326 WEST COLLEGE AVENUE

326 West College Avenue, Guthrie, OK 73044

NDUSTRIAL PROPERTY FOR SALE & LEASE



PROPERTY DESCRIPTION

This warehouse, located just northwest of historic downtown Guthrie, is a quality opportunity.

PROPERTY HIGHLIGHTS

- New Roof
- Dock Well
- Ample Parking
- Fully Sprinkled

OFFERING SUMMARY

SALE PRICE:	\$1,100,000
PRICE/SF (SALE):	\$35.20
LEASE RATE:	\$4.00 SF/yr (MG)
AVAILABLE SF:	10,332 - 31,248 SF
BUILDING SIZE:	31,248 SF
LAND SIZE:	2.58 ACRES

Ian Duty-Dean

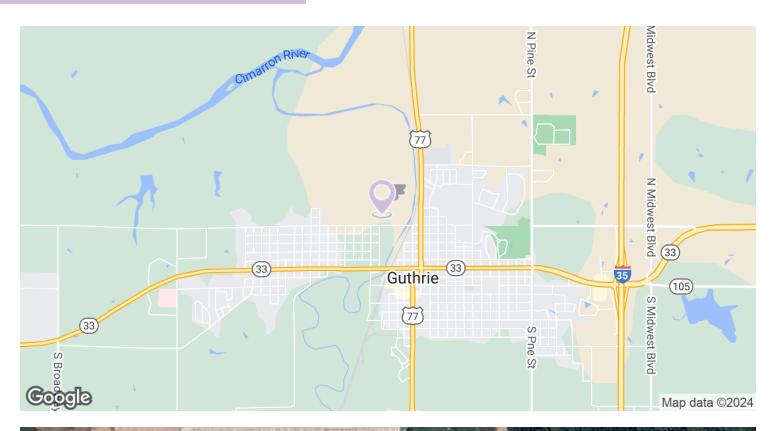
Managing Broker 405.928.6210 ian@greyhound.group



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