

FOR SALE



Johnson Commercial Group

1402 W Veterans Memorial Hwy,
Blanchard, OK 73010

JohnsonCommercialGroup.com



Offering Summary

Sale Price: \$749,500

Size: 7.47 Acres +/-

Building Size: 2,745 SF

Year: 1982/2025

Zoning: C-5

Property Overview

This 7.47-acre industrial property features a 2,745 SF building fully updated in 2025 and zoned S-1. Located just off Highway 62, less than half a mile from Highway 76 and the new Allsup's, the site offers excellent visibility and access. Improvements include three 10' x 10' overhead doors, 12' clear height, LED lighting, skylights, new spray foam insulation, and single-phase power. The building offers new office space, a breakroom, two restrooms (one with a shower), and HVAC in both the shop and office. Additional features include a well, septic system, natural gas, 250-gallon propane tank, street signage, and a storm shelter. This prime property has officially been rezoned to C-5, opening the door to an even wider range of commercial opportunities.

Chris Johnson
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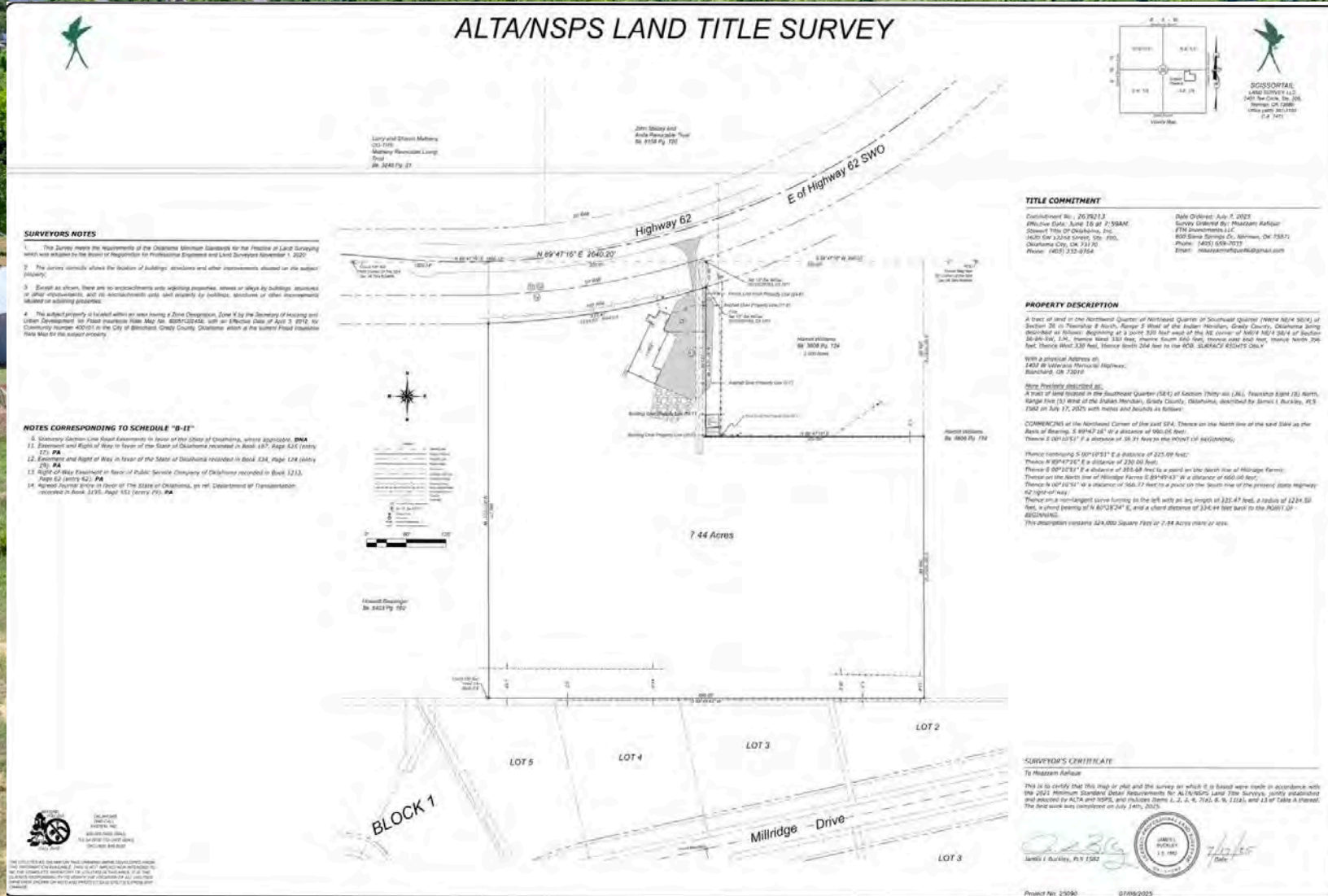


