



## 34 ACRES MOL HEAVY INDUSTRIAL I-2 AVAILABLE

2900 Plant Dr, Choctaw, OK 73020

NEGOTIATED / STEPHEN CRAIG BRIDEWELL, LLC



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# 34 ACRES MOL HEAVY INDUSTRIAL I-2 AVAILABLE

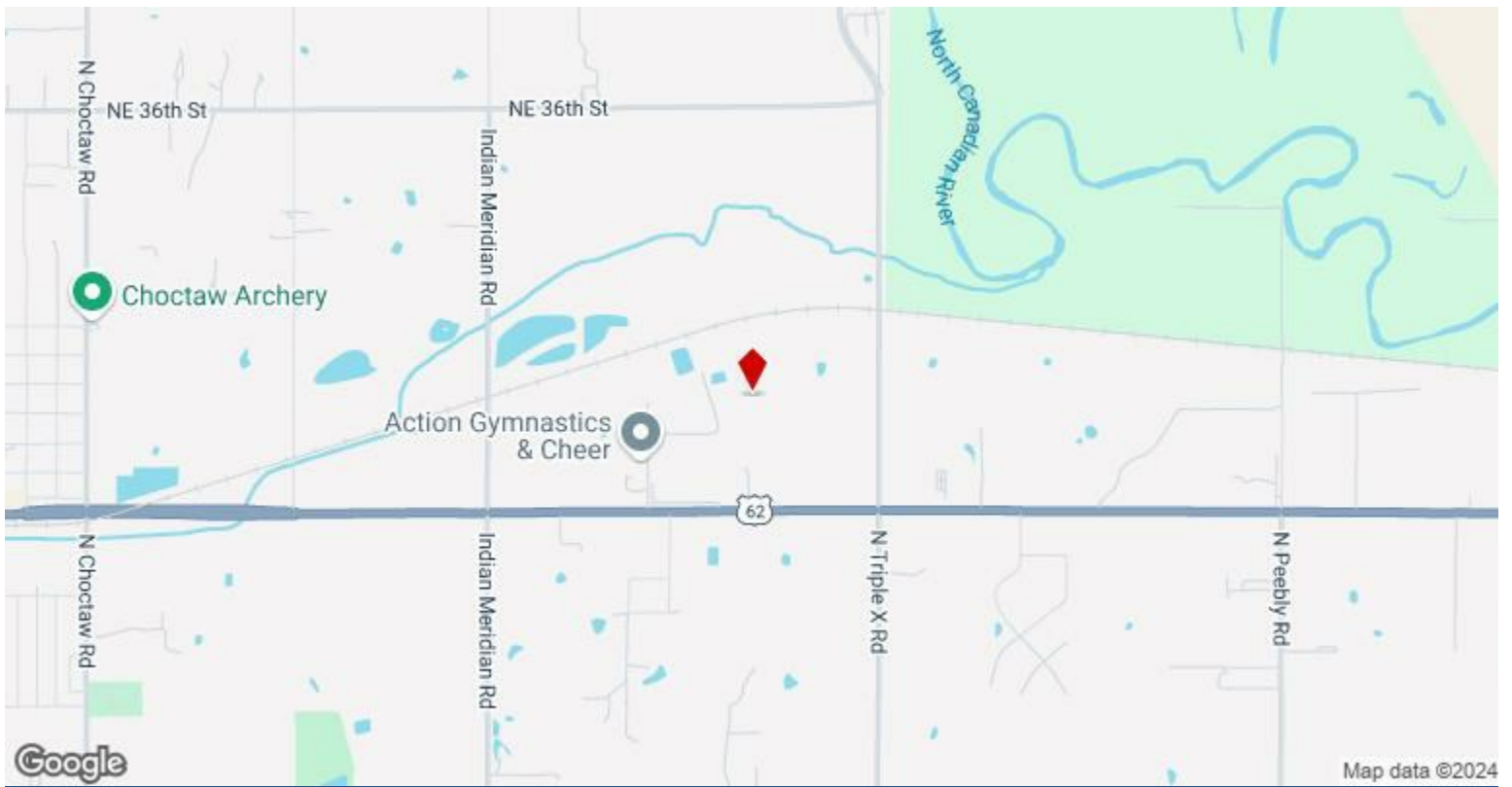
\$4,000,000

POSITION PERFECT I-2 property with 34 acres MOL for development. Property features multiple driveways on Plant Dr. with additional entry/exit on Triple X Rd. Plenty of truck turning area for either parking or storage. Electrical panel is set up for additional power. Versatility - easy conversion to suit a variety of tenants. Location - close to I-40, Kickapoo Turnpike and on site rail spur easement available served by A-OK RAILROAD. Location has quick and easy access to...

