

111,366 SF INDUSTRIAL CAMPUS ON 43 AC

ACROSS 7 BUILDINGS

272 34TH STREET WEST DICKINSON, ND 58601

FOR SALE



SALE PRICE \$6,150,000

PROPERTY HIGHLIGHTS

- **CALL FOR OFFERS: DEADLINE 2/15/21**
- 7-building industrial campus totaling 111,366 +/- SF
- Investor or owner/user: Owner has right of lease termination
- Portion of property is currently leased
- Situated on 43 +/- AC
- Building 1 | Office | 29,600 +/- SF
- Building 2 | Metal Shop (Parts & Maintenance) | 50,620 +/- SF
- Building 3 | Open-sided Covered Fuel Island (Enclosed Area Only) | 680 +/- SF
- Building 4 | 3-Bay Truck Wash | 8,305 +/- SF
- Building 5 | Metal Shop (Acid Storage) | 4,512 +/- SF
- Building 6 | Metal Shop (Chemical Storage) | 10,759 +/- SF
- Building 7 | Metal Shop | 6,890 +/- SF
- Previously utilized as an oilfield service and training facility

- Includes a covered testing tank (area not included in SF totals)
- Property has a lighted & fully fenced outside storage yard
- Multiple zoning options | General Commercial, Light Industrial or General Industrial
- Built in 2011; Renovated in 2013
- Ideally located in Dickinson with direct access to Highway 22 and minutes from I-94

LEASE SUMMARY

- Location Use: Downhole well cementing services
- Leased Area: 57,119 RSF
- Lease Commencement: 8/27/20
- Lease Expiration: 8/31/22
- Rental Rate: \$6.61/RSF/YR NNN
- Monthly / Annual Income: \$31,458.87 / \$377,506.44

Mike Elliott

Managing Broker

701.713.6606

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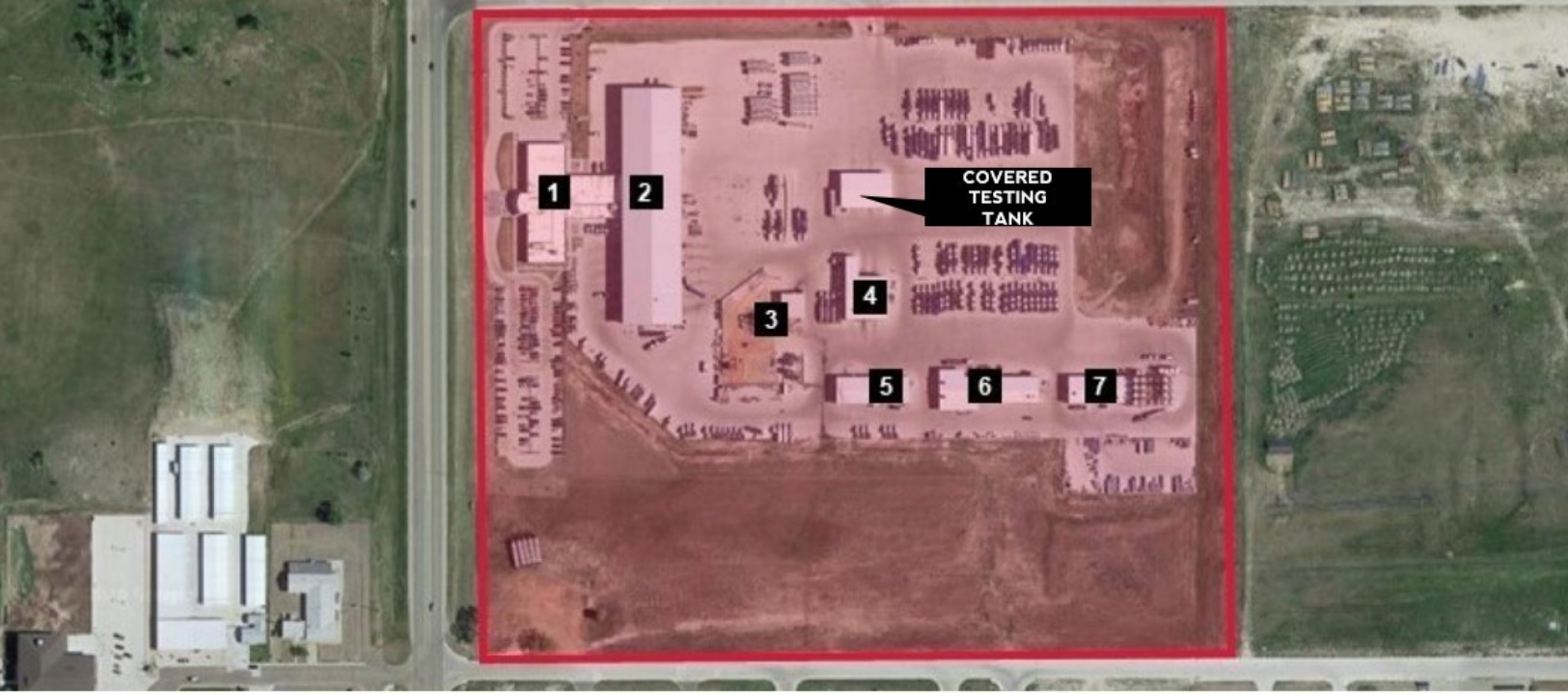
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CAMPUS BREAKDOWN



