

15,150 SF SHOP/OFFICE/YARD FOR SALE OR LEASE

NINE ENERGY SHOP/OFFICE/YARD

5819 Baldwin Ln., Williston, ND 58801



AVAILABLE SF:	+/-15,150 SF
LEASE RATE:	\$14.00 SF/Yr (NNN)
LOT SIZE:	+/-7.33 Acres
BUILDING SIZE:	15,150 SF
FIVE BAYS:	Drive-Thru Doors
DOOR DIMENSIONS:	16'X14'
YEAR BUILT:	2013
ZONING:	Commercial
SUB MARKET:	Missouri Ridge
CROSS STREETS:	U.S. Hwy. 2 & 58th St. W

PROPERTY OVERVIEW

NEW LOWER LEASE RATES!!!!

High-end Oilfield Service Company Property.
Flexible Lease Terms with a Perfect Layout.
TRUCK-WASH BAY.
\$1,995,000.
Lease or "Lease to Buy."

PROPERTY FEATURES

- REDUCED RATES-READY TO OCCUPY
- +/- 2,650 SF of Very Well Appointed & Finished Offices
- Reception, Conference Room, Break Rm. & 6 Private Offices
- +/- 12,500 SF of Warehouse Space (Expandable)
- 5 Drive-through Bays-Including a Truck-Wash Bay!
- Fenced, +/-2.33 Acre Yard + Approx. 5 Adjacent Acres
- Heavy 480 Amp 3-Phase Power

KW COMMERCIAL
1350 Lagoon Ave S, Ste. 900
Minneapolis, MN 55408

MICHAEL HOUGE, CCIM, SIOR
Director Of Commercial
612.701.7454
michaelhouge@gmail.com
ND #7909 - MN #86083

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www.kwcommercial.com

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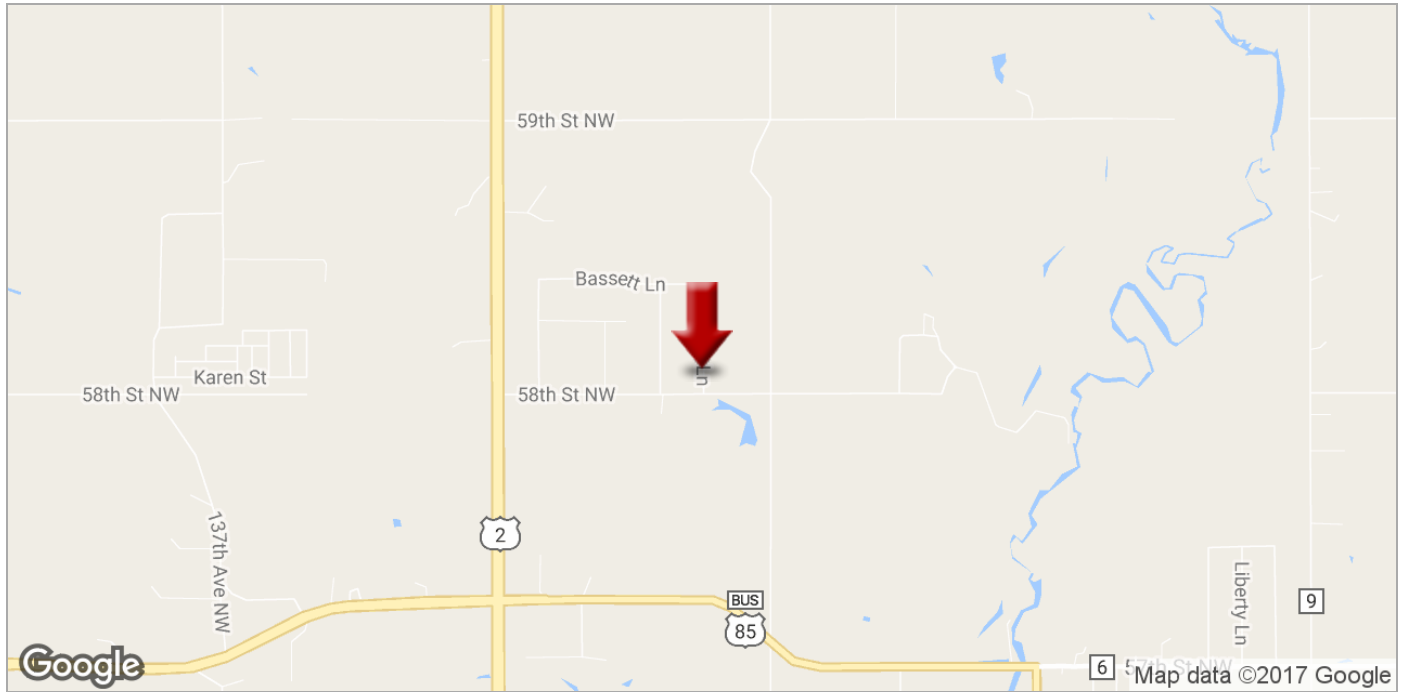
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
5819 Baldwin Ln	Shop/Office/Yard	\$14.00 SF/YR	NNN	15,150 SF	Ready to go.

