

industrial property

FOR SUBLEASE

±12,599 SF INDUSTRIAL SHOP | ±3.05 ACRE YARD

509 WELL ST | WILLISTON, ND 58801

 **LUNNEN**
REAL ESTATE SERVICES

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section 1

PROPERTY INFORMATION





PROPERTY HIGHLIGHTS

- ±12,599 SF Shop & Office | ± 3.05 Acre Fenced & Stabilized Yard
- ±10,000 SF shop space
- ±2,500 SF built out office space
- 1st Floor: reception area, offices, kitchen/break room, conference room, copy room, restrooms
- (8) 16 x 14 automatic overhead doors with protective bollards
- (4) Drive-through bays
- Reznor natural gas unit heaters in the shop
- In-floor radiant heat in shop
- HVAC services office space
- Concrete driveway and parking lot
- Large concrete aprons
- Three-phase power
- ±3.05 acres fenced and mostly stabilized
- Well located near the intersection of with access to HWY 2 on the North side of Williston

OFFERING SUMMARY

Lease Rate:	Negotiable (NNN)
Number of Units:	1
Available SF:	±12,599 SF
Lot Size:	±3.05 Acres



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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