

# 111,366 SF INDUSTRIAL CAMPUS ON 43 AC

## ACROSS 7 BUILDINGS

272 34TH STREET WEST DICKINSON, ND 58601

### FOR SALE



Colliers



**SALE PRICE \$6,150,000**

#### PROPERTY HIGHLIGHTS

- 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 / ERES  
701.713.6606  
mike.elliott@erescompanies.com

#### Tom Condon, Jr.

Colliers | Senior Vice President  
713.830.4007  
tom.condon.jr@colliers.com

#### Greg Cizik

Colliers | Principal & Director  
713.830.2123  
greg.cizik@colliers.com

#### Edward Edson

Colliers | Principal  
713.830.2122  
edward.edson@colliers.com

# 111,366 SF INDUSTRIAL CAMPUS ON 43 AC

## ACROSS 7 BUILDINGS

272 34TH STREET WEST DICKINSON, ND 58601

FOR SALE

### 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
<b>TOTAL</b>		<b>111,366</b>	<b>31,456</b>	<b>79,910</b>	

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

**Mike Elliott**  
Managing Broker  
701.713.6606  
mike.elliott@erescompanies.com



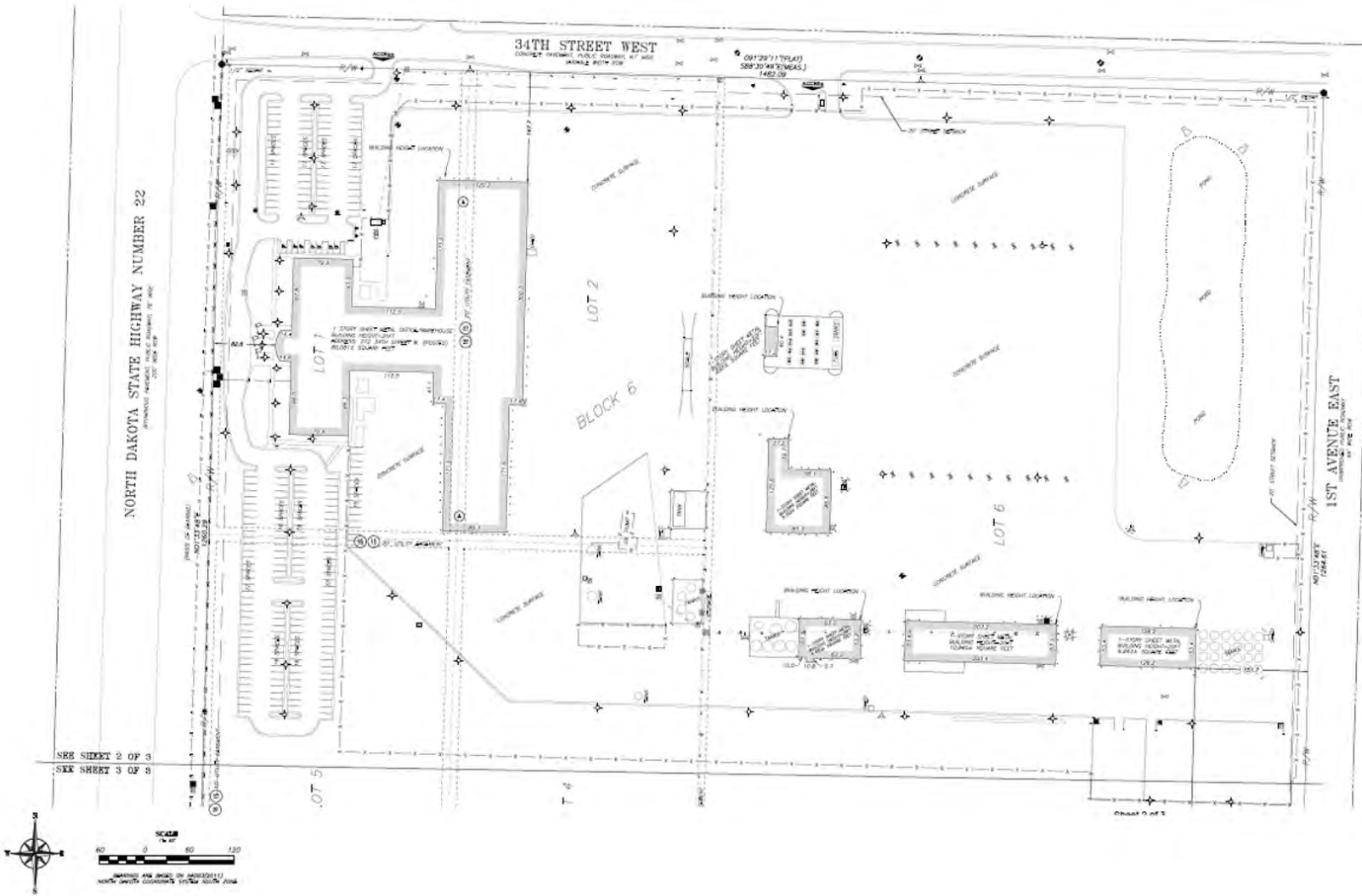
# 111,366 SF INDUSTRIAL CAMPUS ON 43 AC

## ACROSS 7 BUILDINGS

272 34TH STREET WEST DICKINSON, ND 58601

FOR SALE

SURVEY



**Mike Elliott**  
Managing Broker  
701.713.6606  
mike.elliott@erescompanies.com





# 111,366 SF INDUSTRIAL CAMPUS ON 43 AC

## ACROSS 7 BUILDINGS

272 34TH STREET WEST DICKINSON, ND 58601

FOR SALE

### DICKINSON AND REGIONAL LOCATION



**Mike Elliott**  
Managing Broker  
701.713.6606  
mike.elliott@erescompanies.com



# 111,366 SF INDUSTRIAL CAMPUS ON 43 AC

## ACROSS 7 BUILDINGS

272 34TH STREET WEST DICKINSON, ND 58601

