

Industrial for Sale or Lease

4203 S Division

Guthrie, OK 73044

WIGGIN
PROPERTIES, LLC



Available SF: 8,000 SF
3,415 SF office/showroom
4,585 SF warehouse

Lease Rate: \$6.50 NNN

Sale Price: \$600,000

Overhead Doors: 2, 12' x 14'

Lot: 1.26 acres

- Showroom, offices and restroom all feature high-end finishes
- Warehouse with two, overhead doors, receiving office and ample power for equipment
- 4,000 SF Covered shipping/receiving/work area not included in square footage. The space includes a 5 ton crane.
- Large gravel lot provides large parking area and large turn-radius for loading trucks

Call Michael Raff at **405.842.0100**

mraff@wigginprop.com | wigginprop.com

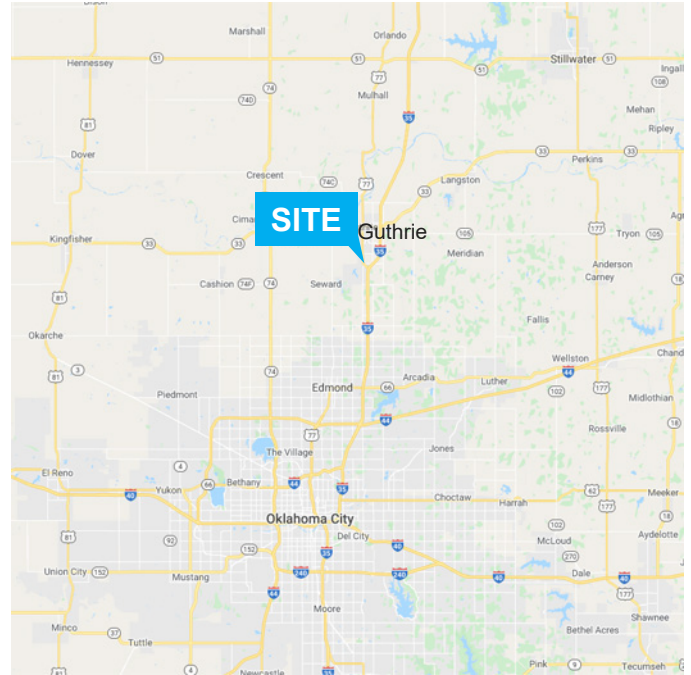
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