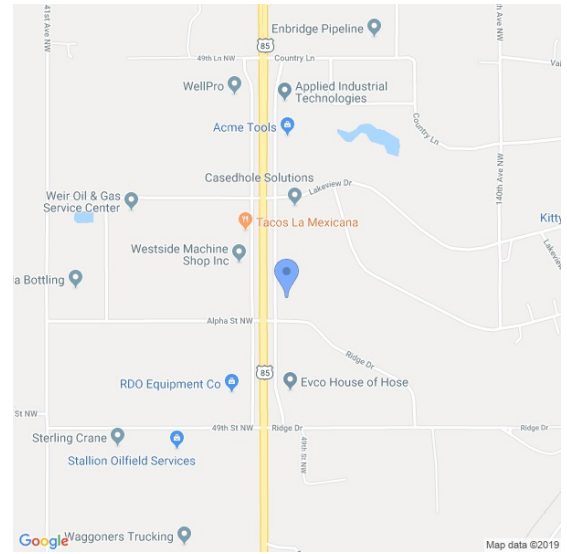


# Investment Property + - 20,000 SF Industrial Building, Office Yard

4926 HWY 85, WILLISTON, NORTH DAKOTA 58801



COMMERCIAL • INDUSTRIAL • FOR SALE



SALE PRICE **\$2,510,000**  
SALE TYPE **NET LEASE INVESTMENT**  
ZONING **INDUSTRIAL**  
YEAR BUILT **2012**

CAP RATE **10.00%**  
VACANCY **100%**  
GROSS BLDG **20,000 SQFT**  
LAND AREA **4 ACRES**  
NET OP INC **\$250,923**

- Investment Property | +/- 20,000 SF Industrial Building, Office & Yard | Williston ND • 10% cap rate • NOI: \$250,923 • 2% - 2.5% annual rent increases • Tenant(s) Info • NoDak Oilfield Services
- Original 5 year lease • Dakota Midstream • Original 3 year lease
- Both of these leases are around \$12/SF/YR NNN, in a market that is currently \$15/SF/YR NNN and rising. This building has never been vacant, because of the location it leases very quickly when tenants leave.

For Sale

Bakken Oilfield...



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