2021 State Board of Equalization

August 10, 2021

File No.: 2021-WILLISTON-HALLIBURTON-3
County or City: City of Williston
Appellant: Halliburton Energy Services Inc
Issue: Appeals assessed valuation.

Summary: Kimberly King, Tax Specialist with Halliburton Energy Services, Inc., appeals the assessment on the complex located at 826 48th Ave. W, within the City of Williston. (Parcel No: 01-765-00-00-010)

Notes:
### 2021 RE Appeal Valuation Summary

826 48th Ave W, Williston, ND
Parcel No: 01-765-00-00-00-00-010

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>2021 Current Proposed Value</td>
<td>19,279,660 $</td>
<td>135.11</td>
</tr>
<tr>
<td>February 1, 2021 3rd Party Appraisal (JLL)</td>
<td>12,000,000 $</td>
<td>84.10</td>
</tr>
<tr>
<td>2021 Halliburton Sales Approach</td>
<td>7,776,466 $</td>
<td>54.50</td>
</tr>
<tr>
<td>2021 Halliburton Cost Approach</td>
<td>12,480,154 $</td>
<td>87.46</td>
</tr>
<tr>
<td>2021 Halliburton Income Approach</td>
<td>9,175,220 $</td>
<td>64.30</td>
</tr>
<tr>
<td><strong>2021 Halliburton Opinion of Market Value</strong></td>
<td><strong>12,000,000 $</strong></td>
<td><strong>84.10</strong></td>
</tr>
</tbody>
</table>
# Halliburton Energy Services
## Cost Approach

City of Williston  
826 48th Ave W  
Parcel No: 01-765-00-00-00-010

### Occupancy - Industrial Complex

<table>
<thead>
<tr>
<th>Property Description</th>
<th>Occupancy</th>
<th>Const Type</th>
<th>Sq Ft</th>
<th>Yr Built</th>
<th>$/SF</th>
<th>RCN</th>
<th>% Dep</th>
<th>RCNLD</th>
<th>EOF</th>
<th>RCNLD w/Factor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building 1</td>
<td>Office</td>
<td>Reinf. Concrete</td>
<td>23,212</td>
<td>2011</td>
<td>$96.56</td>
<td>2,241,409</td>
<td>10%</td>
<td>2,017,268</td>
<td>100%</td>
<td>2,017,268</td>
</tr>
<tr>
<td>Building 1, Addition 1</td>
<td>Office</td>
<td>Str. Glass</td>
<td>3,402</td>
<td>2011</td>
<td>$79.57</td>
<td>270,689</td>
<td>10%</td>
<td>243,620</td>
<td>100%</td>
<td>243,620</td>
</tr>
<tr>
<td>Building 1, Addition 2</td>
<td>Office</td>
<td>Str. Glass</td>
<td>1,404</td>
<td>2011</td>
<td>$79.57</td>
<td>111,716</td>
<td>10%</td>
<td>100,545</td>
<td>100%</td>
<td>100,545</td>
</tr>
<tr>
<td>Building 1, Addition 3</td>
<td>Office</td>
<td>Reinf. Concrete</td>
<td>6,552</td>
<td>2011</td>
<td>$96.56</td>
<td>632,661</td>
<td>10%</td>
<td>569,395</td>
<td>100%</td>
<td>569,395</td>
</tr>
<tr>
<td>Building 2</td>
<td>Metal Shop</td>
<td>Steel Frame</td>
<td>65,100</td>
<td>2011</td>
<td>$57.00</td>
<td>3,710,700</td>
<td>10%</td>
<td>3,339,630</td>
<td>100%</td>
<td>3,339,630</td>
</tr>
<tr>
<td>Building 3</td>
<td>Metal Shop</td>
<td>Steel Frame</td>
<td>2,160</td>
<td>2011</td>
<td>$57.00</td>
<td>125,120</td>
<td>10%</td>
<td>110,808</td>
<td>100%</td>
<td>110,808</td>
</tr>
<tr>
<td>Building 4</td>
<td>Metal Light Mfg</td>
<td>Milled Wood</td>
<td>360</td>
<td>2011</td>
<td>$54.63</td>
<td>19,665</td>
<td>10%</td>
<td>17,699</td>
<td>100%</td>
<td>17,699</td>
</tr>
<tr>
<td>Building 5</td>
<td>Metal Shop</td>
<td>Steel Frame</td>
<td>11,214</td>
<td>2011</td>
<td>$57.00</td>
<td>639,198</td>
<td>10%</td>
<td>575,278</td>
<td>100%</td>
<td>575,278</td>
</tr>
<tr>
<td>Building 6</td>
<td>Metal Light Mfg</td>
<td>Steel Frame</td>
<td>6,300</td>
<td>2011</td>
<td>$54.63</td>
<td>344,169</td>
<td>10%</td>
<td>309,752</td>
<td>100%</td>
<td>309,752</td>
</tr>
<tr>
<td>Building 7</td>
<td>Metal Light Mfg</td>
<td>Steel Frame</td>
<td>16,000</td>
<td>2011</td>
<td>$54.63</td>
<td>874,080</td>
<td>10%</td>
<td>786,672</td>
<td>100%</td>
<td>786,672</td>
</tr>
<tr>
<td>Building 8</td>
<td>Truck Wash</td>
<td>n/a</td>
<td>6,350</td>
<td>2011</td>
<td>$41.80</td>
<td>265,430</td>
<td>10%</td>
<td>238,887</td>
<td>100%</td>
<td>238,887</td>
</tr>
<tr>
<td>Building 9</td>
<td>Metal Warehouse</td>
<td>Steel Frame</td>
<td>640</td>
<td>2011</td>
<td>$54.90</td>
<td>35,136</td>
<td>10%</td>
<td>31,622</td>
<td>100%</td>
<td>31,622</td>
</tr>
</tbody>
</table>

