

FOR SALE

# BENNETT INDUSTRIAL PARK

BUILDING 1600

5093 BENNETT INDUSTRIAL DR, WILLISTON, ND 58801



## BLOCK 1 LOT 5

- + LOT SIZE: +/- 2.47 acres
- + TOTAL BUILDING: 10,000 SF
- + OFFICE BUILD-OUT: +/-1,000 SF
- + WAREHOUSE: +/- 9,000 SF
- + SF RENTED: 10,000 SF per tenant
  - NXT Oil Field Rentals, LLC
- + Ability to expand an additional 5,000 SF
- + YEAR BUILT: 2013

+ LEASE RATE: Call for pricing

+ SALE PRICE: \$1,500,000

Unique opportunity located in the Bennett Industrial Park just outside Williston city limits. Buyer has the option to purchase as an income producing investment or Buyer may also occupy 10,000 SF as the current tenants are able to relocate if necessary.

Bennett Industrial Park and CSC General Contractors, Inc boasts great flexibility to occupiers with additional land and buildings for sale. Information can be found within the next pages. Please contact Chance Lindsey with further inquiries.



## CONTACT US

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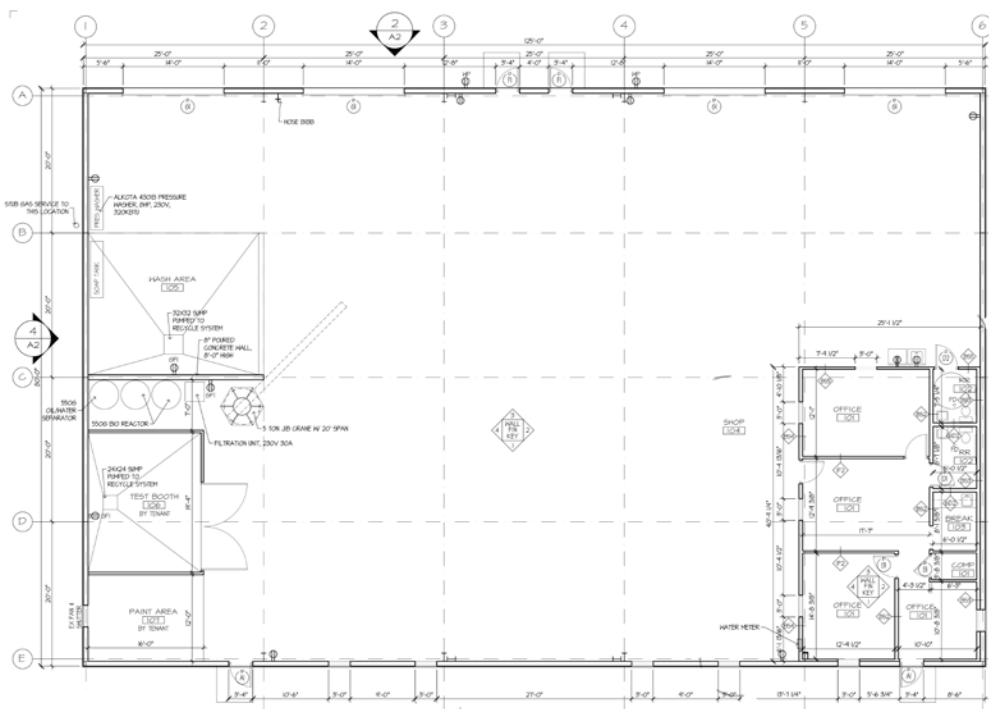
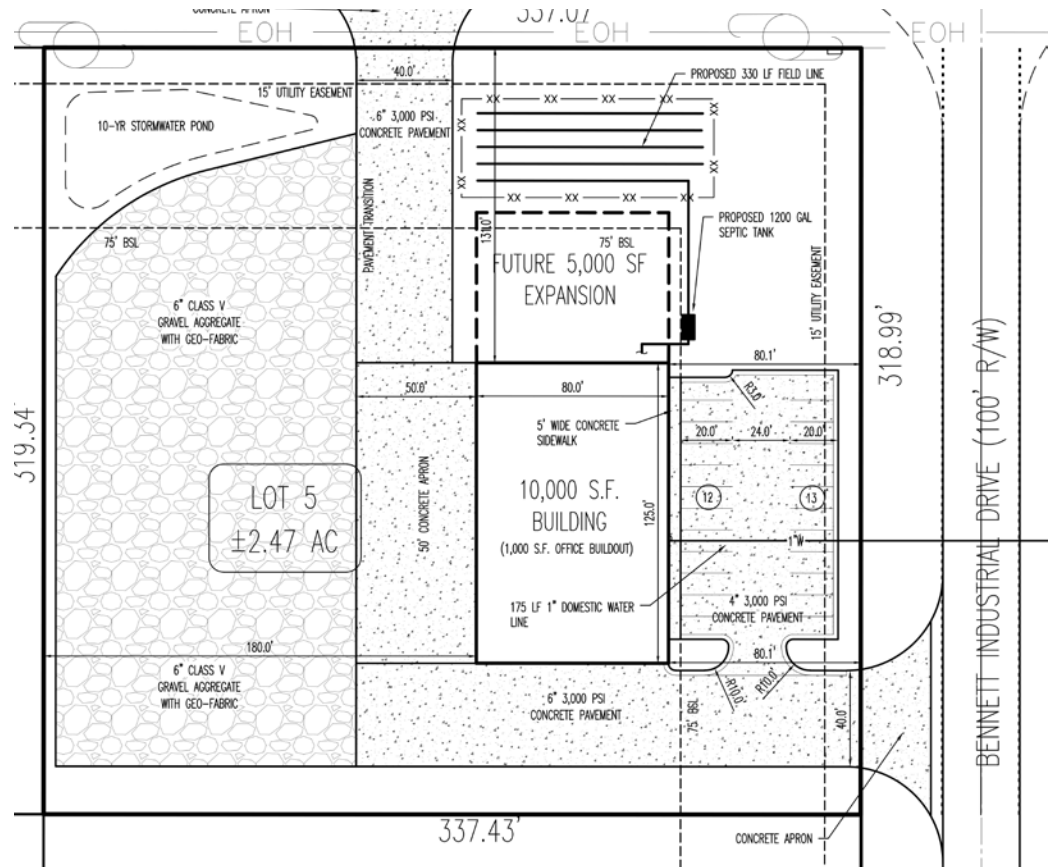
[www.cbre.com/BIPWilliston](http://www.cbre.com/BIPWilliston)

