

FOR SALE



STABILIZED INDUSTRIAL INVESTMENT

517 WELL ST EAST

WILLISTON, NORTH DAKOTA 58801

BUILDING SIZE

12,500± SF

LOT SIZE

3.0± AC

SALE PRICE

\$2,095,000 \$168 / SF

EXCLUSIVELY LISTED BY

MIKE ELLIOTT

CEO | Managing Broker

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ERESCOMPANIES.COM

12,500± SF INDUSTRIAL FACILITY ON 3.0± AC

LEASED TO A MULTINATIONAL TENANT SINCE 2018

517 WELL ST E | WILLISTON, ND 58801

FOR SALE



SALE
PRICE

\$2,095,000

PROPERTY HIGHLIGHTS

- 12,500± SF Industrial Facility On 3.0± AC
- Multinational Tenant With A 150 Year History
- Tenant In Continuous Occupancy Since 2018
- Multiple Renewals Executed Since Taking Occupancy
- Current Lease Runs Through March 31, 2028
- 100 Percent Occupied With Income In Place
- 2,500± SF Finished Office
- 2,500± SF Unfinished Mezzanine
- Three Phase Power And Fire Suppression System
- Fenced Yard | City Sewer And Water
- Seven Overhead Doors (16' Clear Height), Including Three Drive-Through Bays, and One Loading Dock
- Zoned M-2 Heavy Industrial

PROPERTY OVERVIEW

517 Well St East delivers 12,500 square feet of heavy industrial space on a 3.0-acre fenced site, leased to a multinational operator with a 150-year history. The tenant has occupied the building since 2018, with multiple renewals in place and a current lease term through March 31, 2028.

The facility is purpose-built for industrial operations and includes seven overhead doors (16' clear height), three drive-through bays, and one loading dock, along with three-phase power and fire suppression. The property also features approximately 2,500 square feet of finished office space and a matching mezzanine, supporting both operational and administrative functions.

The site is served by city water and sewer and is zoned M-2 Heavy Industrial, allowing for a broad range of industrial uses within Williston's established industrial corridor.

12,500±

SF Industrial

3.0±

Acre Fenced Site

100%

Leased & Occupied

Since 2018

Tenant In Place

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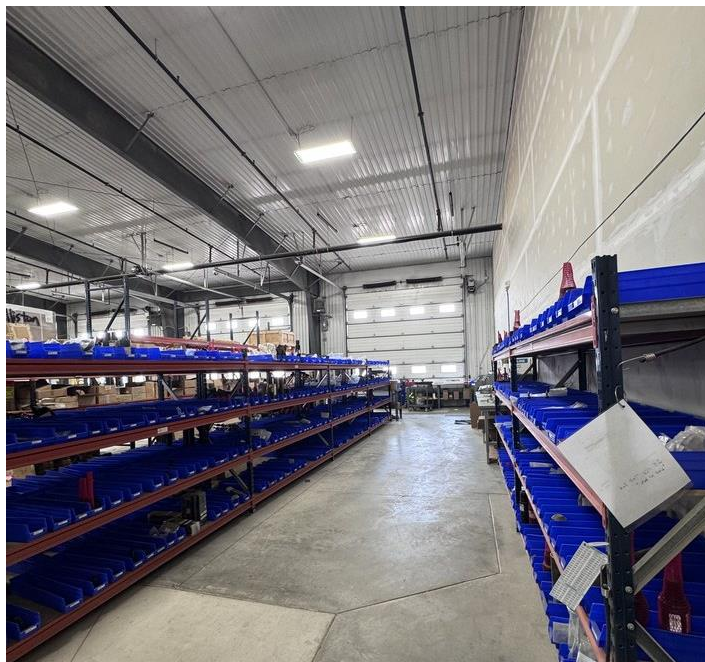
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PROPERTY SPECIFICATIONS

BUILDING SIZE	12,500± SF
SITE SIZE	3.0± AC fenced yard
YEAR BUILT	2014
FINISHED OFFICE	2,500± SF
UNFINISHED MEZZANINE	2,500± SF
DRIVE THROUGH BAYS	Three
DRIVE IN BAYS	One
OVERHEAD DOORS	Seven (16' Clear Height)
LOADING DOCKS	One
ELECTRICAL POWER	Three phase
FIRE SUPPRESSION	Yes
UTILITIES	City sewer and water
ZONING	M-2 Heavy Industrial
PARCEL / APN	01-111-00-00-030

BUILDING CONFIGURATION

Three drive through bays allow trucks to enter and exit without turning inside the building. The unfinished mezzanine gives an occupier 2,500 square feet of expansion without altering the footprint.