Total Bldg Value: 8,341,176

- Total Bldg Value: 8,341,176
- Total Bldg Extras: 1,106,718
- Total Yard EF: 1,785,580
- Total Land Value: 1,246,680
- HAL 2021 MV Opinion: 12,480,154

Total $/SF: 135.11

Current Ass'd Value: 19,279,660

$87.46 PSF
**INCOME APPROACH - TAX YEAR 2021**

<table>
<thead>
<tr>
<th>Property Description</th>
<th>142,694 sf warehouse/office space</th>
<th>Class C property</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lease Amount</td>
<td>$6.15/sf/year</td>
<td></td>
</tr>
</tbody>
</table>

**Gross Income Estimate**: $6.15/sf/year x 142,694 sf = $877,568 per year

- **Less Vacancy** (8% of Gross) = $70,205
- **EGI** = $807,363 per year
- **Less Management** ($0.30/sf) = $42,808
- **Less Maintenance** ($0.50/sf) = $71,347
- **Less Utilities** ($0.60/sf) = $85,616
- **Less Insurance** ($0.20/sf) = $28,539
- **Less ROR** ($0.20/sf) = $28,539

**Total Expenses** = $256,849

**Net Operating Income**: $550,513 per year

**Total Cap Rate** 6.00% **Total Value**: $9,175,220 **Land**: $1,246,680 **Improvements**: $7,928,540
### Halliburton Energy Services, Inc
#### Recent North Dakota Sales of Halliburton Properties

<table>
<thead>
<tr>
<th>Parcel</th>
<th>City, State</th>
<th>Property Type</th>
<th>2020 Assessment Value</th>
<th>2020 Final Value</th>
<th>2021 Assessment Value</th>
<th>Actual Sales Price</th>
<th>Assmt to Actual Sales Price Ratio</th>
<th>Yr Sold</th>
<th>Total Imps SF</th>
<th>Sales Price/sf</th>
<th>Year Built</th>
<th>Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>8010-002-002-100</td>
<td>Dickinson, ND</td>
<td>IND</td>
<td>$22,286,800</td>
<td>$10,888,100</td>
<td>-</td>
<td>$6,000,000</td>
<td>27%</td>
<td>2020</td>
<td>116,450</td>
<td>$51.52</td>
<td>2013</td>
<td>40.03</td>
</tr>
<tr>
<td>MI22.850.000.0010</td>
<td>Minot, ND</td>
<td>IND</td>
<td>$9,432,000</td>
<td>$6,688,000</td>
<td>-</td>
<td>$1,750,000</td>
<td>19%</td>
<td>2020</td>
<td>51,000</td>
<td>$34.31</td>
<td>2011</td>
<td>37.18</td>
</tr>
<tr>
<td>**01-269-00-00-15-010</td>
<td>Williston, ND</td>
<td>COM</td>
<td>$22,335,300</td>
<td>$22,335,300</td>
<td>$3,750,000</td>
<td>***&lt;5,000,000</td>
<td>22%</td>
<td>2021</td>
<td>-</td>
<td>-</td>
<td>2012</td>
<td>9.68</td>
</tr>
</tbody>
</table>