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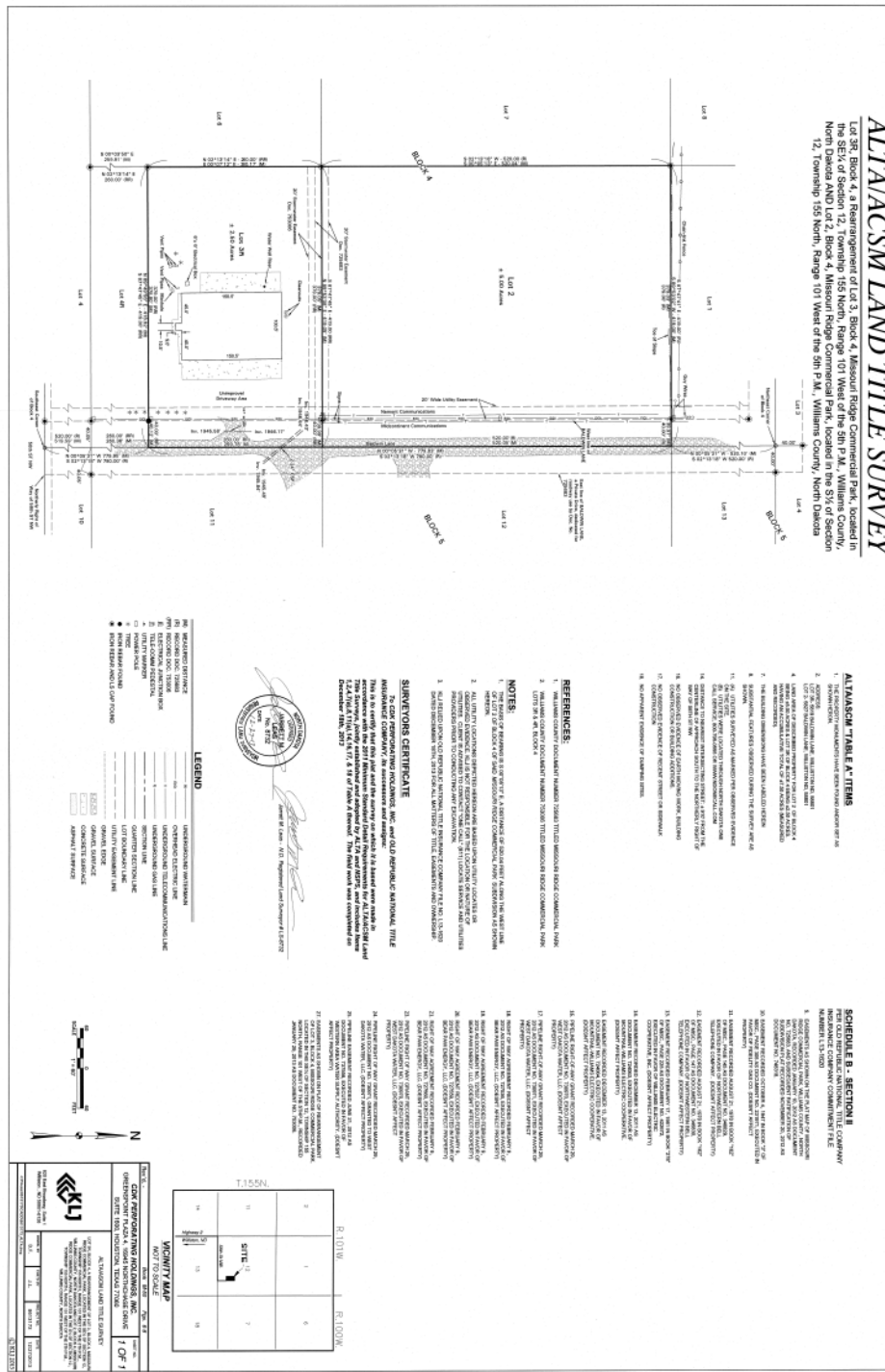
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SITE PLAN

