

# 326 WEST COLLEGE AVENUE

326 West College Avenue, Guthrie, OK 73044

## INDUSTRIAL PROPERTY FOR SALE & LEASE



### PROPERTY DESCRIPTION

This warehouse, located just northwest of historic downtown Guthrie, is a quality opportunity.

### LOCATION DESCRIPTION

Located northwest of historic downtown Guthrie, this property is a quality opportunity.

### PROPERTY HIGHLIGHTS

- Outside Broker protected. 3% Commision paid.
- New Roof
- Dock Well
- Ample Parking
- Fully Sprinkled

### OFFERING SUMMARY

SALE PRICE:	\$1,100,000
PRICE/SF (SALE):	\$35.20
LEASE RATE/MONTH	\$6,972.00
LEASE RATE/SF:	\$4.00 SF/YR (MG)
AVAILABLE SF:	20,916 SF
BUILDING SIZE:	31,248 SF
LAND SIZE:	2.58 ACRES

Ian Duty-Dean  
Managing Broker  
405.928.6210  
ian@greyhound.group

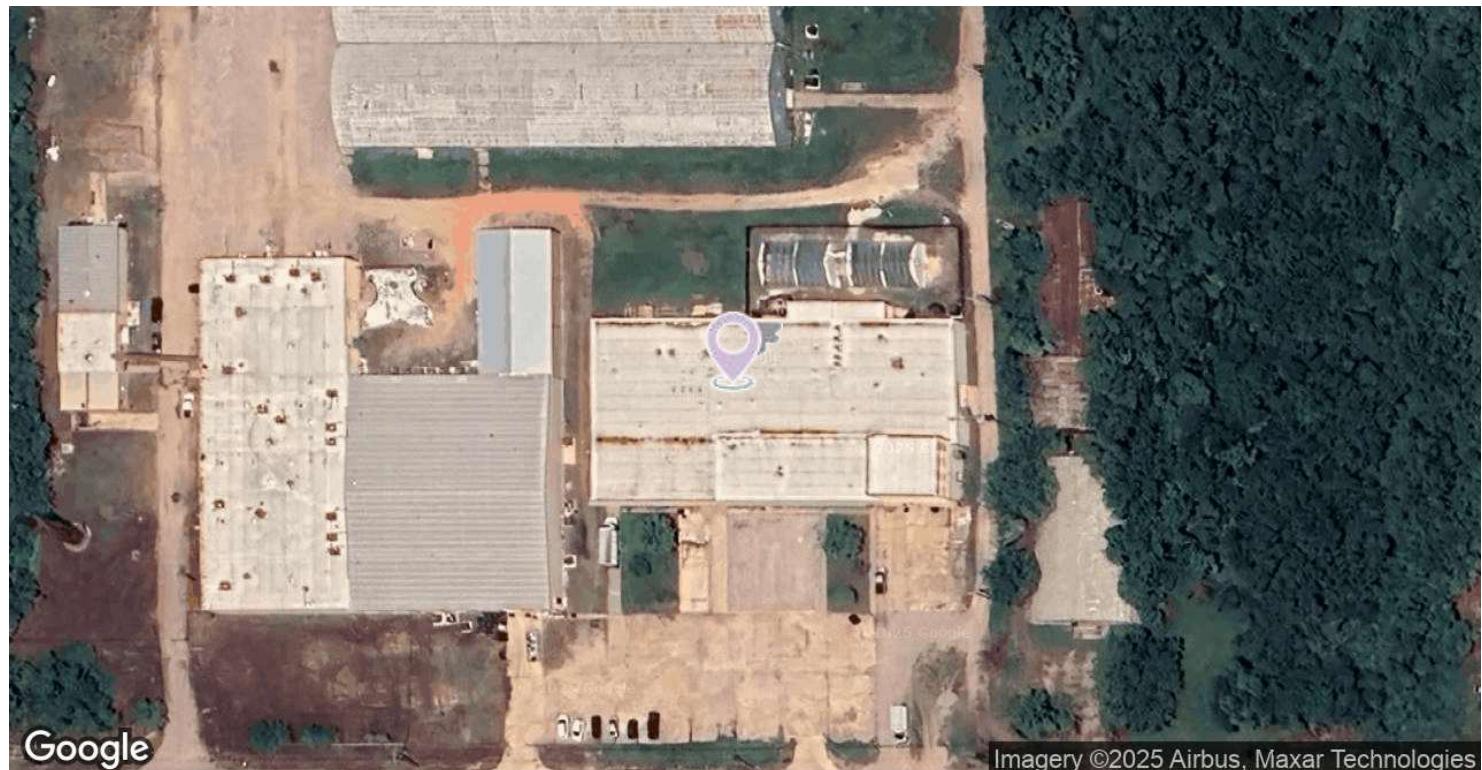
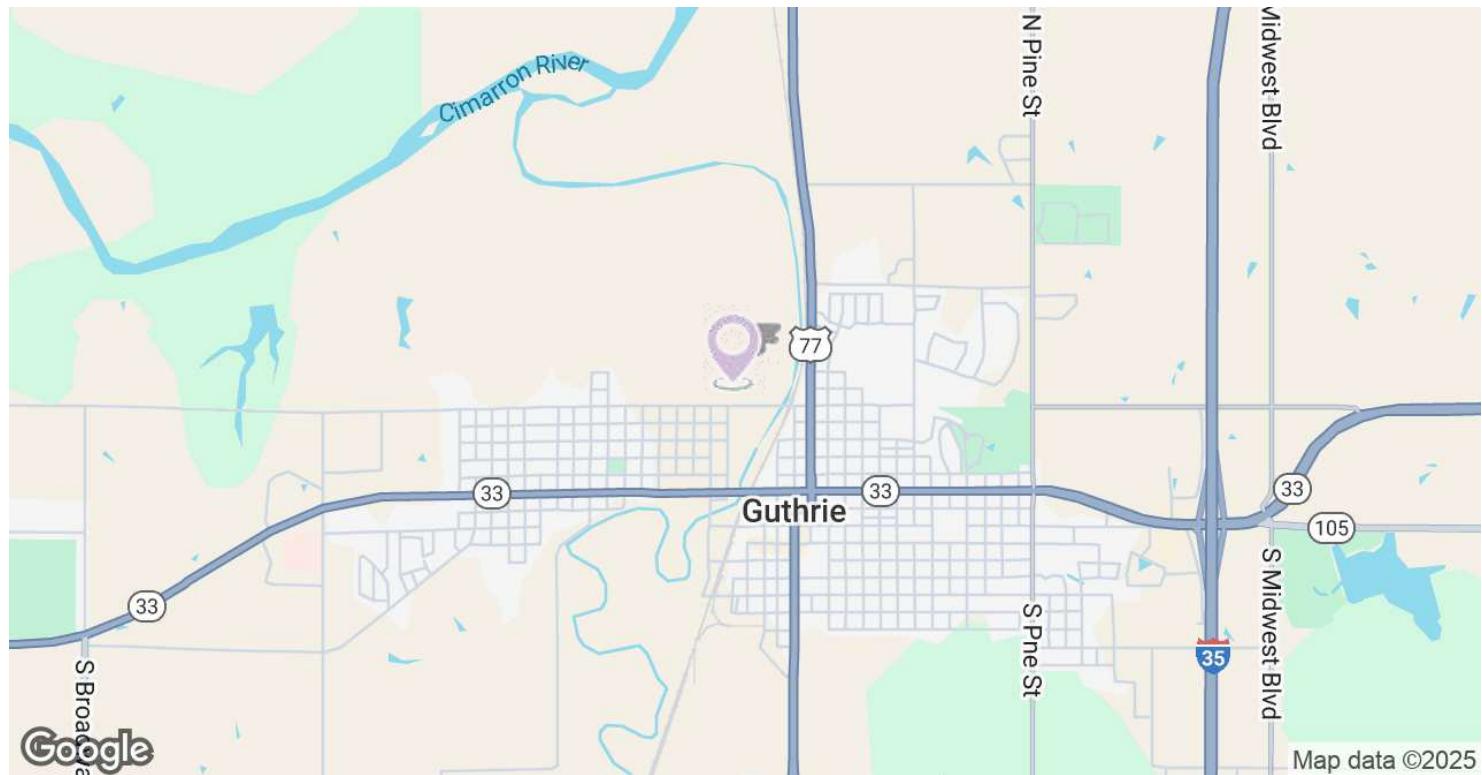
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This information has been obtained from sources believed reliable. The Greyhound Group has not verified it and makes no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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