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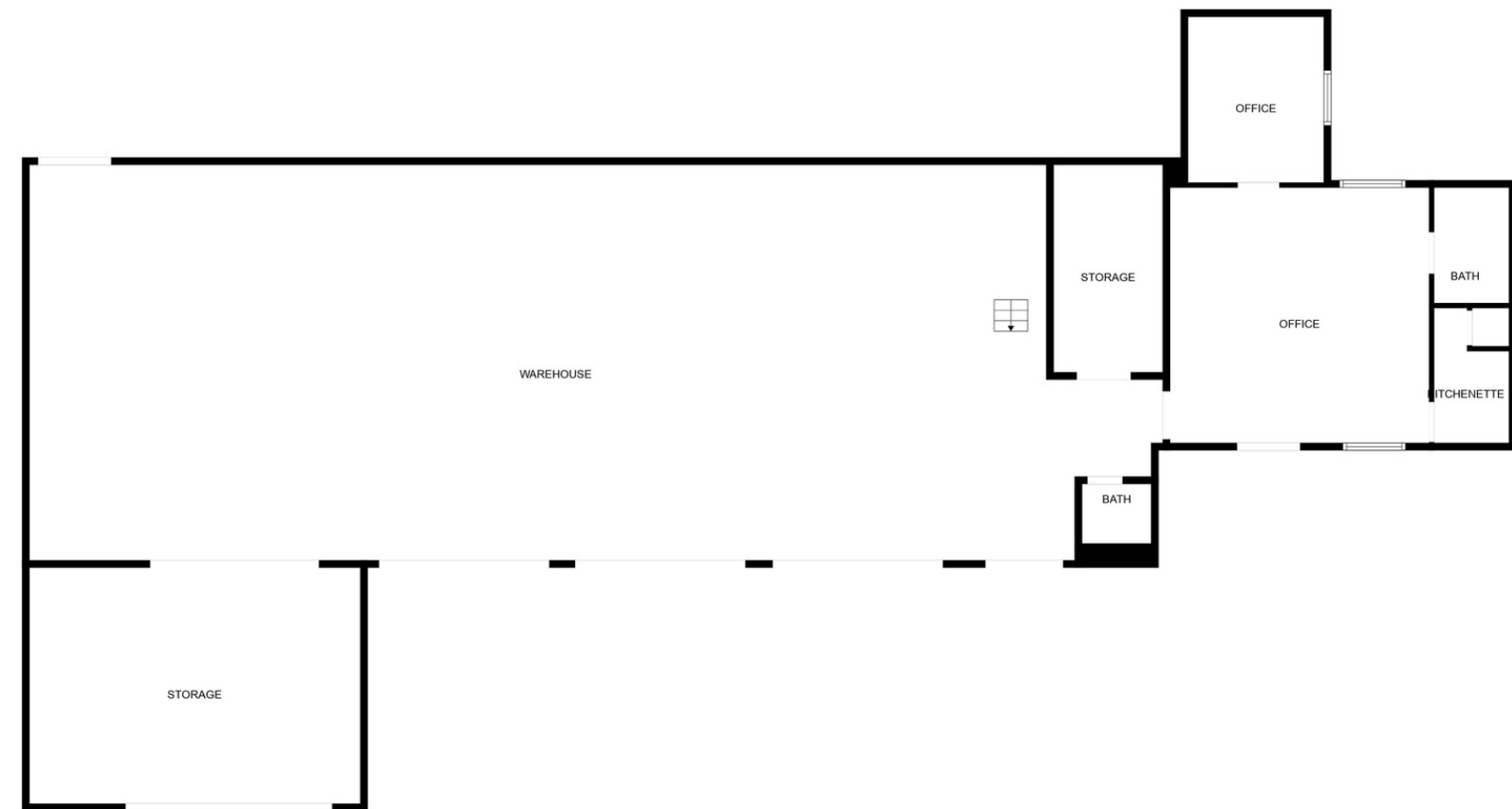
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