*Based on Halliburton actual sales data, our properties sold for approximately 23% of the Assessor’s Noticed Values.

**2021 Williams County assessment was reduced more than 80% from 22,335,300 to 3,750,000 based on apartment sale.

***Did not receive purchaser’s permission to disclose actual sales price information to county.
## Halliburton Energy Services, Inc
### Comparable Sales Analysis

<table>
<thead>
<tr>
<th>Site Address</th>
<th>City, State</th>
<th>Property Type</th>
<th>Year Built</th>
<th>Sales/Listing Price</th>
<th>Total Imps SF</th>
<th>Sales/Listing Price per sf</th>
<th>Land Acreage</th>
<th>Class</th>
</tr>
</thead>
<tbody>
<tr>
<td>511 &amp; 514 22nd Ave</td>
<td>Williston, ND</td>
<td>IND</td>
<td>2007, 2011</td>
<td>$8,650,000</td>
<td>105,741</td>
<td>$81.80</td>
<td>23.10</td>
<td>A</td>
</tr>
<tr>
<td>805 48th Ave W</td>
<td>Williston, ND</td>
<td>IND</td>
<td>2013</td>
<td>$8,250,000</td>
<td>115,000</td>
<td>$71.74</td>
<td>20.00</td>
<td>B</td>
</tr>
<tr>
<td>411 &amp; 420 Halliburton Dr</td>
<td>Williston, ND</td>
<td>IND</td>
<td>1985-2013</td>
<td>$3,700,000</td>
<td>115,984</td>
<td>$31.90</td>
<td>25.08</td>
<td>C</td>
</tr>
<tr>
<td>420 22nd Ave</td>
<td>Williston, ND</td>
<td>IND</td>
<td>2010-2011</td>
<td>$2,300,000</td>
<td>70,650</td>
<td>$32.55</td>
<td>13.59</td>
<td>C</td>
</tr>
<tr>
<td><strong>AVG</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$</strong></td>
<td><strong>54.50</strong></td>
<td><strong>$</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Subject Site:

<table>
<thead>
<tr>
<th>Site Address</th>
<th>City, State</th>
<th>Property Type</th>
<th>Year Built</th>
<th>Total Imps SF</th>
<th>Sales/Listing Price</th>
<th>Land Acreage</th>
<th>Class</th>
</tr>
</thead>
<tbody>
<tr>
<td>826 48th Ave W</td>
<td>Williston, ND</td>
<td>IND</td>
<td>2011</td>
<td>142,694</td>
<td>n/a</td>
<td>25.62</td>
<td>C</td>
</tr>
</tbody>
</table>

- Sales Listing Price/Avg: $54.50
- Subject Site SF: 142,694
- Estimated Value: $7,776,466
**Major Points of Consideration**

1. The appraisal prepared by JLL Appraisal is significantly below the tax assessor’s value, indicating roughly $80/SF as of their February 1, 2021 valuation analysis.

2. A commercial property we sold in 2021 received an 84% reduction in value for the 2021 tax year and was only recognized for that property while only a 9% reduction was granted on this property.