FOR SALE

### EXTERIOR



**Mike Elliott**  
Managing Broker  
701.713.6606  
mike.elliott@erescompanies.com

Energy Real Estate Solutions | [erescompanies.com](http://erescompanies.com)





# 111,366 SF INDUSTRIAL CAMPUS ON 43 AC

## ACROSS 7 BUILDINGS

272 34TH STREET WEST DICKINSON, ND 58601

FOR SALE

### EXTERIOR



**Mike Elliott**  
Managing Broker  
701.713.6606  
[mike.elliott@erescompanies.com](mailto:mike.elliott@erescompanies.com)

Energy Real Estate Solutions | [erescompanies.com](http://erescompanies.com)





# 111,366 SF INDUSTRIAL CAMPUS ON 43 AC

## ACROSS 7 BUILDINGS

272 34TH STREET WEST DICKINSON, ND 58601

FOR SALE

TESTING TANK & OUTSIDE STORAGE



**Mike Elliott**  
Managing Broker  
701.713.6606  
[mike.elliott@erescompanies.com](mailto:mike.elliott@erescompanies.com)

Energy Real Estate Solutions | [erescompanies.com](http://erescompanies.com)





# 111,366 SF INDUSTRIAL CAMPUS ON 43 AC

## ACROSS 7 BUILDINGS

272 34TH STREET WEST DICKINSON, ND 58601

FOR SALE

OUTSIDE STORAGE



**Mike Elliott**  
Managing Broker  
701.713.6606  
[mike.elliott@erescompanies.com](mailto:mike.elliott@erescompanies.com)

Energy Real Estate Solutions | [erescompanies.com](http://erescompanies.com)





# 111,366 SF INDUSTRIAL CAMPUS ON 43 AC

## ACROSS 7 BUILDINGS

272 34TH STREET WEST DICKINSON, ND 58601

FOR SALE

OFFICE



**Mike Elliott**  
Managing Broker  
701.713.6606  
[mike.elliott@erescompanies.com](mailto:mike.elliott@erescompanies.com)

Energy Real Estate Solutions | [erescompanies.com](http://erescompanies.com)





