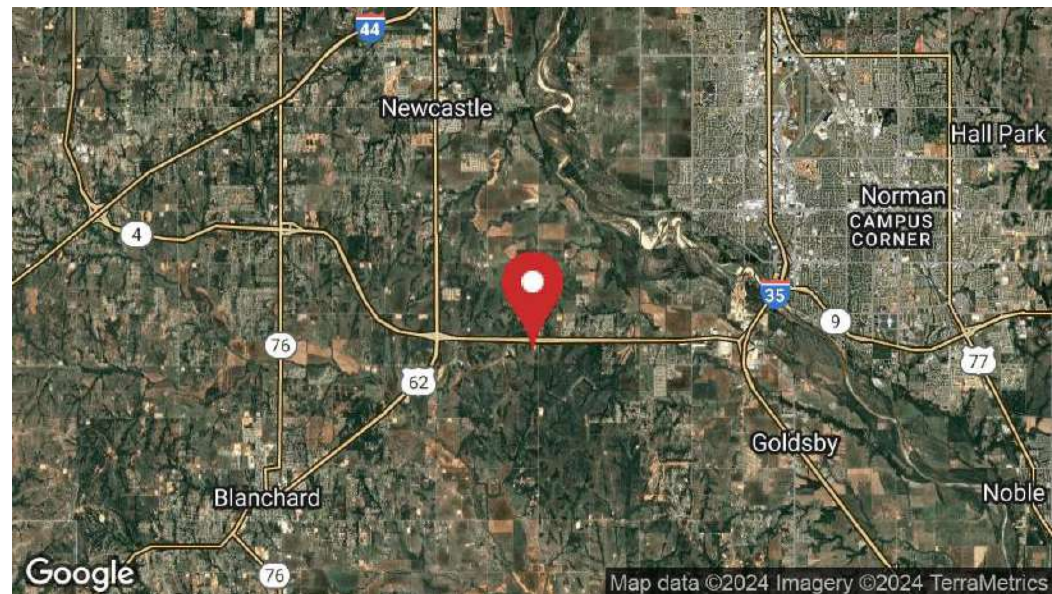




2318 SE 44th Street, Newcastle, OK 73065



### PROPERTY DESCRIPTION

This versatile 8,907 SF industrial property, situated on 5 acres, is available for both sale or lease, offering flexible opportunities for businesses seeking warehouse and office space. The property features 5,000 SF of functional warehouse space and 3,907 SF of office space, all within a well-maintained metal tilt-up building. The property is zoned I-R (Industrial), offers ample on-site parking, and is ideal for businesses needing operation space as well as indoor/outdoor industrial space.

### PROPERTY HIGHLIGHTS

- Building size is 8,907 SF (5,000 SF warehouse + 3,907 SF office)
- Metal tilt-up building with 3, 14ft overhead doors for easy access
- Office space includes 9 private offices, conference, kitchenette, and storage room
- Excellent visibility and access via Hwy 9; easy connections to Norman, OKC, and Newcastle
- Perfect for businesses seeking immediate move-in or investment potential

### Nick Tyler

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### LOCATION DESCRIPTION

Located at the intersection of Hwy 9 and May Ave, this industrial property offers excellent visibility and access to major routes, including easy connections to Norman, Oklahoma City, and Newcastle. With high traffic counts on Hwy 9 (17,200 vehicles per day), the property benefits from proximity to key regional hubs and provides easy access for distribution and logistics operations.

### OFFERING SUMMARY

Sale Price:	\$890,000
Lease Rate:	\$10.00/SF (NNN)
Available SF:	8,907 SF
Lot Size:	5 Acres
Zoning:	I-R

### Josh White

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