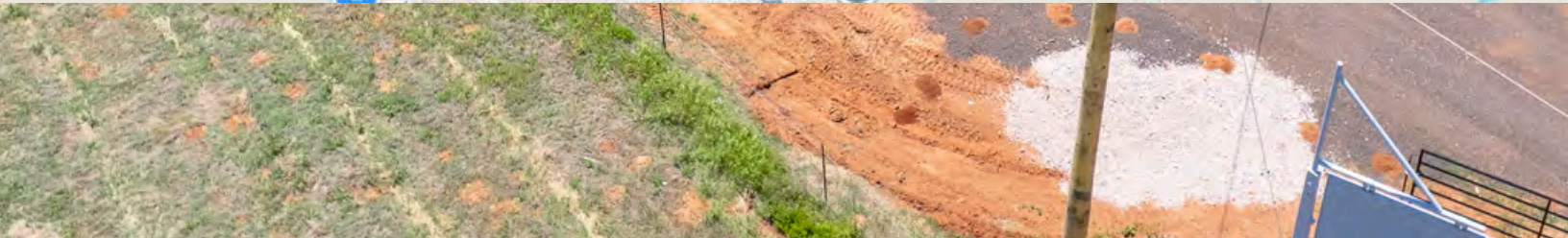
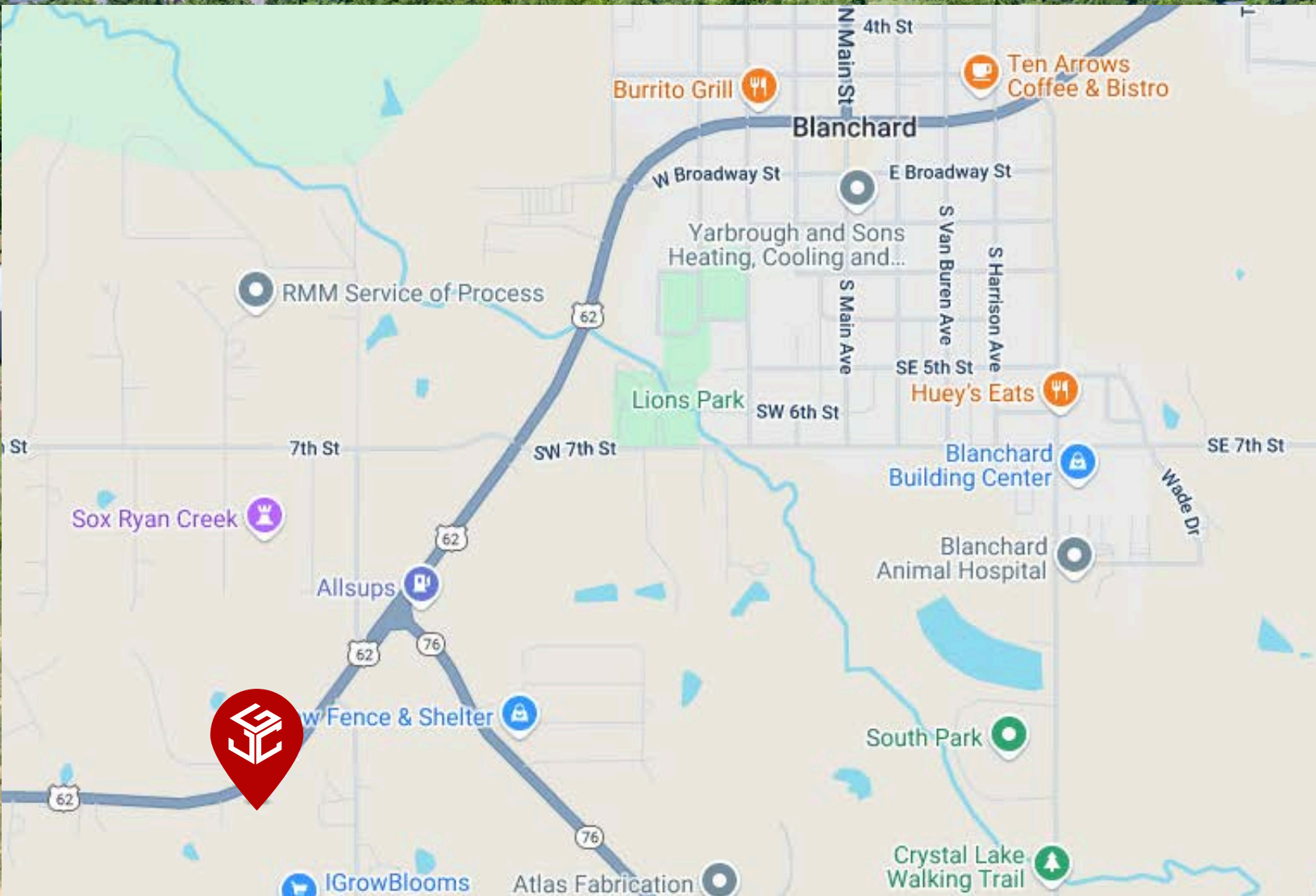