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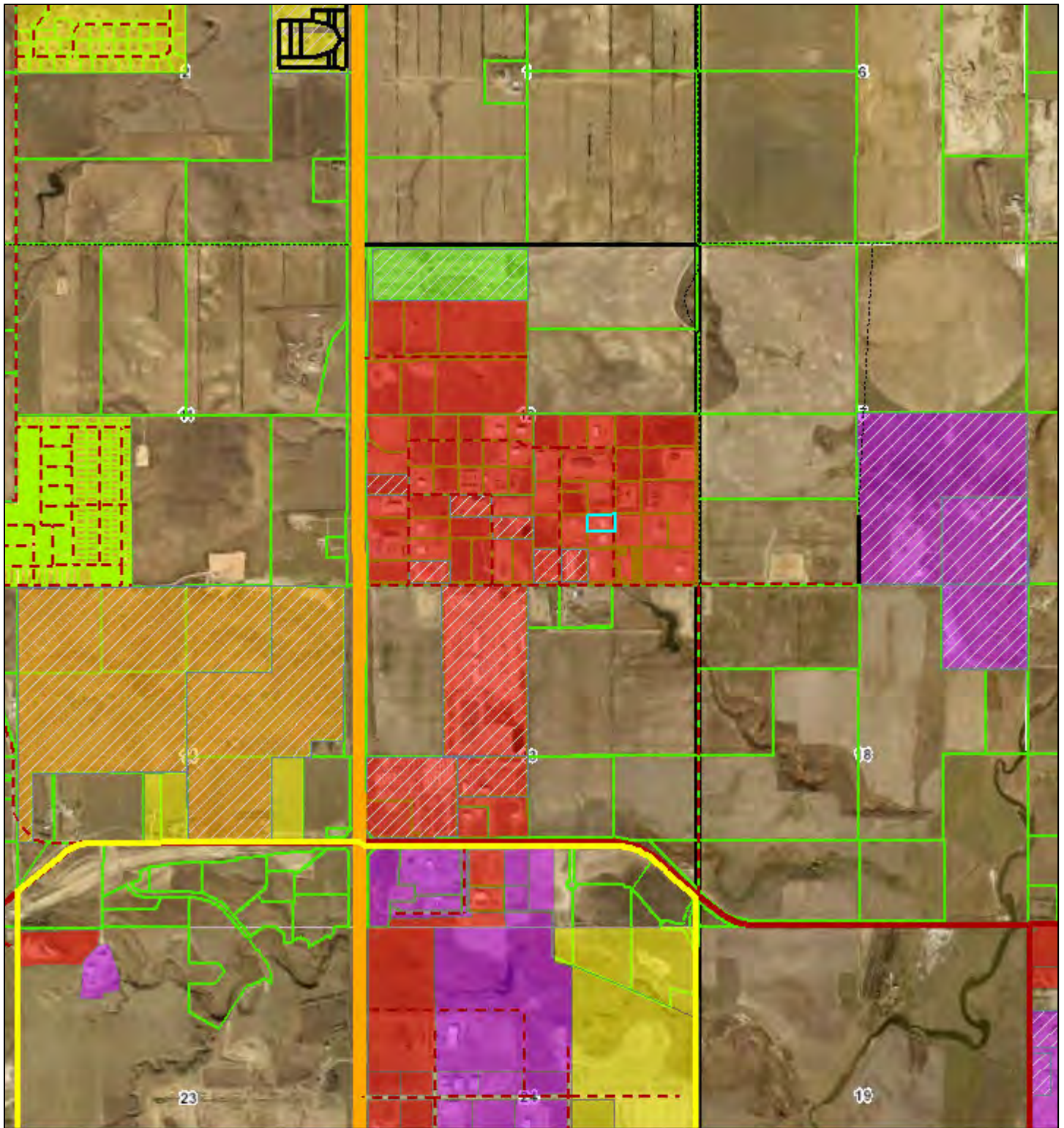


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Zoning & Conditional Use Permits



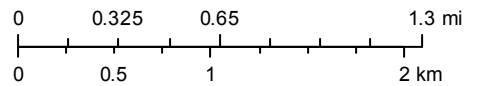
November 3, 2015

1:39,222

- City_Limits
- Roads**
- City Street/Road
 - STATE HIGHWAY
 - COUNTY PAVED ROAD
 - - - GRAVEL ROAD
 - PRAIRIE TRAIL

- Conditional Use Permits
- Zoning**
- Commercial
- Industrial
- Mixed Use
- Public
- Residential

