

**FOR SALE OR  
LEASE**

# 15,631 SF Industrial Shop & Office Near Davis Refinery

3805 129 F AVE. SW, BELFIELD, ND 58622



**LUNNEN**  
REAL ESTATE SERVICES

FOR MORE INFORMATION:

**JEFF LUNNEN**

701.428.1243

[jeff@lunnen.com](mailto:jeff@lunnen.com)

30220 RANCHO VIEJO ROAD SUITE A  
San Juan Capistrano, CA 92675

701.428.1243

[www.lunnennorthdakota.com](http://www.lunnennorthdakota.com)

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EXECUTIVE SUMMARY



**PROPERTY SUMMARY**

<b>Available SF:</b>	15,631 SF
<b>Lease Rate:</b>	Negotiable
<b>Sale Price</b>	Subject to Offer
<b>Lot Size:</b>	8.34 Acres
<b>Building Size:</b>	15,631 SF
<b>Year Built:</b>	2012

**PROPERTY OVERVIEW**

Available for sale or lease immediately

**PROPERTY HIGHLIGHTS**

- Over 15,631 square feet of shop & office space on 8.34 acres
- 16 office(s), large conference room, large foyer, reception area
- Break/training room, dispatch room(s), kitchenette, parts room(s)
- Priced Significantly Below Replacement Costs
- 8.34 acre lot
- (4) drive through bays
- (8) 16' x 16' insulated overhead doors
- (1) drive through wash-bay with trench drains with sand/oil separator system(s)
- Mezzanine level storage area
- Radiant floor heating in shop space
- Built to support a 10 ton bridge crane
- DAVIS REFINERY RECEIVES APPROVAL TO START CONSTRUCTION 2018: Sited on approximately 150 acres (and additional acreage for a buffer) in Billings County east of the Fryburg Rail Facility in Belfield, ND. The Davis Refinery will enjoy immediate access to crude oil supply and to major transportation routes from the beginning of operations. This location will facilitate the shipment of crude oil feedstock and the transportation of refined products to market. The crude oil will be processed by the most modern and efficient plant anywhere, capable of processing 49,500 barrels a day of Bakken crude into hyper clean diesel and jet fuels while emitting near zero harmful green-house gasses so common at other refineries. When fully complete, Davis Refinery will be rated a Nelson Complexity Index of just under 9 due to its ability to produce a full slate of refined products.