TENANCY & LEASE

THE TENANT

Leased to a multinational operator with a 150-year history. The tenant took occupancy in 2018 and has renewed multiple times since. The current term runs through March 31, 2028.

Tenant identity and lease terms are available from the broker.

LEASE SUMMARY

TENANT	Multinational operator
OPERATING HISTORY	150 years
OCCUPANCY SINCE	2018
RENEWAL HISTORY	Multiple executed renewals
CURRENT LEASE THROUGH	March 31, 2028
OCCUPANCY	100 percent

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LOCATION & ACCESS



Subject outlined in red. US Highways 2 and 85 minutes from the door.

SITE

3.0± AC

Building, truck court, and fenced yard on a single parcel.

APN 01-111-00-00-030

IMPROVEMENTS

12,500± SF

Including 2,500± SF finished office and 2,500± SF mezzanine.

Built 2014

ZONING & UTILITIES

M-2

Heavy Industrial. City sewer and water, three phase power, fire suppression.

Three phase power

DOWNTOWN WILLISTON

Approx. 20 min

US HIGHWAY 2

Under 5 min

US HIGHWAY 85

Under 5 min

XWA AIRPORT

15–20 min

MONTANA BORDER

25–35 min

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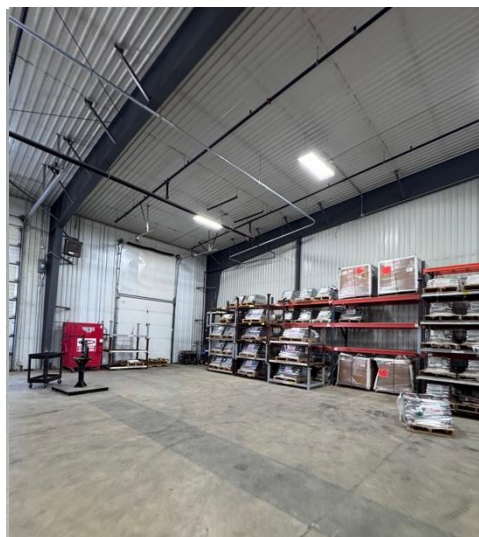
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PROPERTY PHOTOS



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WILLISTON MARKET

WILLISTON & THE BAKKEN

Williston is the county seat of Williams County and the commercial center of the North Dakota side of the Bakken. The city sits at the confluence of the Missouri and Yellowstone rivers, roughly 18 miles from the Montana line and 60 miles from the Canadian border.

North Dakota is the second largest oil producing state in the country, and Williams County ranks second among North Dakota counties for barrel of oil equivalent produced. That production base supports the field service, fabrication, trucking, and equipment operators that occupy industrial product around Williston.

The city grew from roughly 12,100 residents in 2010 to more than 29,000 at the 2020 census, then settled into a more stable pattern. Public investment followed, most visibly the 240-million-dollar Williston Basin International Airport that opened in 2019 as a US port of entry.

MARKET SNAPSHOT

COUNTY POPULATION	41,767 · 2025 estimate
CITY OF WILLISTON	29,000± residents
STATE OIL RANKING	2nd largest producing state
COUNTY RANKING	2nd in ND for BOE produced
AIR SERVICE	XWA · opened 2019 · port of entry
RAIL	BNSF mainline
HIGHWAYS	US 2 and US 85
MONTANA BORDER	18 miles
CANADIAN BORDER	60 miles

41,767

Williams County residents,
2025 estimate

29,000+

City of Williston, up from
12,120 in 2010

\$240M

Invested in Williston Basin
airport

198K

XWA passengers in 2024,
FAA/BTS



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OFFERING & DUE DILIGENCE

PRICING & TERMS

OFFERING PRICE	\$2,095,000
PRICE PER SF	\$168
BUILDING SIZE	12,500± SF
SITE SIZE	3.0± AC
OCCUPANCY	100 percent
LEASE THROUGH	March 31, 2028
ZONING	M-2 Heavy Industrial

DUE DILIGENCE

This material is for informational purposes only and does not constitute an offer, representation, or warranty. All square footages and acreages are approximate and offered subject to verification.

Buyer to independently verify, without limitation:

- Building condition, systems, and roof
- Fire suppression and three phase service capacity
- City sewer and water service and capacity
- Zoning, permitted use, and buildability
- Access, easements, and road agreements
- Environmental condition, taxes, and title

SCHEDULE A PROPERTY TOUR

Contact Mike Elliott to arrange a site tour, request the offering package, or discuss the balance of the Williston industrial portfolio.

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