- Parcels
- Townships
 - Sections
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3



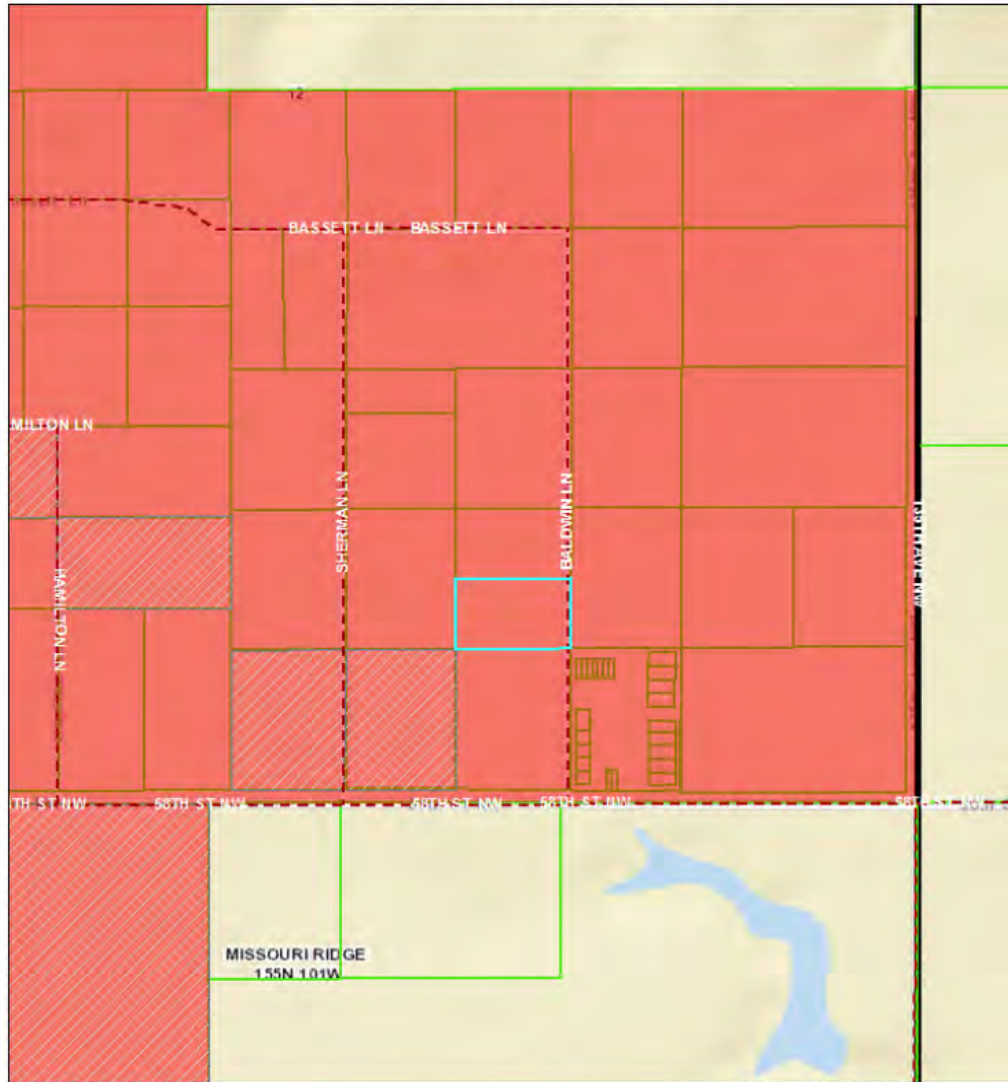
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

NINE ENERGY BUILDING ZONING MAP

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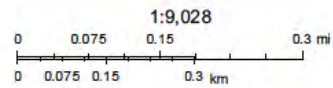


Williams County Zoning & CUP



September 22, 2016

- Roads**
 - City Street/Road
 - GRAVEL ROAD
 - Conditional Use Permits
- Zoning**
 - Commercial
- Parcels**
 - Townships
 - Sections



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Williams County GIS Web Map
State of North Dakota, Esri, HERE, DeLorme, INCREMENT P, NGA, USGS |

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First American

myFirstAm® Property Profile

, , ND

Property Information		
Owner(s):	Cdk Perforating Holdings Inc	Mailing Address: 6500 West Fwy, Fort Worth, TX 76116
Owner Phone:	Unknown	Property Address: , , ND
Vesting Type:	N/A	Alt. APN:
County:	Williams	APN: 46-155-01-28-04-013
Map Coord:		Census Tract:
Lot#:	3R-3	Block: 4
Subdivision:	Missouri Ridge Commercial Park	Tract:
Legal:	Lot: L 3R Rearr L 3 Block: B 4 Addition: Missouri Ridge Commercial Park Additional: #777242	