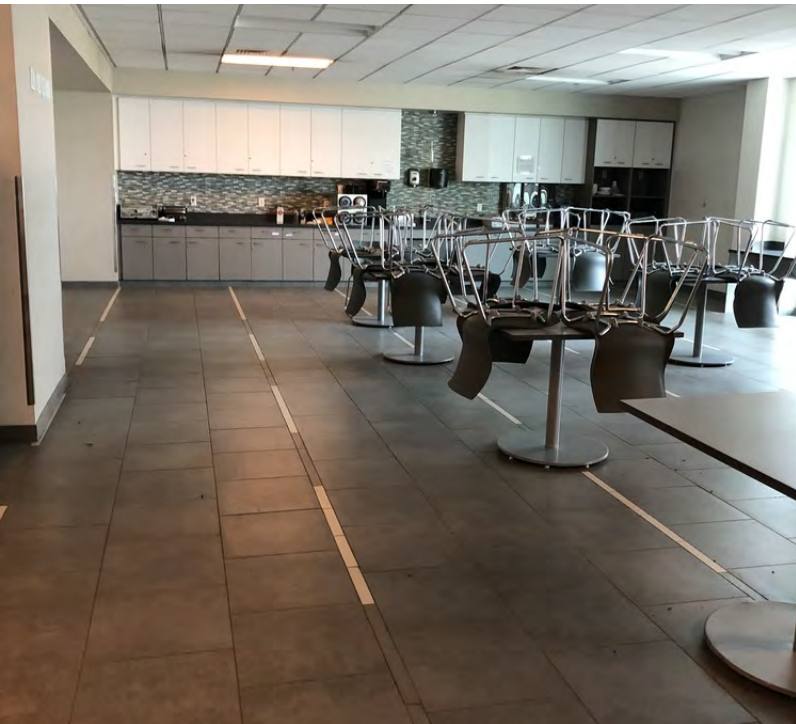
# 111,366 SF INDUSTRIAL CAMPUS ON 43 AC

## ACROSS 7 BUILDINGS

272 34TH STREET WEST DICKINSON, ND 58601

FOR SALE

OFFICE & LAB



**Mike Elliott**  
Managing Broker  
701.713.6606  
[mike.elliott@erescompanies.com](mailto:mike.elliott@erescompanies.com)

Energy Real Estate Solutions | [erescompanies.com](http://erescompanies.com)





# 111,366 SF INDUSTRIAL CAMPUS ON 43 AC

## ACROSS 7 BUILDINGS

272 34TH STREET WEST DICKINSON, ND 58601

FOR SALE

WAREHOUSE



**Mike Elliott**  
Managing Broker  
701.713.6606  
[mike.elliott@erescompanies.com](mailto:mike.elliott@erescompanies.com)

Energy Real Estate Solutions | [erescompanies.com](http://erescompanies.com)





# 111,366 SF INDUSTRIAL CAMPUS ON 43 AC

## ACROSS 7 BUILDINGS

272 34TH STREET WEST DICKINSON, ND 58601

FOR SALE

WAREHOUSE



**Mike Elliott**  
Managing Broker  
701.713.6606  
[mike.elliott@erescompanies.com](mailto:mike.elliott@erescompanies.com)

Energy Real Estate Solutions | [erescompanies.com](http://erescompanies.com)







## **Local Broker:**

Mike Elliott  
Energy Real Estate Solutions | Managing Broker  
701.713.6606  
[mike.elliott@erescompanies.com](mailto:mike.elliott@erescompanies.com)

## **National Sales Team:**

Tom Condon, Jr.  
Colliers | Senior Vice President  
713.830.4007  
[tom.condon.jr@colliers.com](mailto:tom.condon.jr@colliers.com)

Greg Cizik  
Colliers | Principal & Director  
713.830.2123  
[greg.cizik@colliers.com](mailto:greg.cizik@colliers.com)

Edward Edson  
Colliers | Principal  
713.830.2122  
[edward.edson@colliers.com](mailto:edward.edson@colliers.com)



# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

### Colliers International

#### Houston, Inc.

Licensed Broker/Broker Firm Name or  
Primary Assumed Business Name

29114

License No.

[houston.info@colliers.com](mailto:houston.info@colliers.com)

Email

(713) 222-2111

Phone

#### Gary Mabray

Designated Broker of Firm

138207

License No.

[gary.mabray@colliers.com](mailto:gary.mabray@colliers.com)

Email

(713) 830-2104

Phone

#### Patrick Duffy, MCR

Licensed Supervisor of Sales Agent/  
Associate

604308

License No.

[patrick.duffy@colliers.com](mailto:patrick.duffy@colliers.com)

Email

(713) 830-2112

Phone

#### Tom Condon, Jr.

Sales Agent/Associate's Name

419324

License No.

[tom.condon.jr@colliers.com](mailto:tom.condon.jr@colliers.com)

Email

(713) 830-2407

Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date