3. The Williston market for oilfield service properties are distressed and we are having a difficult time selling our properties that have been vacant as of the assessment date. Seven of our properties are currently under contact. The contract price and BOV from Williams & Williams/JLL indicate a sales price of $30-$60/sf while the tax assessor’s value is $135.11/SF.
Valuation Advisory

Client: Halliburton Real Estate Services
Property: 826 48th Avenue West, Williston, ND 58801
Month/Year: April 15, 2021
Halliburton - Williston 48th Avenue
826 48th Avenue West
Williston, ND 58801
## Summary of Salient Facts and Conclusions

<table>
<thead>
<tr>
<th>Property Name</th>
<th>Halliburton - Williston 48th Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>826 48th Avenue West</td>
</tr>
<tr>
<td></td>
<td>Williston, Williams County, North Dakota 58801</td>
</tr>
<tr>
<td>Property Type</td>
<td>Flex Space</td>
</tr>
<tr>
<td>Owner of Record</td>
<td>Halliburton Energy Services</td>
</tr>
<tr>
<td>Tax ID</td>
<td>01-765-00-00-00-010</td>
</tr>
<tr>
<td>Land Area</td>
<td>29.97 acres; 1,305,493 SF</td>
</tr>
<tr>
<td>Gross Building Area (SF)</td>
<td>174,153 SF</td>
</tr>
<tr>
<td>Rentable Area (SF)</td>
<td>168,843 SF</td>
</tr>
<tr>
<td>Year Built</td>
<td>2011</td>
</tr>
<tr>
<td>Zoning Designation</td>
<td>M-2, This district is intended to include lands suited by topography and other natural conditions, including the presence of natural resources, for industrial development, including heavy manufacturing, shipping terminals, natural resources extraction,</td>
</tr>
<tr>
<td>Highest &amp; Best Use - As If Vacant</td>
<td>Industrial Use</td>
</tr>
<tr>
<td>Highest &amp; Best Use - As Improved</td>
<td>Continued Industrial Use</td>
</tr>
<tr>
<td>Exposure Time; Marketing Period</td>
<td>12 months; 12 months</td>
</tr>
<tr>
<td>Date of Report</td>
<td>April 15, 2021</td>
</tr>
</tbody>
</table>

## Value Conclusions

<table>
<thead>
<tr>
<th>Appraisal Premise</th>
<th>Interest Appraised</th>
<th>Date of Value</th>
<th>Value Conclusion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retrospective Market Value As Is</td>
<td>Fee Simple</td>
<td>February 1, 2021</td>
<td>$12,000,000</td>
</tr>
</tbody>
</table>

The values reported above are subject to definitions, assumptions and limiting conditions set forth in the accompanying report of which this summary is a part. No party other than the client and intended users may use or rely on the information, opinions and conclusions contained in the report. It is assumed that the users of the report have read the entire report, including all of the definitions, assumptions and limiting conditions contained therein.
805 48th Ave W
115,000 SF | Vacant | Industrial Building | Williston, ND | $8,250,000 ($72/SF)

**INVESTMENT HIGHLIGHTS**

- 20 ACRES FENCED WITH 92,000 SF SHOP COMPLEX & 23,000 SF ADMINISTRATIVE BUILDING ONSITE
- FIVE (5) 50'X300X28' DRIVE-THROUGH BAYS AND ONE ADDITIONAL (1) 50X300X28' DRIVE-THROUGH BAY
- AUTOMATED LIGHTING SYSTEM, 36 SF ELEVATOR, AND FULL SECURITY SYSTEM
- SPRINKLER SYSTEMS THROUGHOUT W/ OFFICE WET SYSTEM AND SHOP DRY SYSTEM
- TWO SHIPPING AND RECEIVING OFFICES ON EACH END
- ABOVE AVERAGE ELECTRICAL SERVICE THAT INCLUDES 3 PHASE POWER AND A 480 STEP DOWN SYSTEM

