

# Cushing Industrial Building For Sale



OFFERING MEMORANDUM

624 E Eesco Dr  
Cushing , OK 74023



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*Exclusively Marketed by:*

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**Executive Summary**

- Investment Summary
- Location Summary

## OFFERING SUMMARY

ADDRESS	624 E Esec Dr Cushing OK 74023
COUNTY	Payne County
NET RENTABLE AREA (SF)	42,693 SF
LAND ACRES	6.77
LAND SF	294,901 SF
YEAR BUILT	1974
YEAR RENOVATED	2016
OWNERSHIP TYPE	Fee Simple

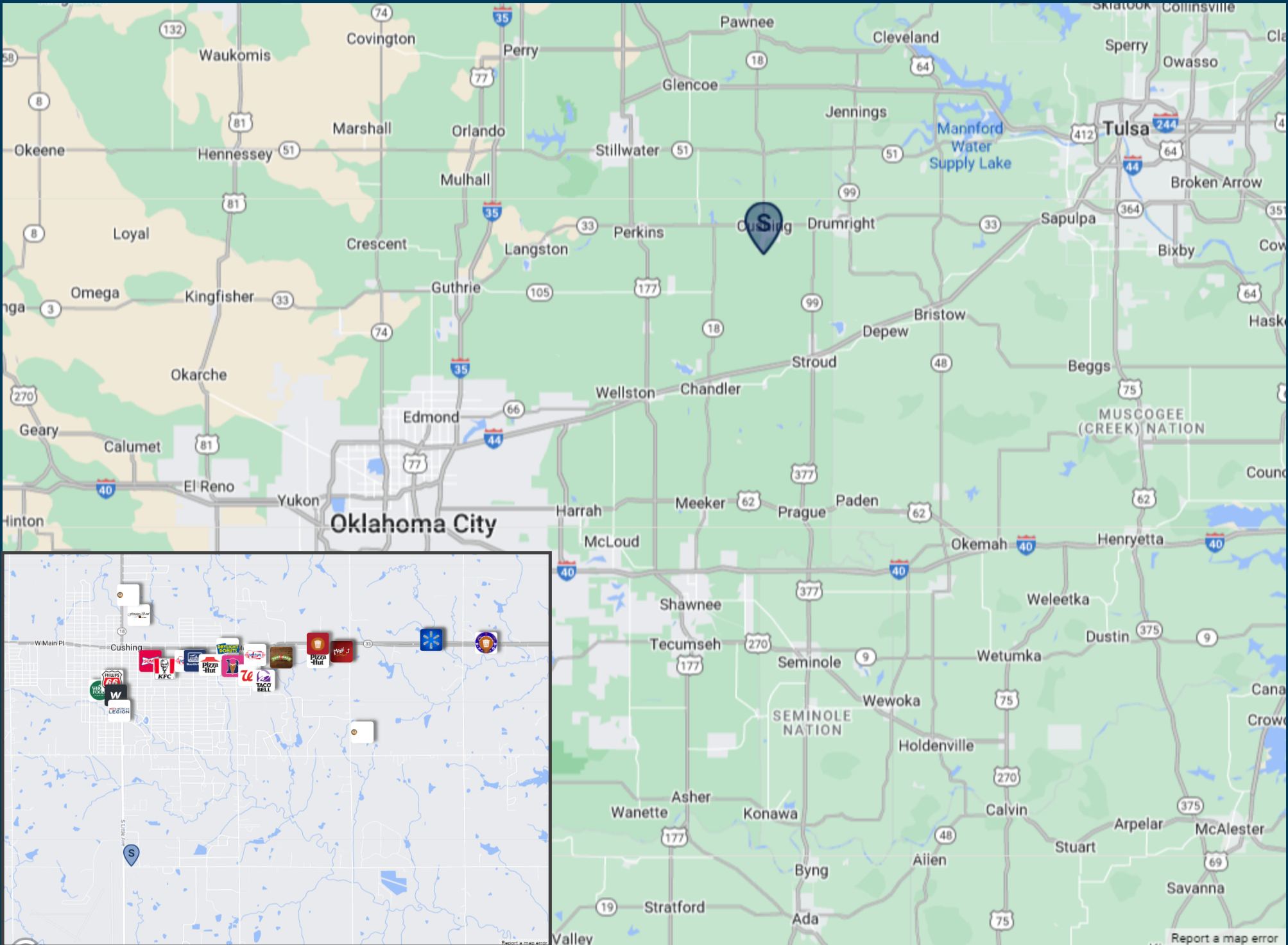
## FINANCIAL SUMMARY

OFFERING PRICE	\$850,000
PRICE PSF	\$19.91

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 Population	867	8,932	10,243
2022 Median HH Income	\$50,460	\$45,075	\$46,652
2022 Average HH Income	\$74,144	\$64,226	\$66,496