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ADDITIONAL PHOTOS



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**FOR LEASE**

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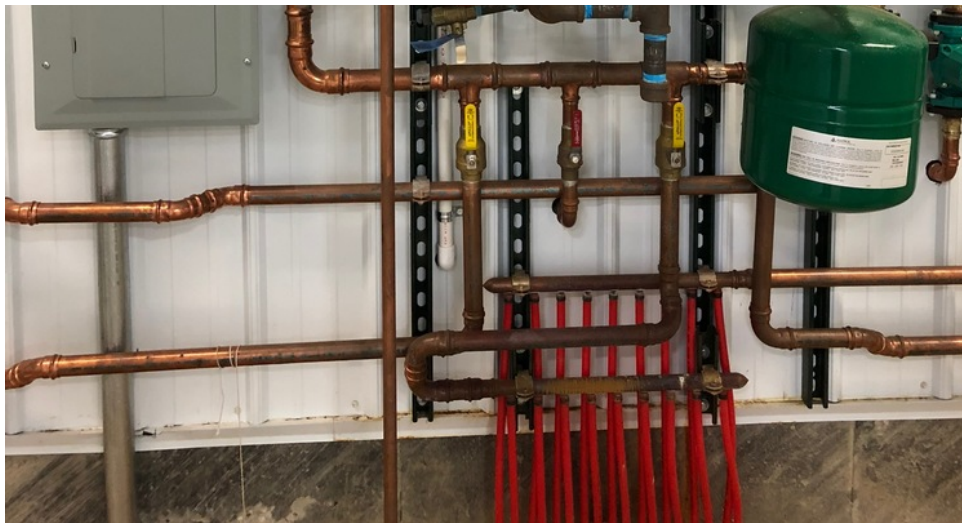