**EXECUTIVE SUMMARY**

Deano Vass of Vass Real Estate Solutions in collaboration with Duane Schwab of Interstate Realty are proud to present this superior property located in Williston, ND. This premium facility consists of a 92,000 SF shop complex with an additional 23,000 SF of attached administrative offices. The subject property is situated on a 20 acre fenced site, previously occupied by Baker Hughes. During the entire construction of the premises, superior quality construction is prevalent throughout the entire project. The property has premium built-in industrial features like five (5) 50'x300x28' drive-through bays and one (1) 50'x300x28' additional drive-through bay. Each bay has two (2) Overhead 16' drive-through doors on each end, several cranes are dispersed throughout, along with internet stations and air hooks-ups. Bay #3 is designed with special split doors that contain collision sensors. Bay #4 has an underground, 5'x50' enclosed pit for testing. Bay #5 contains a welding shop with makeup air. The building has several separate HVAC systems with remote access control. There are two (2) shipping & receiving offices on each end and one separate explosion-proof, heated room for welding. There is a fifty foot-exterior canopy that provides dry storage on each side of the shop. The building has an automated lighting system and has been constructed with steel with 9" reinforced concrete floors and a scissor-designed roof truss system. The Administrative office building is T-shaped and divided between a single story and a two-story section. The two-story section was built with tilt-up concrete wall, pan deck roofing with a rubber membrane. The building is designed and set up to accommodate up to 250 employees and contains multiple offices and conference. The space is accommodating to multiple work cubicles and has above premium, above average electrical service. In addition to these features, there are sprinkler systems installed throughout the building including an office wet system and a shop dry system. There is a full security system in place along with a 36 SF elevator and multiple HVAC systems, including remote access control. There are separate information technology service rooms on each level along with a 480 step down and 3 phase power electrical service. Automated LED lighting spans the entire space with large, energy efficient windows. Lastly, there is a restaurant that is designed to operate totally independently of the other facilities with a water supply with complete reverse osmosis filtration system installed.
PROPERTY FACTS

**Price** $8,250,000

**Price Per SF** $72

**Sale Type** Investment or Owner User

**Property Type** Industrial

**Building Class** B

**Lot Size** 20.00 AC

**Rental Building Area** 115,000 SF

**No. Stories** 2

**Year Built** 2013

**No. Drive In / Grade-Level Doors** 12

**Opportunity Zone** No

AMENITIES

- Conferencing Facility
- Fenced Lot
- Floor Drains
- Restaurant
- Signage
- Air Conditioning

MAJOR TENANTS

<table>
<thead>
<tr>
<th>TENANT</th>
<th>INDUSTRY</th>
<th>SF OCCUPIED</th>
<th>RENT/SF</th>
<th>LEASE END</th>
</tr>
</thead>
<tbody>
<tr>
<td>BAKER HUGHES</td>
<td>Mining, Quarrying, and Oil and Gas Extraction</td>
<td>115,000 SF</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

TRANSPORTATION

**FREIGHT PORT**

Port Milwaukee 1,068 min drive 988.9 mi

**RAILROAD**

SAVAGE INDUSTRIES, INC.-BOWBELLS-ND 158 min drive 113.3 mi

PROPERTY TAXES

**Parcel Number** 01-797-54-01-20-025

**Improvements Assessment** $14,296,000

**Land Assessment** $782,000

**Total Assessment** $15,078,000
MAP OF 805 48TH AVE W WILLISTON, ND 58801
The LoopNet service and information provided therein, while believed to be accurate, are provided "as is". LoopNet disclaims any and all representations, warranties, or guarantees of any kind.
SALE PRICE $8,650,000

PROPERTY HIGHLIGHTS

- Industrial Campus consisting of 4 buildings made up of 105,741 +/- SF on 23.72 +/- AC
- Available as a campus or may be divided for users requiring less square footage/acreage
- Property features ample parking for both large trucks and employee vehicles
- Zoned: Heavy Industrial
- Site perfect for large, campus-style operation
- Ideally located 2 miles from downtown Williston

PARCEL NUMBERS:
- Parcel 1: 01769006981200
- Parcel 2: 01769006981100
- Parcel 3: 01769006981000
- Parcel 4: 01769006980900

