



FOR SALE

West Shawnee Industrial with Highway Frontage

PROPERTY OVERVIEW

- 400' mol, Hwy 177 frontage with visibility both directions
- Two separate structures
- West building: 7,150 SF, mol
- East building: 7,200 SF, mol
- West building consists of two separate office spaces and two warehouses
- Full span 2-ton overhead bridge crane in east building
- Additional 3,600 SF enclosed lean-to attached to east building - not included in total SF
- Large paved storage yard for storage/sales
- 3-phase power on-site
- *SF is based off measurements - Buyer to confirm actual SF

OFFERING SUMMARY

Sale Price:	\$645,000
Price / SF:	\$48.43 / SF
Total Building Size:	14,350 SF
Lot Size:	2.32 Acres
Zoning:	n/a

Ryan Gilliland
405.249.7407 ryan@fleskeholding.com





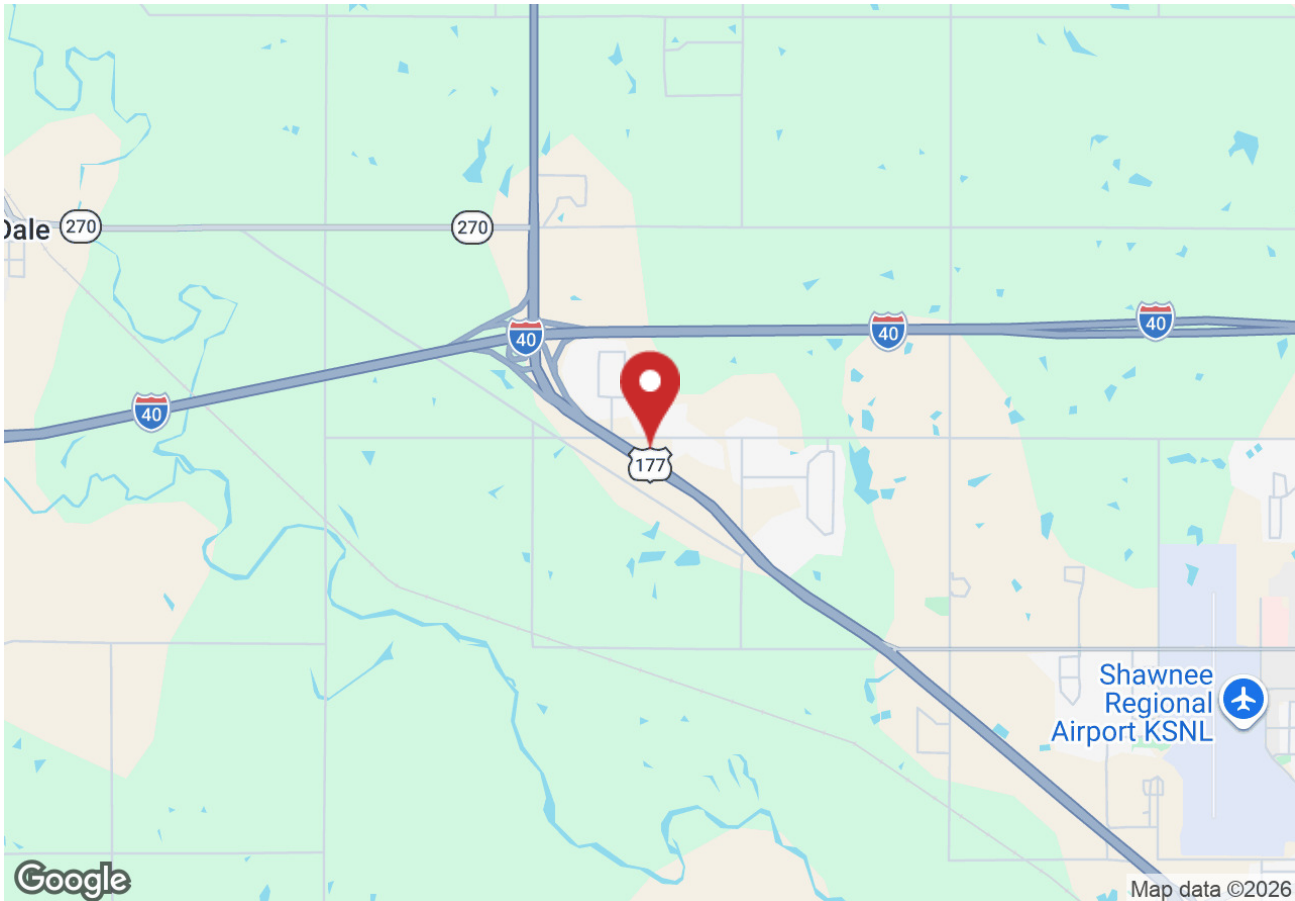
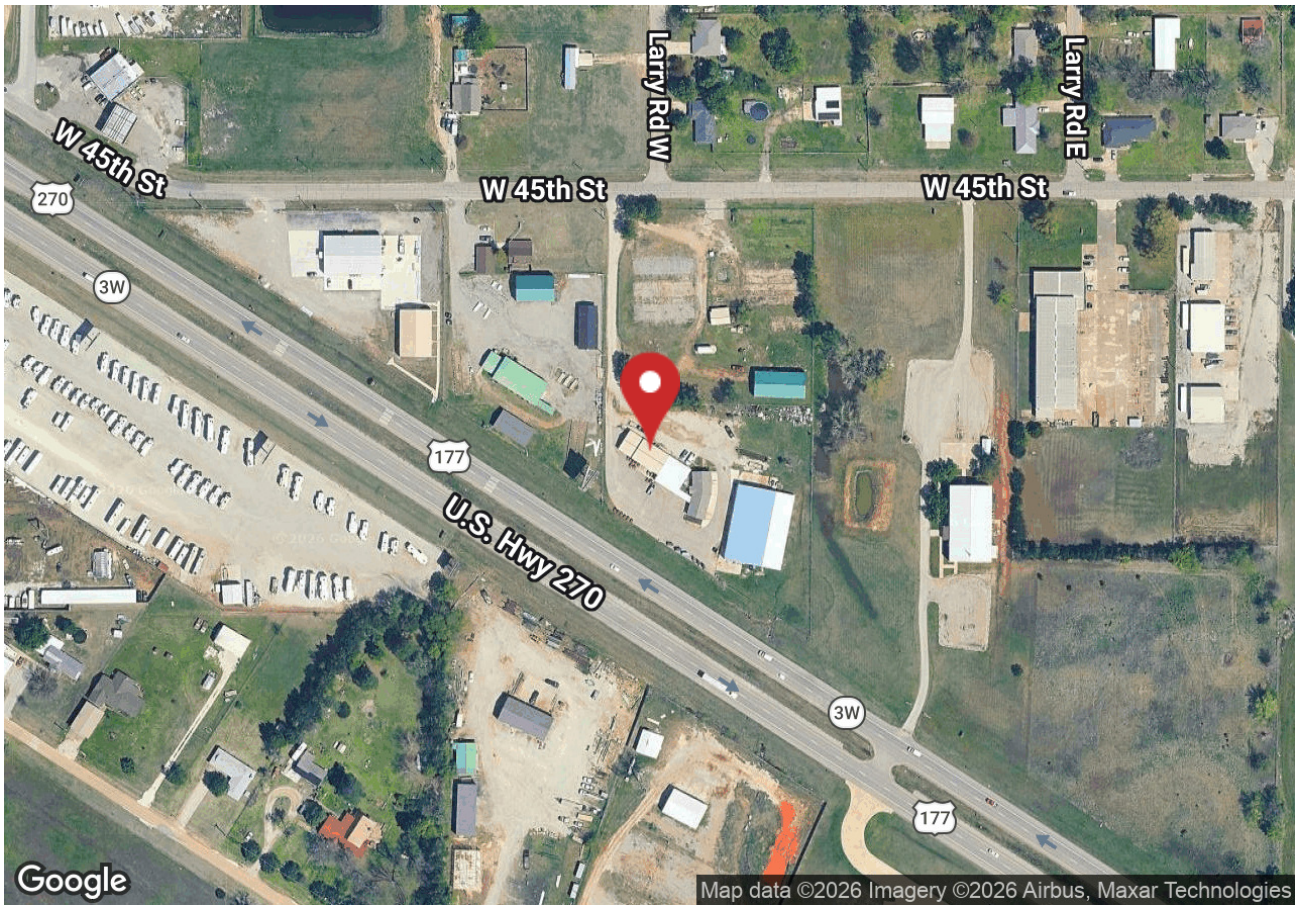
Ryan Gilliland
405.249.7407 ryan@fleskeholding.com





Ryan Gilliland
405.249.7407 ryan@fleskeholding.com





Ryan Gilliland
405.249.7407 ryan@fleskeholding.com