CAMPUS BREAKDOWN

BUILDING DESCRIPTION	BLDG. #	TOTAL (RSF)	OFFICE (RSF)	INDUSTRIAL (RSF)	YEAR BUILT
Office Building	1	29,600	29,600	0	2011
Metal Shop Building (Parts & Maintenance)	2	50,620	1,265	49,355	2011
Fuel Island (Enclosed Area Only)	3	680	0	680	2013
Truck Wash	4	8,305	0	8,305	2011
Metal Shop Building (Acid Storage)	5	4,512	212	4,300	2011
Metal Shop Building (Chemical Storage)	6	10,759	97	10,662	2011
Metal Shop Building (Cement Aggregation)	7	6,890	282	6,608	2011
TOTAL		111,366	31,456	79,910	

This Property is being sold AS-IS, WHERE-IS by Seller (or Seller's Predecessor-in-Interest) which acquired the Property through Foreclosure or Deed in Lieu of Foreclosure and therefore is subject to a comprehensive Disclaimer available through download link herein [\(CXA As-Is Disclaimer\)](#) and which will be attached to any Letter of Intent, Sale Proposal or Purchase and Sale Contract provided to Buyer

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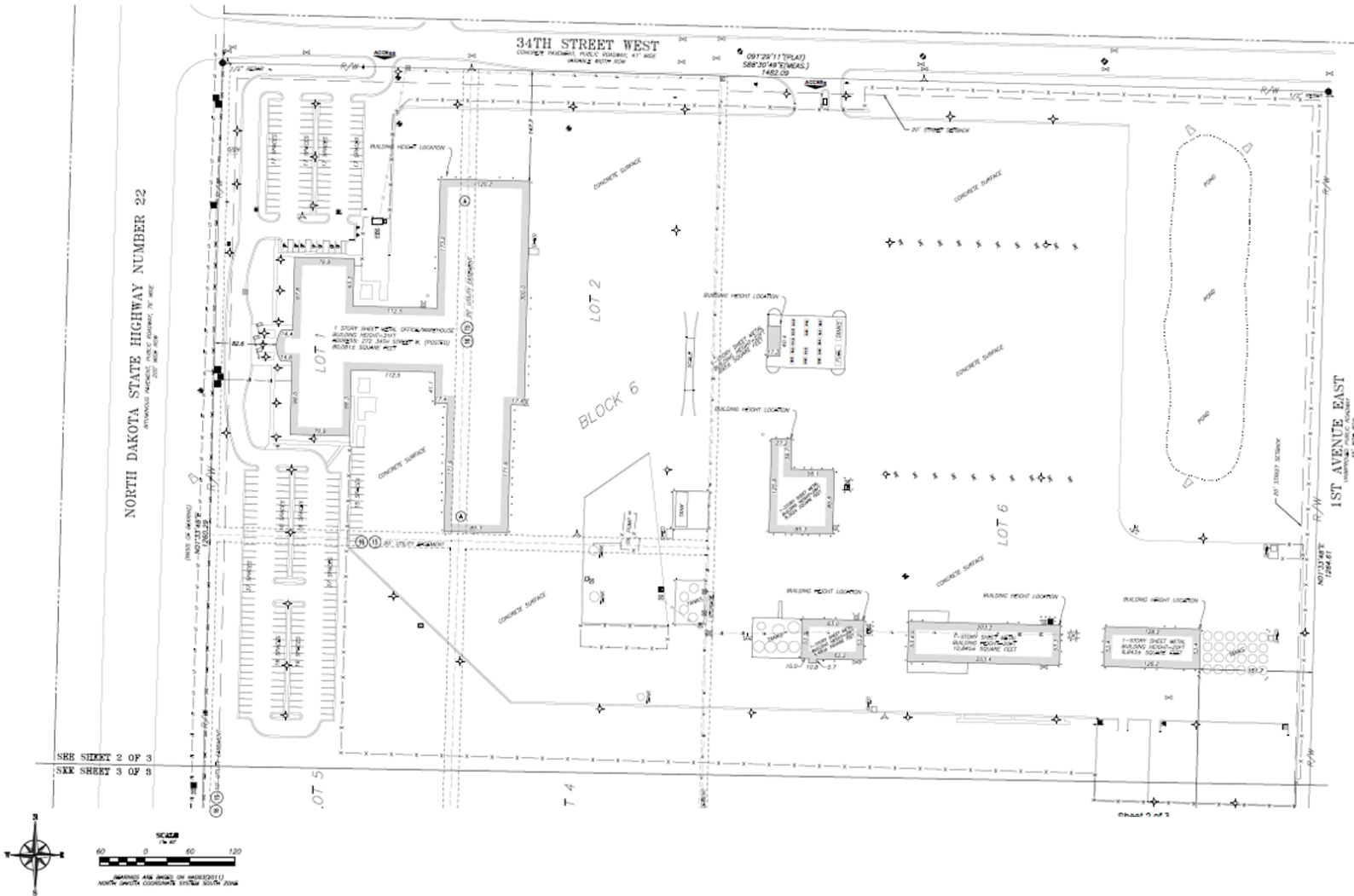
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SURVEY



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DICKINSON AND REGIONAL LOCATION



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EXTERIOR



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FOR SALE

TESTING TANK & OUTSIDE STORAGE



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OUTSIDE STORAGE



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OFFICE



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FOR SALE

OFFICE & LAB



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WAREHOUSE



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