**CBRE**

# FOR SALE BENNETT INDUSTRIAL PARK



## SITE/FLOOR PLANS



# BUILDING 1600

## WILLISTON, ND

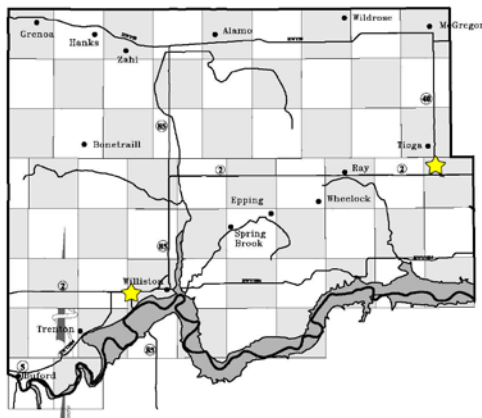


Address	<b>5093 Bennett Industrial Drive Williston, ND 58801</b>
<b>County</b>	Williams County
<b>Lot Size</b>	+/- 2.47 acres
<b>Total Building</b>	10,000 SF Ability to expand an additional 5, 000 SF
<b>Office Build-Out</b>	+/- 1,000 SF; includes 4 offices, break areas, 2 restrooms with mezzanine for future office build out
<b>Warehouse</b>	+/- 9,000 SF
<b>Year Built</b>	2013
<b>Construction</b>	7'4" metal liner panels throughout shop
<b>Parking</b>	Double row concrete parking area in front with curb and gutter 50' concrete apron in rear to include two (2) concrete driveways Two (2) concrete approaches
<b>Yard</b>	Stabilized with 6" class V aggregate over geo-fabric
<b>Cranes</b>	One (1) 5- Ton Jib Crane
<b>Loading</b>	Four (4) 14'x16' overhead doors
<b>Wash-off Area</b>	One (1) wash off area with recycle system
<b>HVAC</b>	Forced air heat
<b>Utilities</b>	Septic tank with high capacity chambers MDU Gas Nemont Fiber Williams Rural Water
<b>Power</b>	Montrail-Williams Electric (400 Amps into building)
<b>Condition of Property</b>	Excellent
<b>Lease Rate</b>	Call for price
<b>List Price</b>	\$1,500,000

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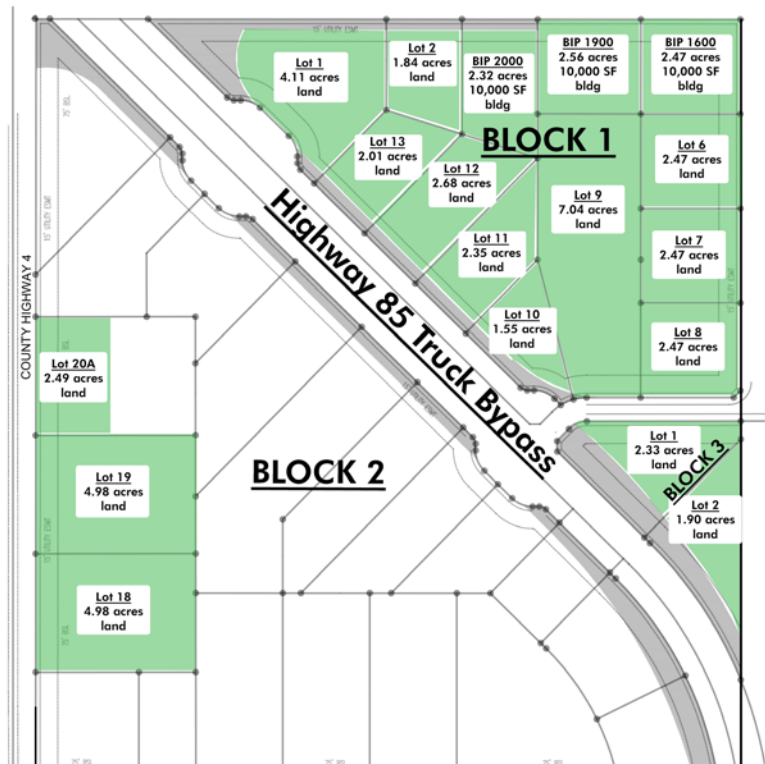
**ADDITIONAL  
FOR SALE/LEASE**



WILLIAMS COUNTY VICINITY MAP

+ Additional land and buildings from the same owner also available in Tioga.

## BENNETT INDUSTRIAL PARK



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