

# GUTHRIE INDUSTRIAL

315 S 5th St, Guthrie, OK 73044

INDUSTRIAL PROPERTY FOR SALE / LEASE



## PROPERTY DESCRIPTION

This 4,425 SF industrial/flex warehouse is located the heart of Guthrie, Oklahoma. This property features two 10' x 10' overhead doors and uniquely one 10' x 10' dock high door, ensuring versatile operations. Situated on a generous 1.21-acre site, this asset offers easy access from Highway 77, making it an ideal location for a range of industrial uses. With a private office and bathroom, this property presents a turnkey solution for discerning users seeking a functional warehouse in Guthrie.

## PROPERTY HIGHLIGHTS

- (1) 10' x 10' dock high door
- Easy access off of Highway 77
- 1.21 acre site
- Private office and bathroom
- Historic district of Downtown Guthrie
- (2) 10' x 10' overhead doors
- (1) 10' x 10' dock high door

## OFFERING SUMMARY

Sale Price:	\$250,000
Lease Rate:	\$2,800.00 per month (MG)
Building SF:	4,425 SF
Lot Size:	1.21 AC
Zoning:	Industrial

### CODY BEAT

Advisor  
405.831.0059  
cody@adeptcre.com

### ANDREW HWANG, ESQ

Co-Founder & Partner  
734.223.6284  
andrew@adeptcre.com

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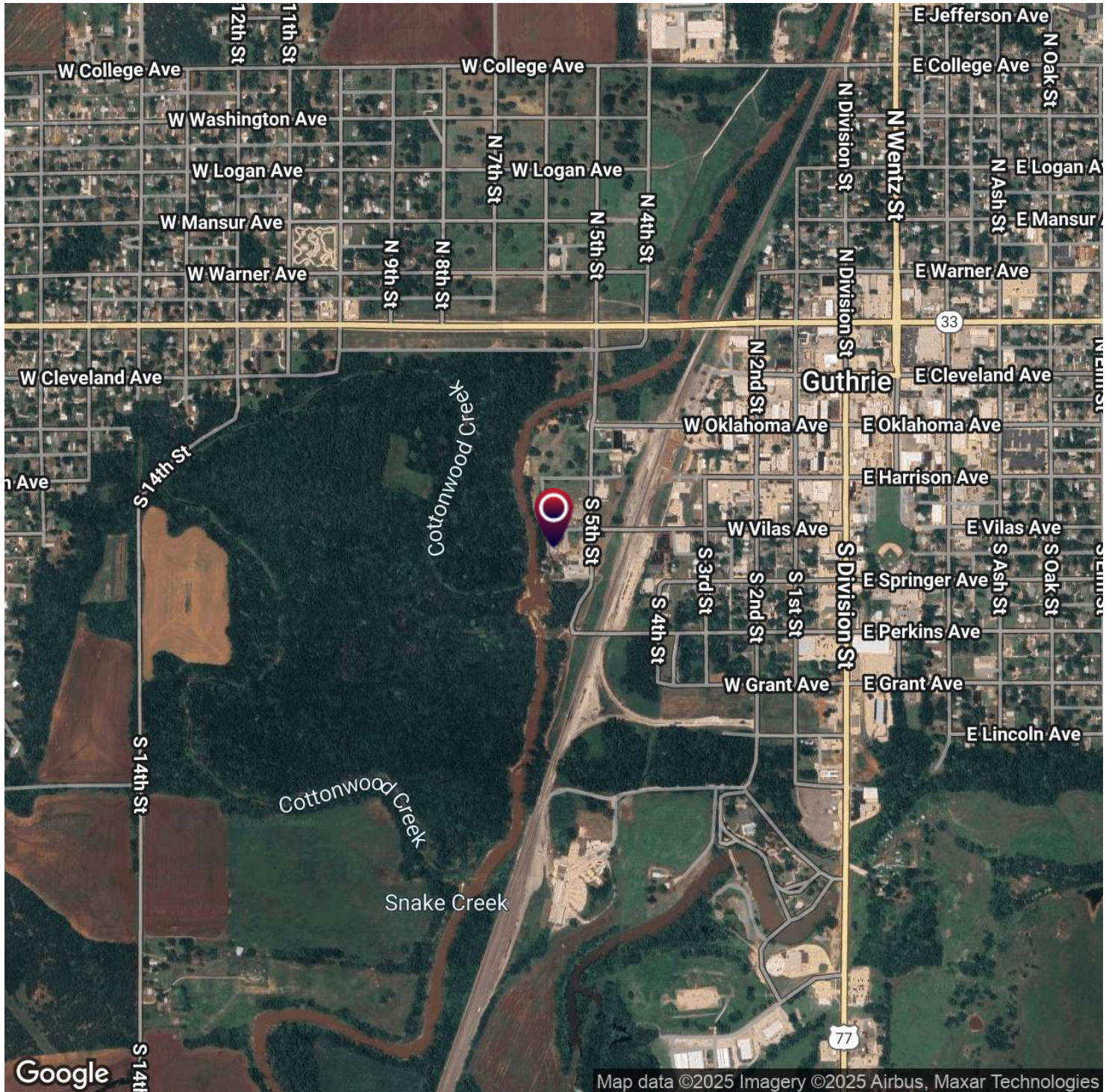
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