

# PLAINS

## FOR SALE OR LEASE INDUSTRIAL BUILDING

13441 US HWY 60. ARNETT, OK



### PROPERTY DETAILS

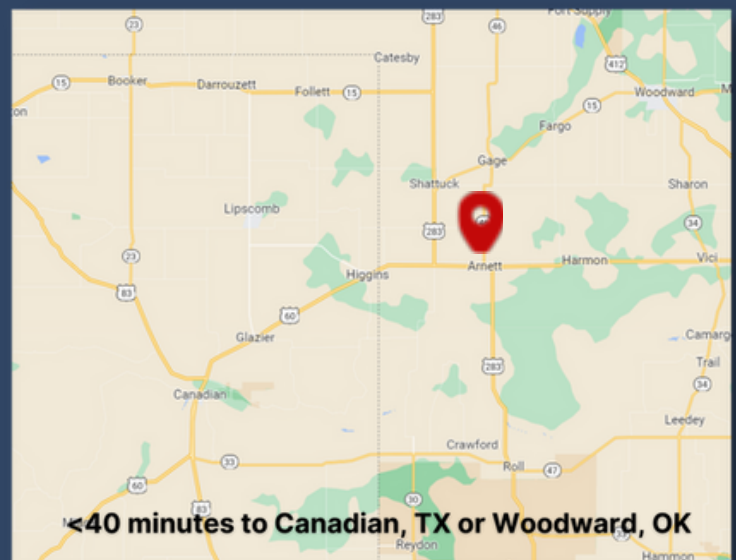
**Sale Price: \$500,000 || Lease Price: \$10/SF NNN**

- 6900 Sq Ft. brand new building (never occupied)
- 900 Sq. Ft. lobby/office
- 6000 Sq. Ft. warehouse/shop
- State Hwy 60 frontage
- Five (5) 12'ft grade level overhead doors w/ 1 commercial door opener
- Completely fenced and graveled 1 acre+ yard with two (2) drive through gates on either side of the building
- 2 restrooms - 1 office, 1 shop
- Separate coffee bar area with sink
- Full HVAC offices, infrared heating in shop + fully insulated throughout office and shop
- Decorative stucco front elevation with stained concrete flooring in office

### TRAFFIC COUNT:

US-60: 4,500 VPD (OKDOT 2020)

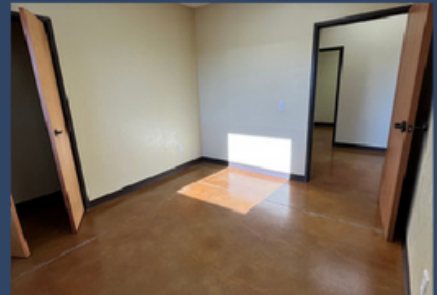
US-283: 1,500 VPD (OKDOT 2020)



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