

# WAREHOUSE FOR LEASE IN ALDERSON, OK

6307 E. HWY. 270, ALDERSON, OK 74501

6,763 SF WAREHOUSE/OFFICE SPACE

ADDITIONAL 3+ ACRES LAYDOWN YARD AVAILABLE ADJACENT

Owner/Agent: Julie Philippus 985-789-6334 cell [julie@dihold.com](mailto:julie@dihold.com)

Owner/Broker: Pat Diefenthal, Inc. 985-867-1801

**Building** – 6,763 sf (1,233 sf office + 5,530 sf warehouse) - total property is 4.68 acres

3 overhead doors – 2 inline front/back 14'w x 18'h and 1 side 14'w x 18'h

3-phase 480v power, 20' ceiling height

Large concrete parking lot with fenced in lay down yard

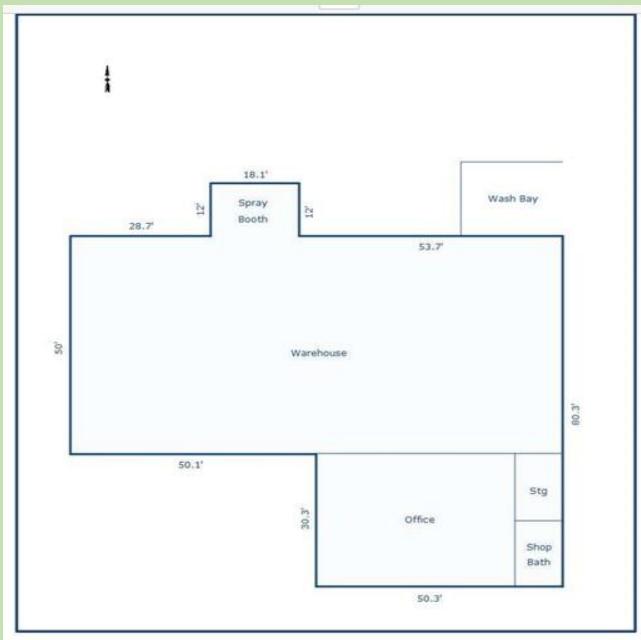
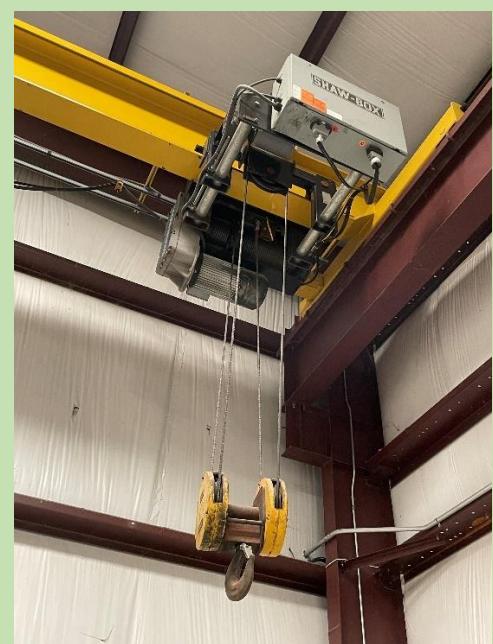
Additional lay down yard/expansion site available on adjacent 3+ undeveloped acres

7.5-ton overhead crane (50 ft. span) installed, paint booth and truck wash bay

Price \$9.00/sf + \$2.50/yr. NNN or \$6,486/mo. for fenced in area with building







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