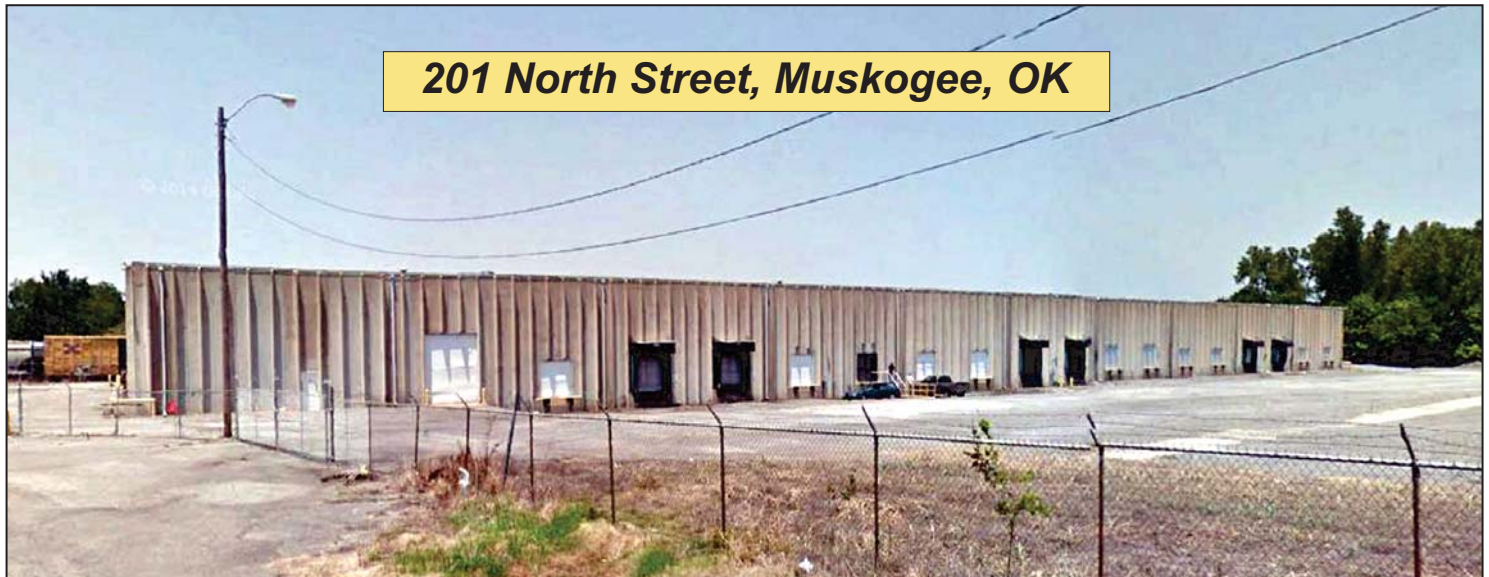


INDUSTRIAL BUILDING FOR SALE



- ★ 69,264 sf Precast Concrete Building (per property owner)
- ★ 3.91 Acre Site (per Muskogee County Records)
- ★ Fully Fenced
- ★ 2 Gated Access Points
- ★ Parking for 30 Tractor Trailer Trucks
- ★ New Roof - 2016
- ★ 4 - 14' Drive-In Truck Doors
- ★ 6 - Doors w/ Dock Levelers & Overhead Canopies
- ★ High Pressure Natural Gas
- ★ 22' Clear Height
- ★ 48' x 32' Bays
- ★ Pre-stressed Double T Concrete Walls & Roof



BAUER & ASSOCIATES, REALTORS
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4821 South Sheridan, Suite 201, Tulsa, Oklahoma 74145
Phone (918) 665-1210 Fax (918) 665-6462 www.bauertulsa.com

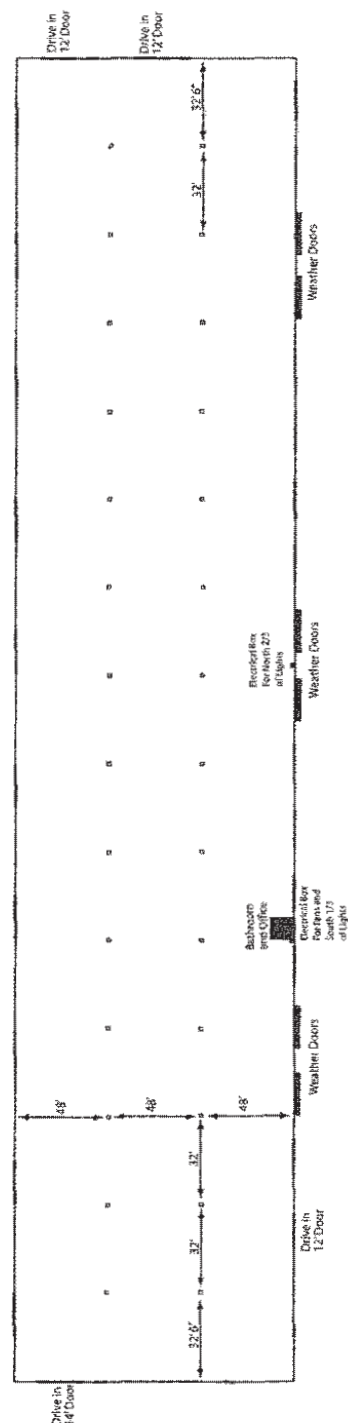
Contact:
Sheila Cooper or
Doug Bauer, CCIM
918-665-1210

All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

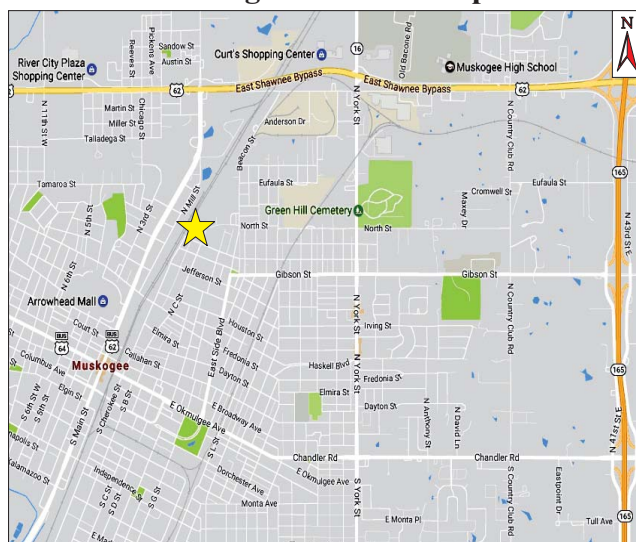
201 North Street, Muskogee, OK



Floor Plan



Muskogee Location Map



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