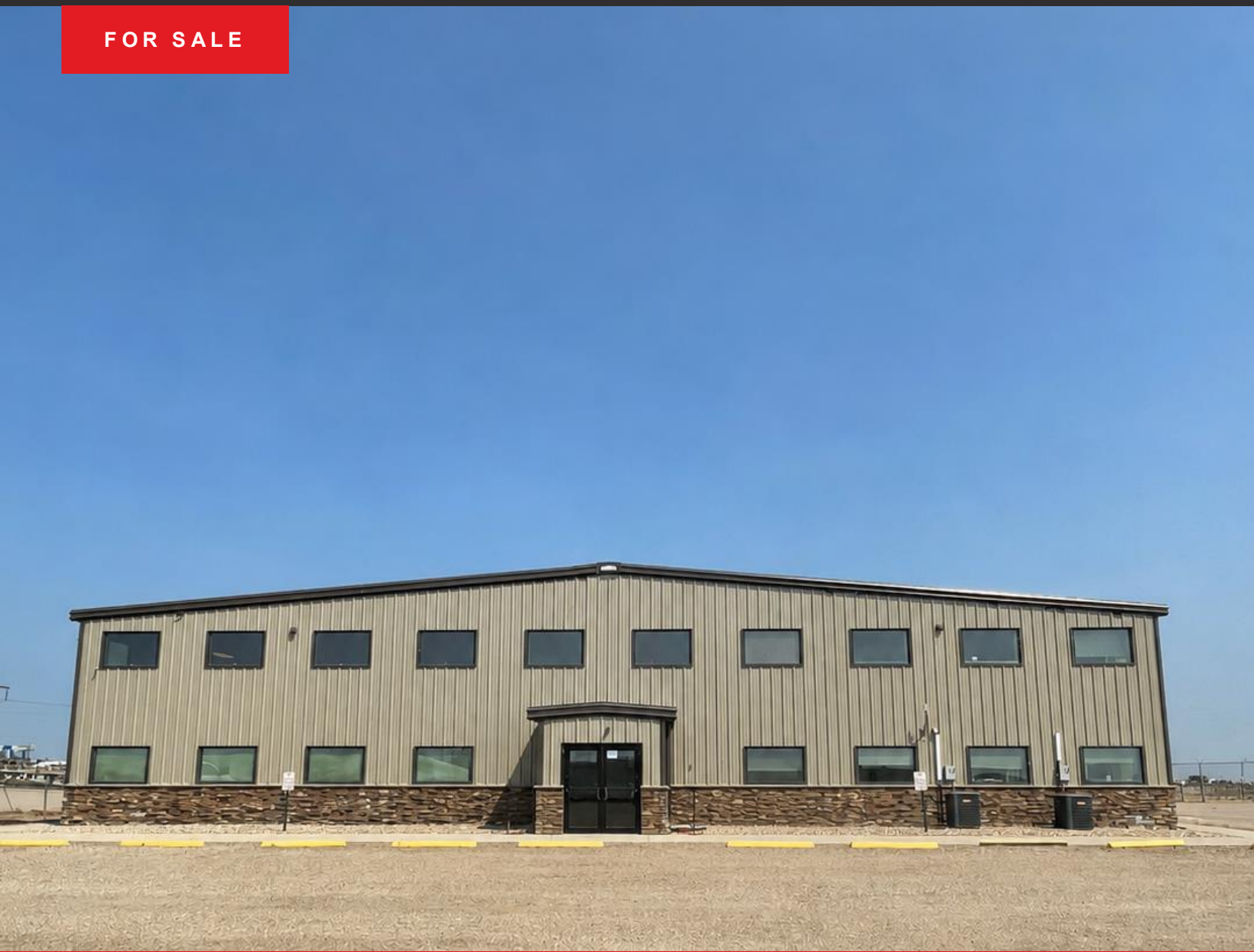


FOR SALE



FULLY LEASED TWO PARCEL INDUSTRIAL INVESTMENT

14472 COMMERCE PARK BLVD

WILLISTON, NORTH DAKOTA 58801

BUILDING SIZE

14,100± SF

LOT SIZE

4.98± AC

SALE PRICE

\$1,895,000

EXCLUSIVELY LISTED BY

MIKE ELLIOTT

CEO | Managing Broker

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ERESCOMPANIES.COM

14,100± SF INDUSTRIAL INVESTMENT ON 4.98± AC

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FOR SALE



SALE
PRICE

\$1,895,000

PROPERTY HIGHLIGHTS

- 14,100± SF Industrial Facility Built In 2015
- Two Parcel Site Totaling 4.98± AC
- Building Sited On 2.49± AC With Adjacent 2.49± AC
- Both Parcels Leased Together Under A Single Lease
- Current Tenant Leased Through February 2027
- Renewal Anticipated At Expiration
- 100 Percent Occupied With Income In Place
- 1,600± SF Mezzanine Office Buildout with (6) Private Offices and Conference Room
- (8) Insulated 14' x 16' Drive-Thru Doors Supporting Efficient Industrial Operations
- 120V/240V, 400 Amp Electrical Service with Conduit Stubbed for Additional 400 Amp Service
- Fenced Yard Across The Full 4.98± AC Site
- High Visibility Site Adjacent To US Highway 2
- Signalized Access At 145th Avenue NW
- Zoned Rural Commercial

PROPERTY OVERVIEW

14472 Commerce Park Blvd offers 14,100 square feet of industrial space on a combined 4.98-acre fenced site, including a 2015-built facility on 2.49 acres and an adjacent 2.49-acre parcel, offered together.

The property features (8) insulated 14' x 16' drive-through doors, 120V/240V, 400 amp electrical service with infrastructure in place for expansion, and a 1,600± SF mezzanine office buildout with six private offices and a conference room, supporting a wide range of industrial operations.

Both parcels are leased to a single tenant through February 2027, with renewal anticipated, providing immediate in-place income with a simplified lease structure.

The site fronts US Highway 2 with signalized access at 145th Avenue NW, positioned within Williston's established industrial corridor and offering strong visibility and accessibility.

14,100±

SF Industrial

4.98±

Acre Fenced Site

100%

Leased & Occupied

Built 2015

Year Built

