

# 16990 East Highway 20, Owasso, OK

Climate Controlled 27,000 SF Industrial Building



INDOOR SOCCER & SPORTS FACILITY



## OWASSOLANDTRUST

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# Property Overview

Insulated 27,000 square foot climate controlled building sits on 4.11 acres with 350' of frontage on OK Hwy 20 (116th St N) one of the busiest arteries in and out of Owasso. Located near Owasso's up and coming commercial corridor this building has 3 Phase Power, LED Lighting, 50(+/-) Parking Spaces, Zoned C4. Expansion Possible

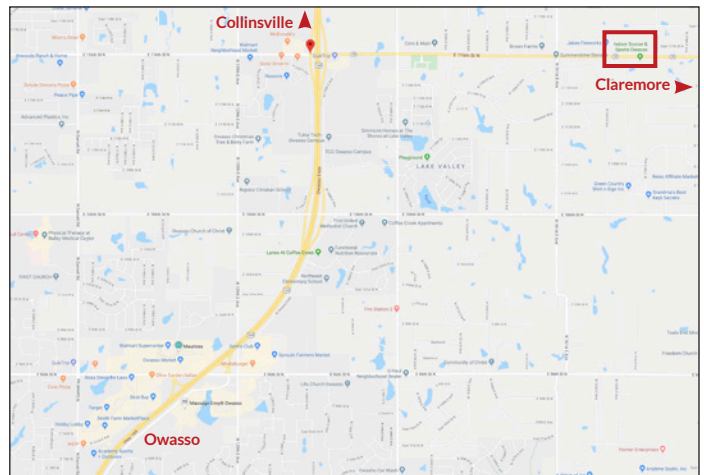
## Property Features

- Class A Steel Constructed 27,000 SF Building on 4.11 Acres
- Fully Insulated and Climate Controlled
- Four Ten-Ton Units, Separate HVAC for Office Space
- Fire Suppression with Water Storage Tank and 4" Water Line
- 32' Center Ceiling Height
- 25' Ceiling Height at Eaves
- Two ADA Compliant Multiple Stall Restrooms
- Separate Shower in Office
- Indoor Soccer Equipment (*List available by request*)
- Assumable Financing

## Indoor Soccer & Sports Facility

<b>SALE PRICE</b>	<b>\$1,600,000</b>
<b>Lot Size</b>	<b>4.11(M/L) Acres</b>
<b>Building Size</b>	<b>27,000 (M/L) SF</b>
<b>2016 Taxes</b>	<b>\$8,013</b>
<b>Property Insurance</b>	<b>\$9,000</b>
<b>Grade Level Doors</b>	<b>1 (9' x 12')</b>
<b>HVAC Capacity</b>	<b>(4)10 Ton Units</b>
<b>Ceiling Height</b>	<b>32.0 FT (Center) 25.0 FT (Eaves)</b>
<b>Year Built</b>	<b>2013</b>
<b>Zoning</b>	<b>C4</b>
<b>Road Frontage</b>	<b>350' (M/L)</b>

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