

# WAREHOUSE FACILITY WITH EXCESS LAND FOR SALE OR LEASE



**401 S 41ST ST E,  
MUSKOGEE, OK 74403**

- 84,283 ± Sq Ft Building
  - Approximately 3,500 ± Sq Ft Office
  - Approximately 80,783 ± Sq Ft Warehouse
- Three contiguous platted lots totaling 11.62-Acres (lot sizes per plat):
  - Lot 1: 5.43-Acres  
(This lot includes the building and parking lot.)
  - Lot 6: 2-Acres
  - Lot 5: 4.19-Acres
- Clear Heights:
  - Warehouse Area A: 17.5'-25.3'
  - Warehouse Area B: 17.16'-22.35'
  - Warehouse Area C: 17.5'-22.32'
  - Warehouse Area D: 18.77'-24.89'
  - Climate Controlled Area E: 10.4'-14'



- (3) Electrical services (per occupant):
  - (1) 480 Volt, 400 Amp, 3 Phase Service was installed in 2025
  - (2) 208 Volt, 3-Phase Services
- (10) 8' x 10' Dock-high doors, 6 have levelers
- (3) Drive-in doors; (2) 12' x 12' & (1) 10' x 10'
- 51 Striped & paved vehicle parking spaces
- 4 Trailer parking spaces
- I-1 (Industrial Light) Zoning
- Frontage and access to  and 

*The information contained herein is believed to be accurate but is not guaranteed as to accuracy and may change or be updated without notice.*

**Contacts:**

**Marco Placencia, CCIM, SIOR**

Cell (918) 629-5091

E-mail [Marco@EquitasRealty.com](mailto:Marco@EquitasRealty.com)

**Garrett Dunn, CCIM**

Cell (918) 764-5865

E-mail [Garrett@EquitasRealty.com](mailto:Garrett@EquitasRealty.com)





# INTERIOR PHOTOS



Warehouse D



Warehouse E



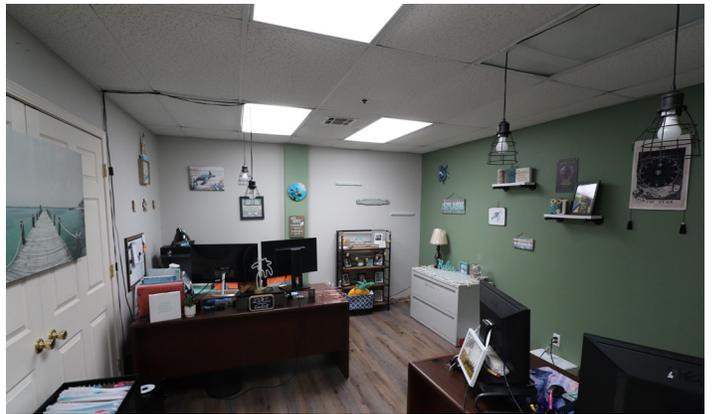
Warehouse A



Reception



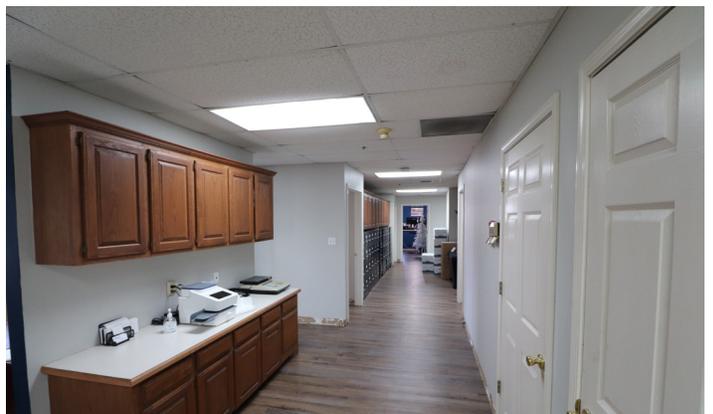
Reception



Office



Office



Hallway