02

## Property Description

- Property Features
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## PROPERTY FEATURES

NET RENTABLE AREA (SF)	42,693
LAND SF	294,901
LAND ACRES	6.77
YEAR BUILT	1974
YEAR RENOVATED	2016
ZONING TYPE	I-2 Industrial Light
BUILDING CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	5
CEILING HEIGHT	8-9' Office Space, 14-18' Warehouse
DOCK HIGH DOORS	1
GRADE LEVEL DOORS	2
OFFICE SF	~7500SF
OFFICE BUILDING INCLUDES	Executive office, kitchenette, conference room, private offices, reception area, ADA bathroom, HVAC
ADA BATHROOM	2
INDUSTRIAL BUILDINGS	Climate Control, Drop heat, ceiling fans, multiple interior roll-up doors

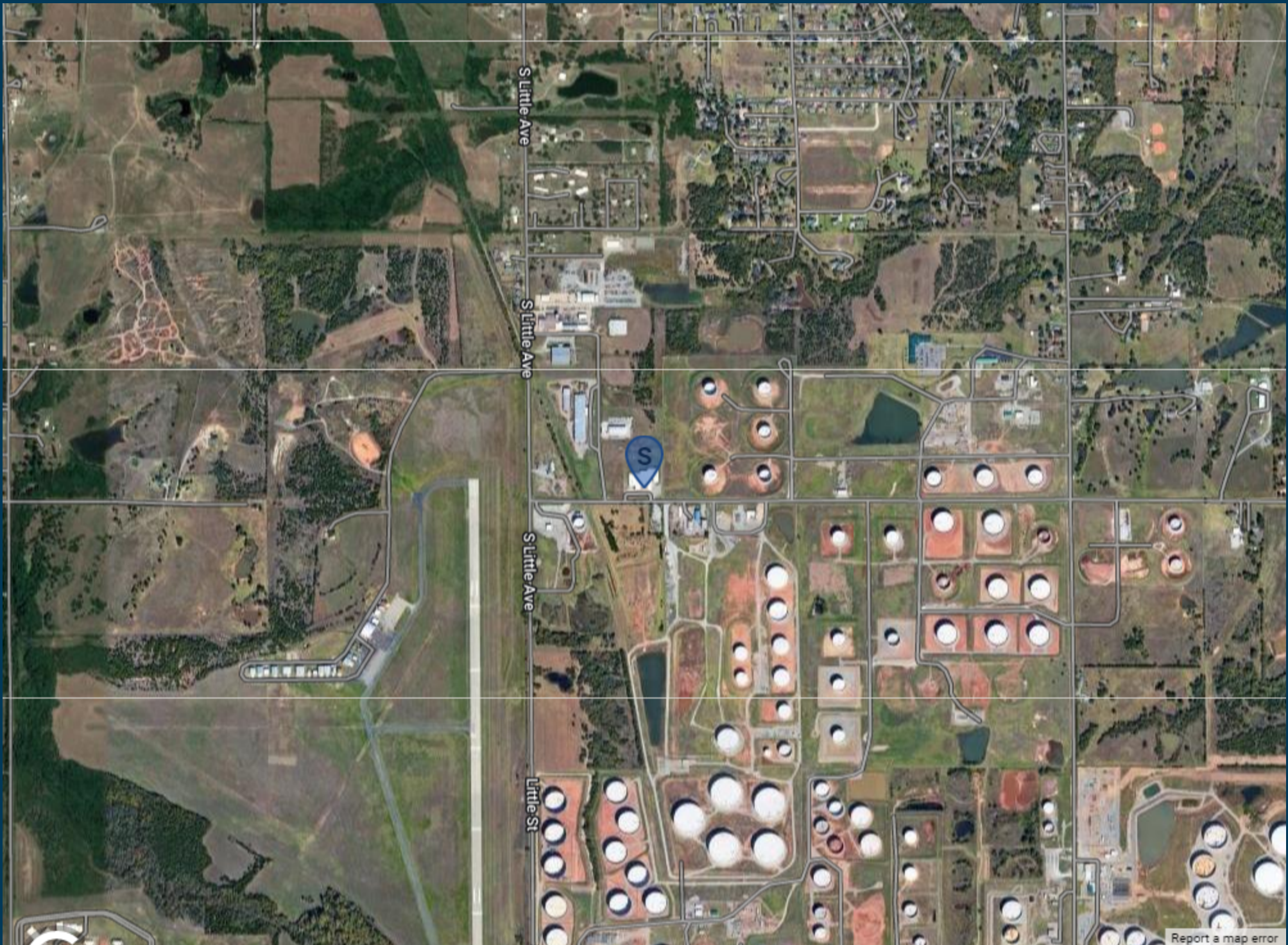
## MECHANICAL

HVAC	6
ELECTRICAL / POWER	3 Phase Power, 400Amp
LIGHTING	Florescent lights

## CONSTRUCTION

FOUNDATION	Thick concrete Slabs
FRAMING	Red Steel Metal & Concrete
EXTERIOR	Metal, Concrete & Bricks
ROOF	BUR/PVC/TPO, Slope & Flat



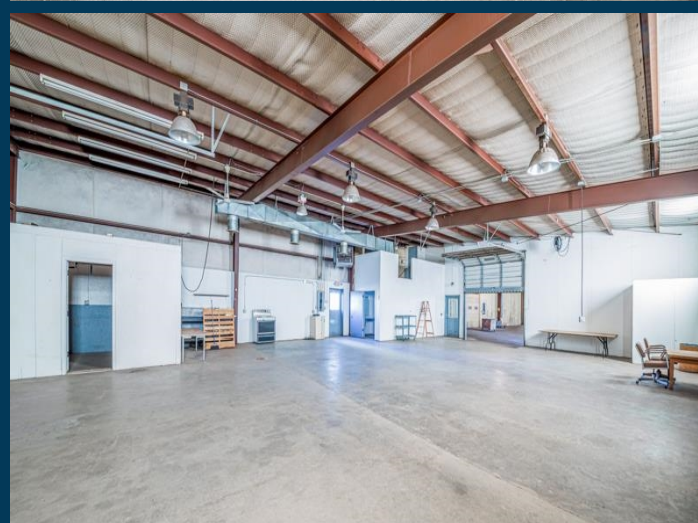
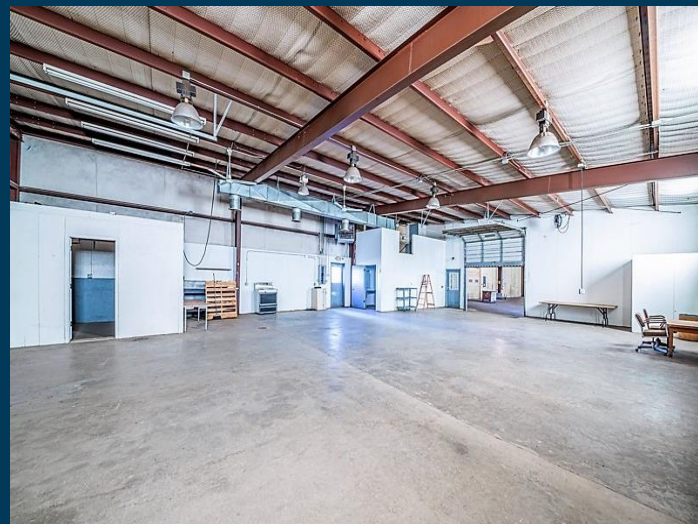
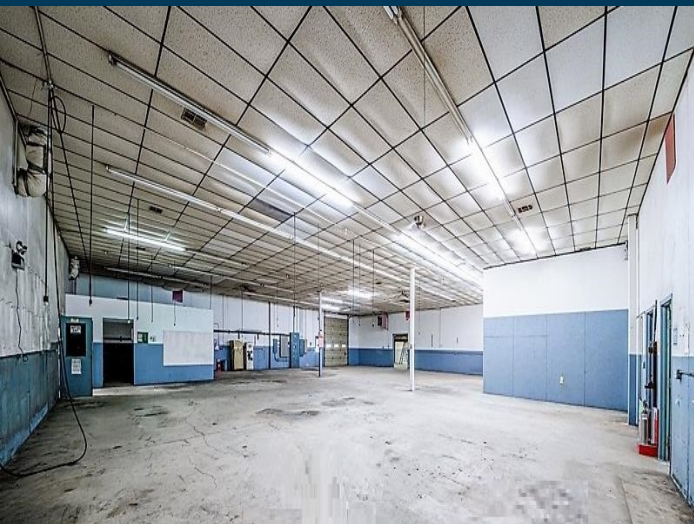


[Report a map error](#)









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