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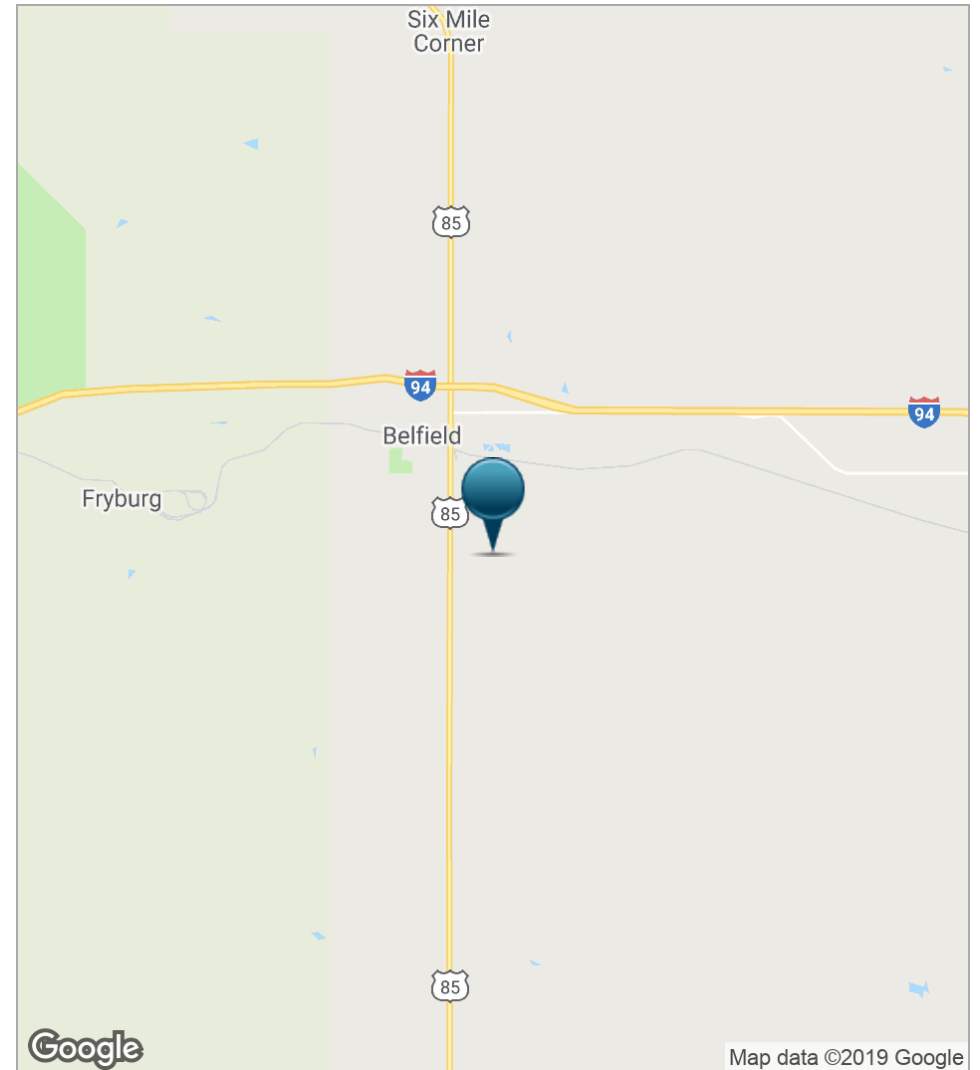
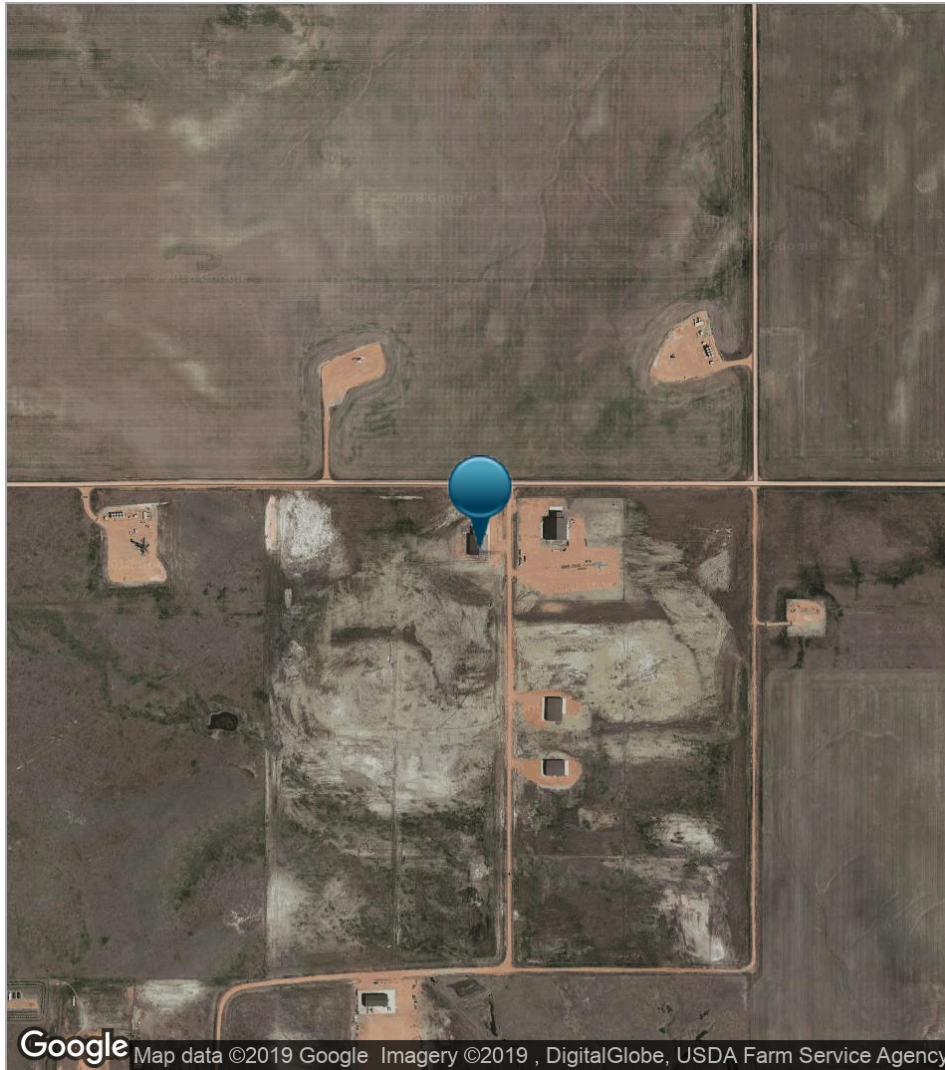
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LOCATION MAPS