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PROPERTY SPECIFICATIONS

BUILDING SIZE	14,100± SF
YEAR BUILT	2015
TOTAL SITE	4.98± AC across two parcels
IMPROVED PARCEL	2.49± AC · Lot 5
ADJACENT PARCEL	2.49± AC · Lot 4
YARD	Fenced across the full site
OCCUPANCY	100 percent
LEASE EXPIRATION	February 2027
ZONING	Rural Commercial
PARCEL / APN	51-154-02-02-01-050 / -040

SITE CONFIGURATION

The improved parcel carries the building and primary truck circulation. The adjacent parcel is in tenant use for yard, laydown, and equipment. Both sit inside one fenced perimeter under a single lease.



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TENANCY & LEASE

LEASE POSITION

The entire 4.98-acre site, building and adjacent parcel together, is leased to one tenant through February 2027, and renewal is anticipated at expiration.

Full lease terms are available from the broker.

LEASE SUMMARY

OCCUPANCY	100 percent
PARCELS LEASED	Both, under a single lease
LEASE EXPIRATION	February 2027
RENEWAL OUTLOOK	Anticipated at expiration



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LOCATION & ACCESS



Both parcels outlined in red. Frontage on US Highway 2 at the 145th Avenue NW signal.

LOT 5 • IMPROVED

2.49± AC

14,100± SF building, truck court, and primary circulation.

APN 51-154-02-02-01-050

LOT 4 • ADJACENT

2.49± AC

In tenant use for yard, laydown, and equipment storage.

APN 51-154-02-02-01-040

COMBINED

4.98± AC

Fenced site leased together to one tenant through February 2027.

Zoned Rural Commercial

US HIGHWAY 2

Adjacent

HWY 2 / 85 JCT

Under 5 min

DOWNTOWN WILLISTON

10–12 min

XWA AIRPORT

20–25 min

MONTANA BORDER

25–30 min

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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	\$1,895,000
BUILDING SIZE	14,100± SF
TOTAL SITE	4.98± AC across two parcels
OCCUPANCY	100 percent
LEASE EXPIRATION	February 2027
ZONING	Rural Commercial

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
- Zoning, permitted use, and buildability
- Access, easements, and road agreements
- Utilities, power capacity, and service
- Environmental condition and history
- Taxes, assessments, 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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