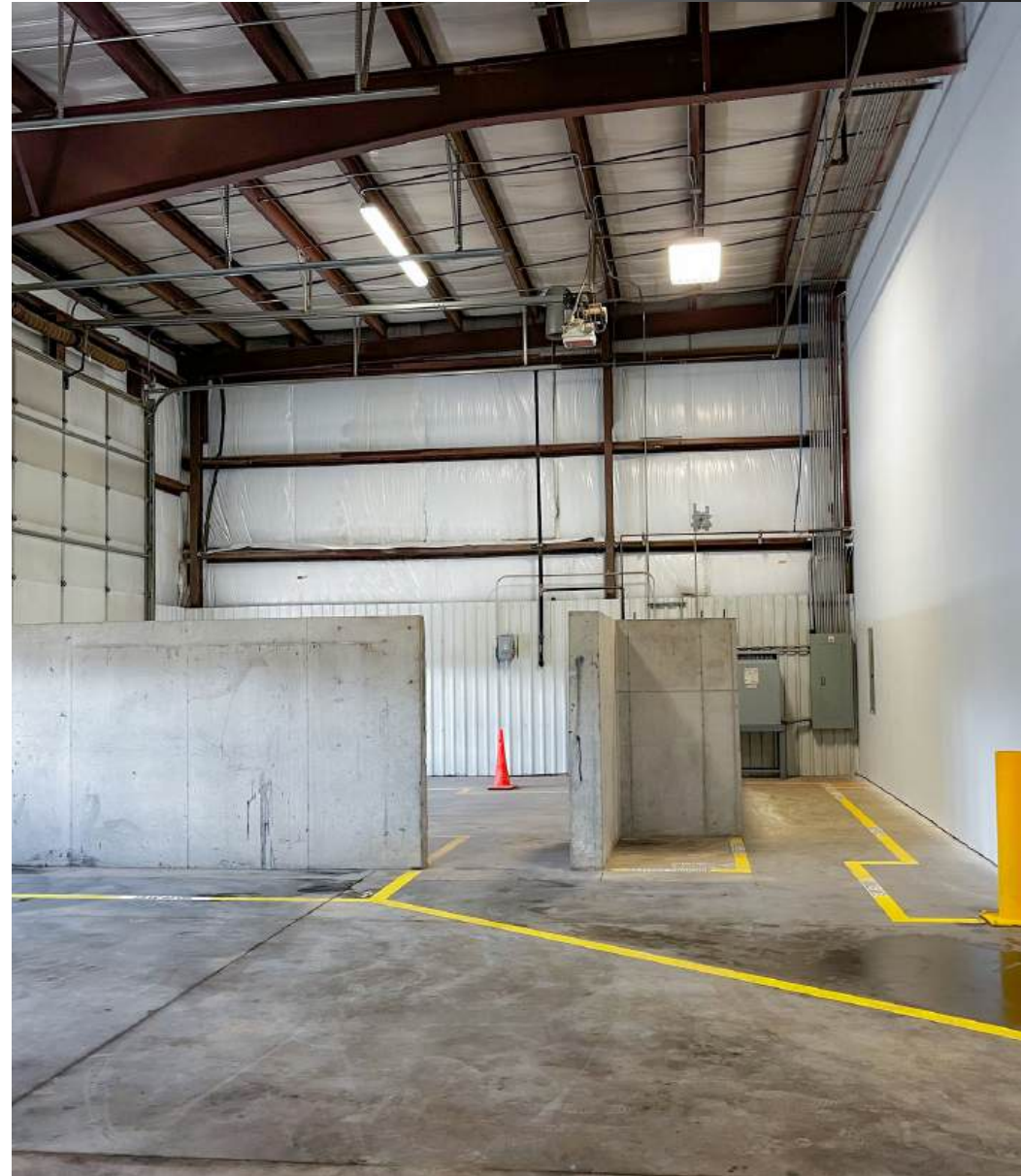
**PROPERTY SUMMARY**



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS

section 2

# LOCATION INFORMATION





section 3

# ADVISOR BIOS



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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 Lunnan, Managing Principal & Broker

With over 20 years of experience, Jeff Lunnan 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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