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AERIAL MAP



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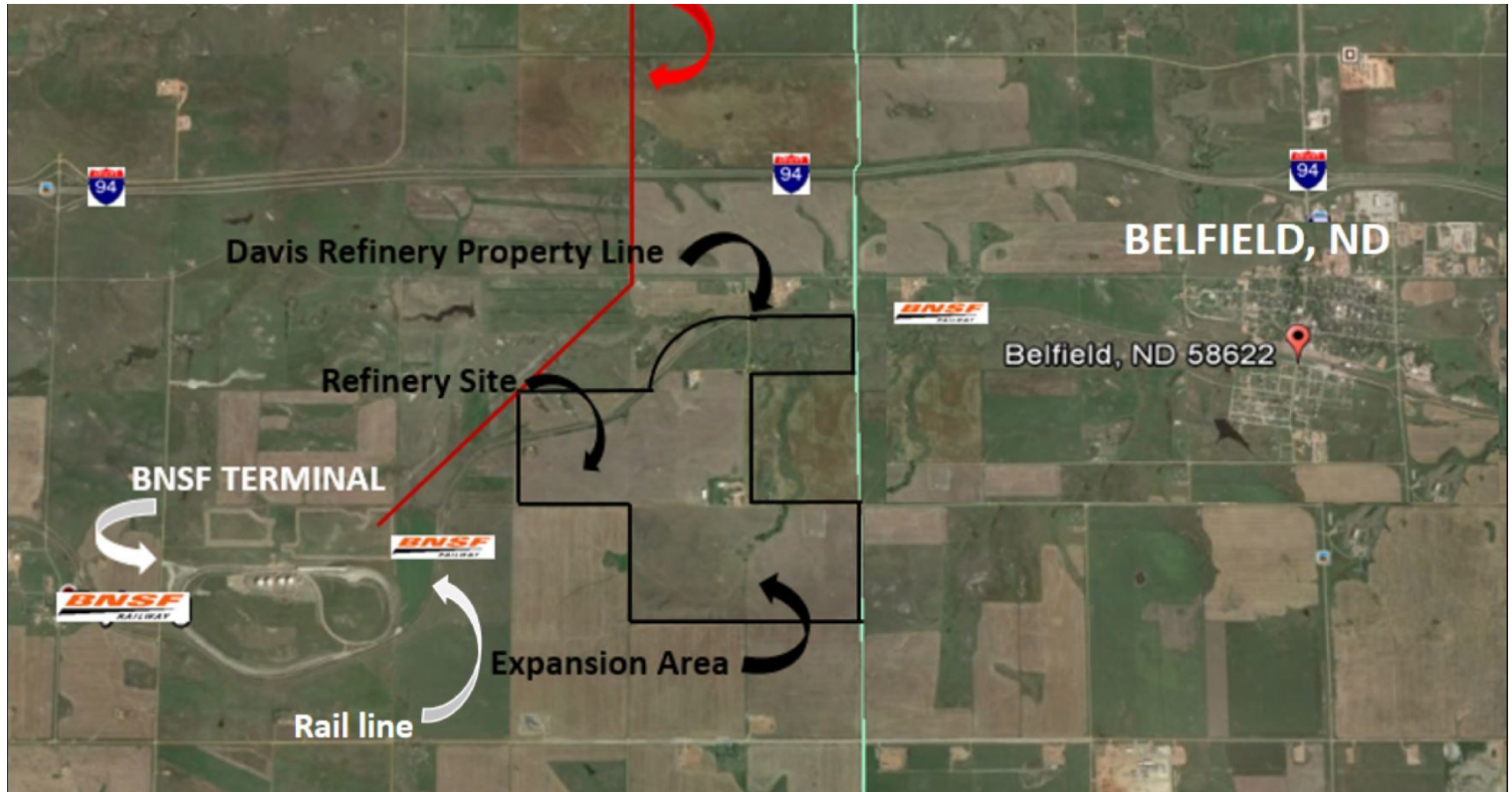
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SITE PLAN



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ADVISOR BIO & CONTACT 1

**JEFF LUNNEN**  
**Managing Principal & Broker**



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T 701.428.1243  
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ND #9171

**Professional Background**

Lunnen Real Estate Services Inc. is a multi-state Real Estate Development, Brokerage & Investment Company with a 35 year tradition of successful development of over 2 million square feet of creative office, industrial, residential and retail developments. The company has had a hand in the development of over 13,000 acres in Colorado, Utah, California and North Dakota.

Lunnen has been involved in over \$200MM in real estate transactions in the Bakken, created 5 industrial parks and built over 500,000 SF of industrial space for lease and sale.

Jeff Lunnen specializes in the analysis, marketing, and disposition of commercial and residential real estate portfolios held by both private individuals and community and national banking institutions.

Using his experience and insight into the marketing and disposition processes Jeff has marketed over \$900 million in commercial and residential assets throughout the country.

Jeff manages all facets of the business including business development, graphic design, media coordination, marketing, budgets, contracts, negotiations, escrows, and client interface. His record of success includes successful sales of Coca-Cola Enterprises bottling/distribution centers, ski resorts, tentative maps, finished lots, business condos, retail centers, RV parks, apartments, industrial/warehouses and vacant land.

**Memberships & Affiliations**

Jeff is a licensed Real Estate Broker in both California & North Dakota, licensed by FINRA, and is a CA Registered Securities Agent.

**Education**

Jeff holds a BA in Business and Public Administration from Arizona State University and a certificate in Light Construction and Development Management from University of California Irvine.

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