

# WOODWARD INDUSTRIAL

502 NW Highway 270, Woodward, OK 73801

INDUSTRIAL PROPERTY FOR SALE / LEASE



## PROPERTY DESCRIPTION

This 13,349 SF building sits on an 18 AC MOL fenced site and is equipped with an 18' clear height, a wash bay, (4) 12'x16' overhead doors, (2) 12'x14' overhead doors, (8) offices, a conference room, break room, (2) bathrooms, storm shelter, and 240v 3phase power.

## PROPERTY HIGHLIGHTS

- 18' Clear height
- (4) Overhead doors (12'x16')
- (2) Overhead doors (12'x14')
- Wash bay
- 18 AC MOL fenced yard
- (8) Offices, conference room, break room, (2) bathrooms, storm shelter
- 240v 3phase

## OFFERING SUMMARY

Sale Price:	\$825,000
Lease Rate:	\$5.95 SF/yr (NNN)
Building Size:	13,349 SF
Lot Size:	17.72 Acres

## ANDREW HWANG, ESQ

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