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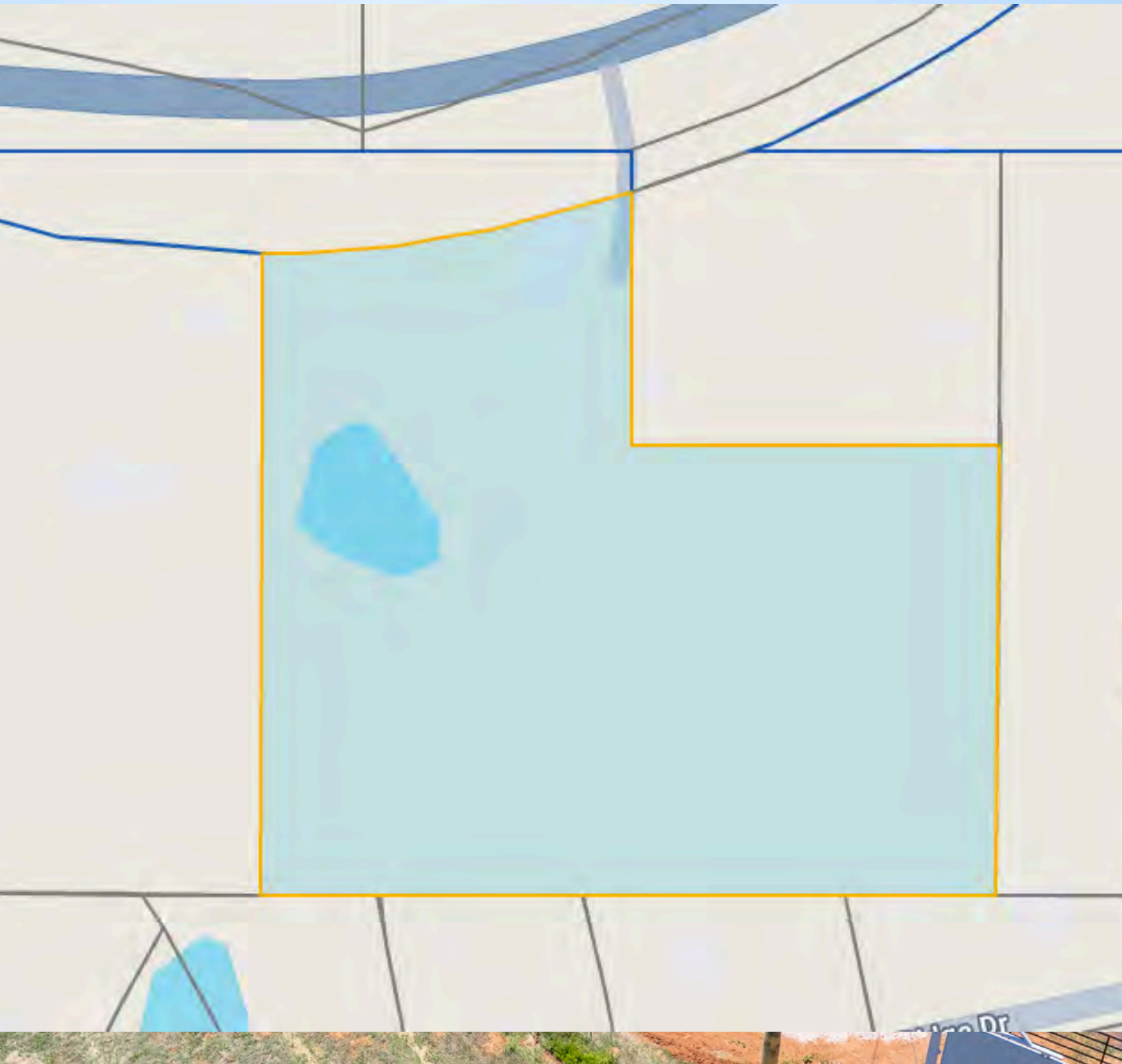
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