- I-2, Heavy Industrial zoning
- Versatility - easy conversion to suit a variety of I-H or I-L tenants
- 34 acres MOL of I-2 land for development includes existing 18,000SF MOL warehouse on site
- Location - Close to I-40, Kickapoo Turnpike
- Situated within a business friendly industrial zone in a rapidly expanding location
- Rail spur easement available on site with rail service provided by A-OK RAILROAD



Price:	\$4,000,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	34.00 AC
Gross Building Area:	18,000 SF
Rentable Building Area:	18,000 SF
Sale Conditions:	Redevelopment Project
No. Stories:	1
Year Built:	1970
Tenancy:	Single
Parking Ratio:	2.78/1,000 SF
Clear Ceiling Height:	18 FT
No. Dock-High Doors/Loading:	3



**2900 Plant Dr, Choctaw, OK 73020**



# Property Photos





# Property Photos



MAIN ENTRANCE TO WAREHOUSE



WEST SIDE INTERIOR



## Property Photos



INTERIOR LOADING DOCK AT N.E. CORNER OF WAREHOUSE



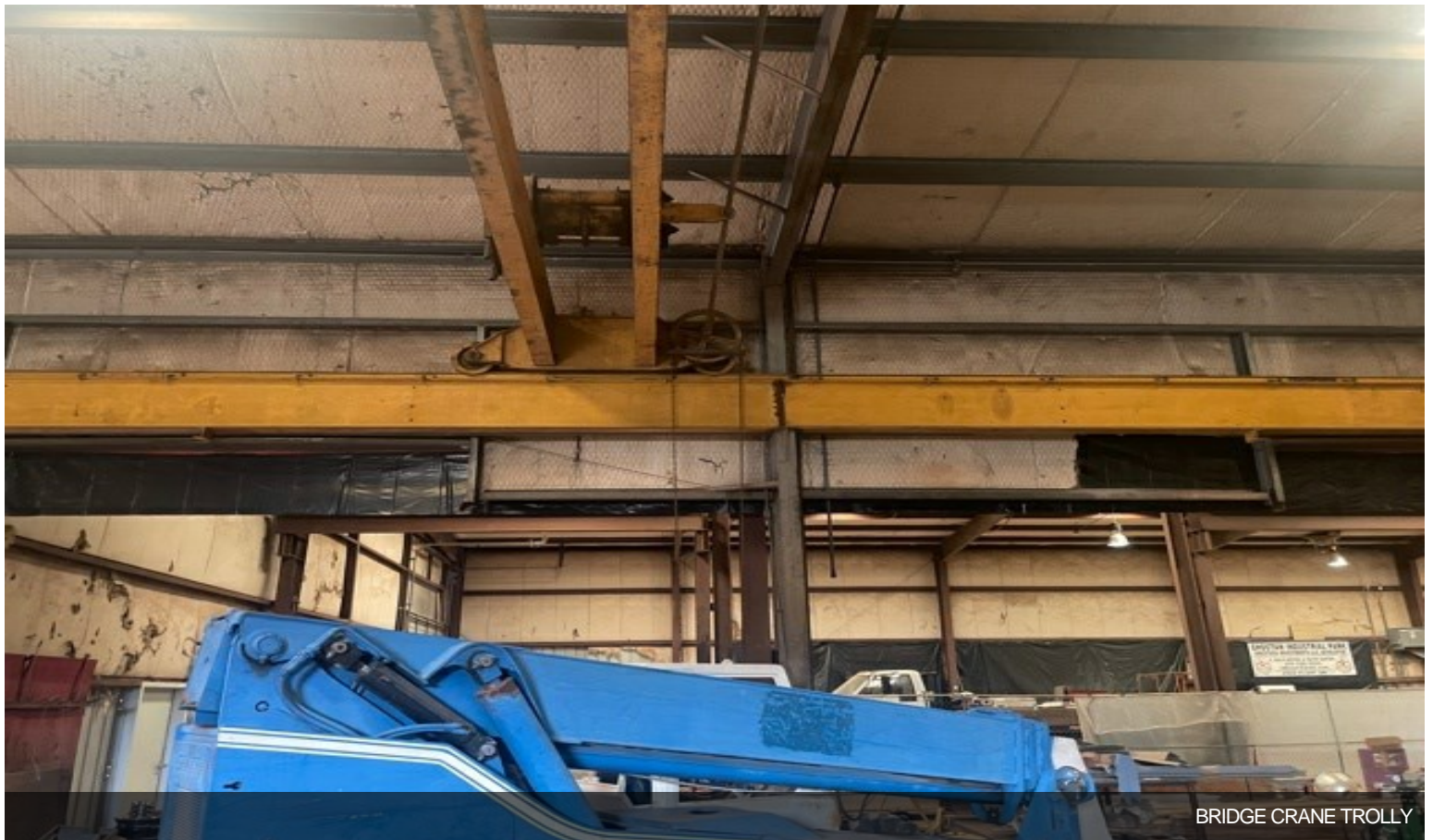
ELECTRICAL PANELS WITH ROOM FOR ADDITIONAL 400 AMPS



# Property Photos



BRIDGE CRANE



BRIDGE CRANE TROLLEY



# Property Photos



CROWDING WALL SOUTH OF WEIGH STATION



NORTH SIDE OF WAREHOUSE



# Property Photos



EAST SIDE OF WAREHOUSE



SOUTH SIDE OF WAREHOUSE



# Property Photos



WEST SIDE OF WAREHOUSE WITH DETENTION PONDS



ENTRANCE ON TRIPLE X RD.



## Property Photos



TRIPLE X ENTRANCE JUST SOUTH OF TRAIN TRACKS