BUILDING DETAILS

- **Building 1**: 26,353 +/- SF on 9.92 +/- AC of stabilized yard | Two-story industrial building | 2,112 +/- SF Mezzanine | (7) 14’ x 18’ Power operated overhead doors | (2) Self service wash bays with 14’ x 18’ power operated overhead doors consisting of 5,200 +/- SF | (1) 5-Ton overhead crane | Built in 2011 | (6) Modular offices on-site
- **Building 2**: 63,388 +/- SF on 13.81 AC | Two-story industrial building | 12,828 +/- SF Office; 32,656 +/- SF Shop; 6,823 +/- SF Mezzanine | (5) 14’ x 16’ Power operated overhead doors | (7) 14’ x 18’ Power operated overhead doors | (3) 14’ x 18’ Wash bays | (1) 14’ x 16’ Wash bay | (1) 5-Ton overhead crane | Built in 2007
- **Building 3**: Cement Building Plant | 11,000 +/- SF | (3) 14’ x 16’ Power operated overhead doors | Contains a full testing laboratory | Built in 2009
- **Building 4**: Chemical Storage Tent | 5,000 +/- SF | Built in 2012 | (2) Modular offices

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

Energy Real Estate Solutions | erescompanies.com
4-BUILDING INDUSTRIAL CAMPUS

105,741 +/- SF ON 23.73 +/- AC

511 & 514 22ND AVENUE WILLISTON, ND 58801

FOR SALE

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

Energy Real Estate Solutions | erescompanies.com
4-BUILDING INDUSTRIAL CAMPUS
105,741 +/- SF ON 23.73 +/- AC
511 & 514 22ND AVENUE WILLISTON, ND 58801
FOR SALE

CAMPUS PHOTOS

DOWNTOWN WILLISTON

HALLIBURTON

GE Oil & Gas

Schlumberger

sabin METAL CORPORATION

Weatherford

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

Energy Real Estate Solutions | erescompanies.com
4-BUILDING INDUSTRIAL CAMPUS

105,741 +/- SF ON 23.73 +/- AC

511 & 514 22ND AVENUE WILLISTON, ND 58801

FOR SALE

BUILDING 1 EXTERIOR & SHOP PHOTOS

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

Energy Real Estate Solutions | erescompanies.com
4-BUILDING INDUSTRIAL CAMPUS

105,741 +/- SF ON 23.73 +/- AC

511 & 514 22ND AVENUE WILLISTON, ND 58801

FOR SALE

BUILDING 1 INTERIOR PHOTOS

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

Energy Real Estate Solutions | erescompanies.com
4-BUILDING INDUSTRIAL CAMPUS

105,741 +/- SF ON 23.73 +/- AC

511 & 514 22ND AVENUE WILLISTON, ND 58801 FOR SALE

BUILDING 2 EXTERIOR PHOTOS

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

Energy Real Estate Solutions | erescompanies.com
4-BUILDING INDUSTRIAL CAMPUS
105,741 +/- SF ON 23.73 +/- AC
511 & 514 22ND AVENUE WILLISTON, ND 58801
FOR SALE

BUILDING 2 SHOP PHOTOS

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

Energy Real Estate Solutions | erescompanies.com
4-BUILDING INDUSTRIAL CAMPUS
105,741 +/- SF ON 23.73 +/- AC
511 & 514 22ND AVENUE WILLISTON, ND 58801
FOR SALE

BUILDING 2 INTERIOR PHOTOS

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

Energy Real Estate Solutions | erescompanies.com
4-BUILDING INDUSTRIAL CAMPUS

105,741 +/- SF ON 23.73 +/- AC

511 & 514 22ND AVENUE WILLISTON, ND 58801

FOR SALE

BUILDING 2 INTERIOR PHOTOS

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

Energy Real Estate Solutions | erescompanies.com
4-BUILDING INDUSTRIAL CAMPUS

105,741 +/- SF ON 23.73 +/- AC

511 & 514 22ND AVENUE WILLISTON, ND 58801

FOR SALE

BUILDING 3 PHOTOS

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

Energy Real Estate Solutions | erescompanies.com
4-BUILDING INDUSTRIAL CAMPUS

105,741 +/- SF ON 23.73 +/- AC

511 & 514 22ND AVENUE WILLISTON, ND 58801

FOR SALE

BUILDING 4 PHOTOS

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

Energy Real Estate Solutions | erescompanies.com