

326 WEST COLLEGE AVENUE

326 West College Avenue, Guthrie, OK 73044

INDUSTRIAL 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



This information has been obtained from sources believed reliable. The Greyhound Group has not verified it and makes no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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