

FOR SALE - 34,000 SF INDUSTRIAL ON 8 ACRES

10475 1A STREET SW

KILLDEER | NORTH DAKOTA 58640



PROPERTY SUMMARY

CBRE is pleased to offer for sale this 34,000 SF industrial property on eight acres in Killdeer, ND. This property is just off of Highway 22 and has numerous rare features such as a truck scale, tank farm, loading docks, and sprinkler system. The 2013-built, steel-framed building is fully heated, has over 2,000 SF of office space with AC, and numerous drive-ins with a mix of large and small overhead doors.

- Two tank farms with 200k+ gallons of total storage capacity
- 45-ton truck scale
 - 70'L x 12'W
- 85k SF of exterior concrete paving
- 13k SF of covered storage
 - Not included in total building SF
- Fenced, concrete-paved yard w/ loading docks
- Fully heated, office has AC
- Wet sprinkler system
- 6" & 8" reinforced concrete floors



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LEGAL OWNER	Energy Solutions, LLC
PARCEL #	01-1228-205
YEAR BUILT	2013
CONSTRUCTION	Metal warehouse w/ steel frame
ACRES OF LAND	8.4
ZONING	Industrial
TOTAL BUILDING SF	34,000
SHOP SF	31,840
OFFICE SF	2,160
MEZZANINE SF	2,160
DRIVE-INS	20 total as follows: Ten w/ 14' W x 14' H OH door Five w/ 10' W x 10' H OH door Two w/ 14' W x 16' H OH door One w/ 12' W x 12' H OH door One w/ 9' W x 12' H OH door One w/ 8' W x 8' H OH door
LOADING DOCKS	Four w/ 6' W x 8' H OH door & leveler
CEILING HEIGHT	20' - 21'
ASSESSED VALUE (2025)	\$3,733,300
ANNUAL RE TAXES (2025)	\$21,248
PRICE	\$1,100,000

XTO Killdeer

BPS Supply Group

Rimrock Oil & Gas

Chazco Trucking

Polar Service Center

Bell Supply Company

Wendt & Sons Oilfield

Heatwaves Hot Oil Services

DeWaynes

THE LOCATION

This property is located in the Killdeer Industrial Park Subdivision which is North of Killdeer on the East side of Highway 22. The property has quick and easy access to Highway 22, which is the primary thoroughfare in the market. Dickinson, ND is 35 miles South of Killdeer, Watford City, ND is 56 miles NW of Killdeer, and Williston, ND is 101 miles NW of Killdeer.

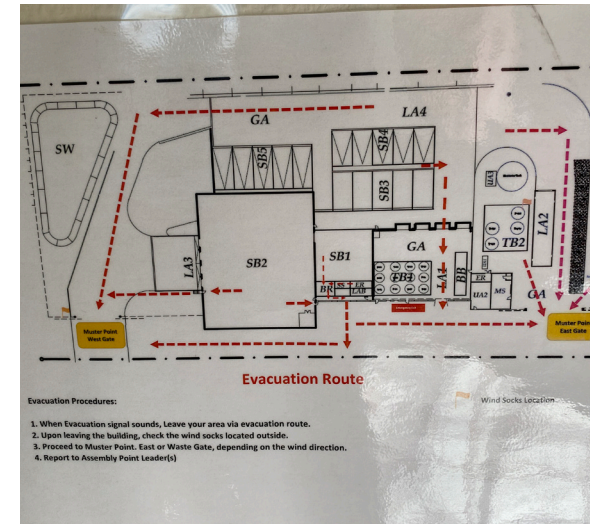
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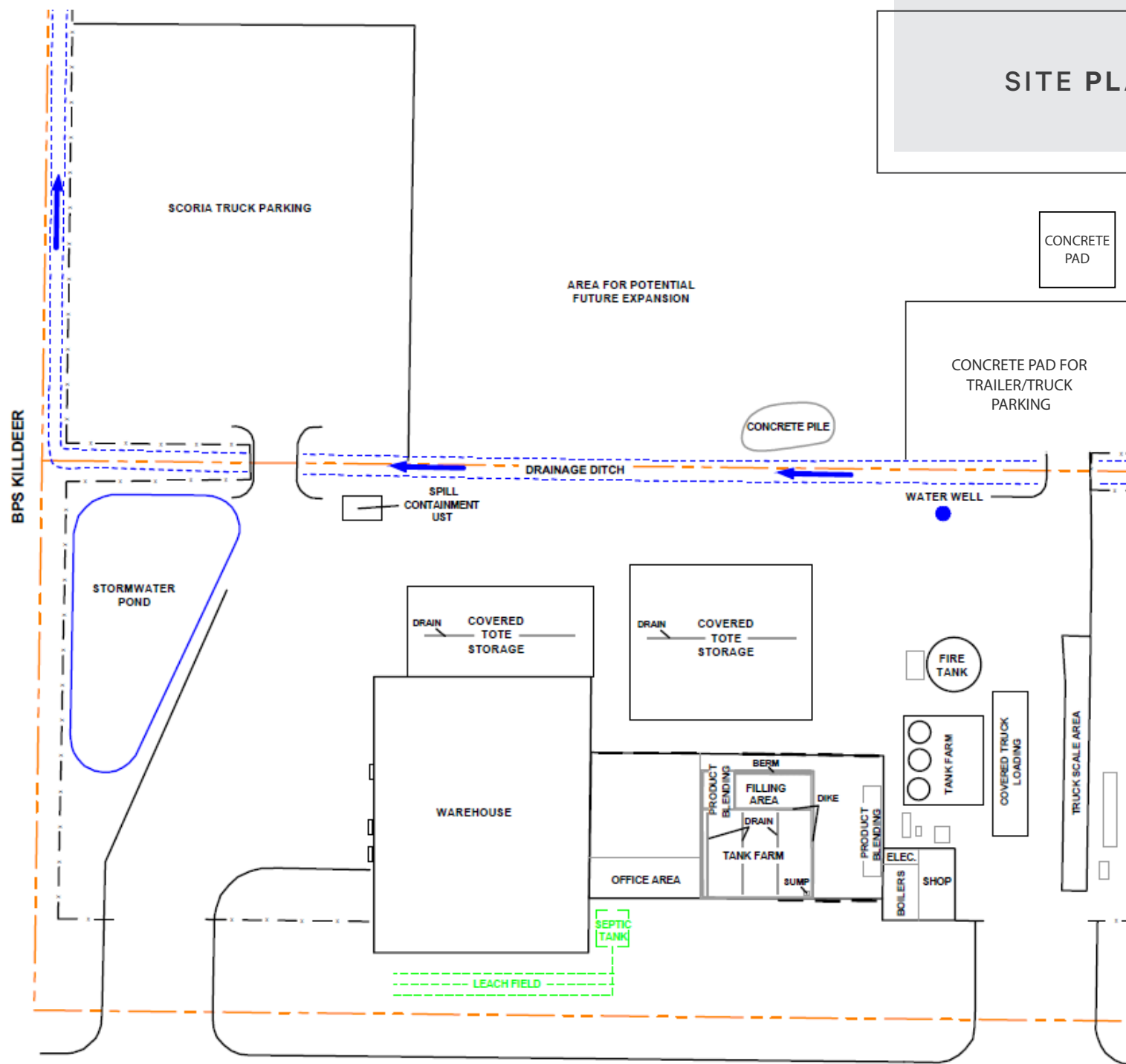
PROPERTY PHOTOS



PROPERTY PHOTOS



SITE PLAN





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