



INDUSTRIAL BUILDING | FOR SALE OR LEASE

1901 E BOUNDARY AVE., PAWHUSKA, OK

1901 E BOUNDARY AVE. / FOR SALE OR LEASE



DETAILS

Sale Price	\$5,500,000
Building Size	227,275 SF
Lease Rate	\$2.50/SF/YR (NNN)
Lot Size	18.25 Acres
Cross Streets	E 21st St. & Boundary Ave.

HIGHLIGHTS

- 20' at eaves, 40' to center
- 4 dock high doors
- 5 overhead doors
- 480V, 5000 - 6000 amps, 3-phase
- 6" - 16" reinforced slab
- LED lighting
- 200 - 300 car parks

PROPERTY OVERVIEW

This property is ideally suited for heavy power users. It is situated adjacent to a 24MW substation with 16MW capacity as well as a path to 50MW or more. Utility is serviced by municipality of Pawhuska.