Property Characteristics		
Use:	Commercial Building	Year Built / Eff. : /
Zoning:		Sq. Ft. :
Stories:		Lot Size Ac / Sq Ft: 2.5 / 108900
Gross Area:		# of Units:
		Improvements:
		Parking / #: /
		Garage Area :
		Basement Area:

Sale and Loan Information		
Sale / Rec Date:	*\$/Sq. Ft.:	2nd Mtg.:
Sale Price:	1st Loan:	Prior Sale Amt:
Doc No.:	Loan Type:	Prior Sale Date:
Doc Type:	Transfer Date:	Prior Doc No.:
Seller:	Lender:	Prior Doc Type:

*\$/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

Tax Information	
Imp Value: \$832,750	Exemption Type:
Land Value: \$81,250	Tax Year / Area: 2016 / 08
Total Value: \$914,000	Tax Value:
Total Tax Amt: \$9,989.90	Improved: 91%



First American

myFirstAm® Property Profile

5827 Baldwin Ln, Williston, ND 58801

Property Information			
Owner(s):	Cdk Perforating Holdings Inc	Mailing Address:	6500 West Fwy, Fort Worth, TX 76116
Owner Phone:	Unknown	Property Address:	5827 Baldwin Ln, Williston, ND 58801
Vesting Type:	N/A	Alt. APN:	
County:	Williams	APN:	46-155-01-28-04-010
Map Coord:		Census Tract:	953600
Lot#:	2	Block:	4
Subdivision:	Missouri Ridge Commercial Park	Tract:	
Legal:	Lot: L 2 Block: B 4 Addition: Missouri Ridge Commercial Park Additional: #777242		

Property Characteristics			
Use:	Agricultural (Nec)	Year Built / Eff. :	/
Zoning:		Sq. Ft. :	
Stories:		Lot Size Ac / Sq Ft:	5 / 217800
Gross Area:		Improvements:	# of Units:
		Garage Area :	Parking / #: /
			Basement Area:

Sale and Loan Information		
Sale / Rec Date:	*\$/Sq. Ft.:	2nd Mtg.:
Sale Price:	1st Loan:	Prior Sale Amt:
Doc No.:	Loan Type:	Prior Sale Date:
Doc Type:	Transfer Date:	Prior Doc No.:
Seller:	Lender:	Prior Doc Type:

*\$/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

Tax Information	
Imp Value:	Exemption Type:
Land Value: \$135,000	Tax Year / Area: 2016 / 08
Total Value: \$135,000	Tax Value:
Total Tax Amt: \$1,475.53	Improved:

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BACKGROUND

Michael Houge is a Director with KW Commercial-Minneapolis after contributing for over three years as Vice President with Transwestern Minneapolis, where he co-directed the Investment Sales Group (ISG).

Mr. Houge has almost thirty years of experience in project leasing and investment sales. Michael is a specialist in the sale of net-leased investment properties, 1031 Tax Deferred Exchanges, and more recently, commercial real estate in the Bakken oilfield markets of North Dakota. Mr. Houge has completed over a billion dollars in investment property transactions.

Michael has also leased over a million square feet as a landlord and tenant representative and is a frequent contributor and author in various real estate trade publications and speaks frequently on panels and conferences on investment sales, capital markets, marketing, the net-lease industry, 1031 tax-deferred exchanges and North Dakota real estate.

Mr. Houge has also earned the two most prestigious designations in the commercial real estate industry: Certified Commercial Investment Member (CCIM) and The Society of Industrial and Office Realtors (SIOR). Obtaining both designations is a rare feat, since only approximately 850 of the more than one million REALTORS hold both. Michael has served as the President of the Minnesota Dakotas Chapter of both organizations.

EDUCATION

B.A. University of Minnesota-Twin Cities Campus

CCIM Curriculum of the CCIM Institute

MEMBERSHIPS & ASSOCIATIONS

CCIM-Certified Commercial Investment Member
SIOR-Society of Office and Industrial REALTORS
NAIOP-National Association of Industrial and Office Parks
MNCAR-Minnesota Commercial Association of REALTORS
ICSC-International Council of Shopping Centers
MAR-Minnesota Association of REALTORS
NAR-National Association of REALTORS

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