

# **“Exit 1” Oklahoma – Texas Border FOR LEASE BY OWNER**

## **Property Address**

2405 S. Franklin Dr., Colbert, OK 74733

SWC – U.S. 69 & S. Franklin Dr.

## **Property Details**

Land: +/- 2.54 acres

Building: +/- 35,895 SF

Ceiling Height: 26 FT & 14 FT

2 Loading Docks

Great Visibility & Easy Access from U.S. 69

Exterior Fence for Private Storage

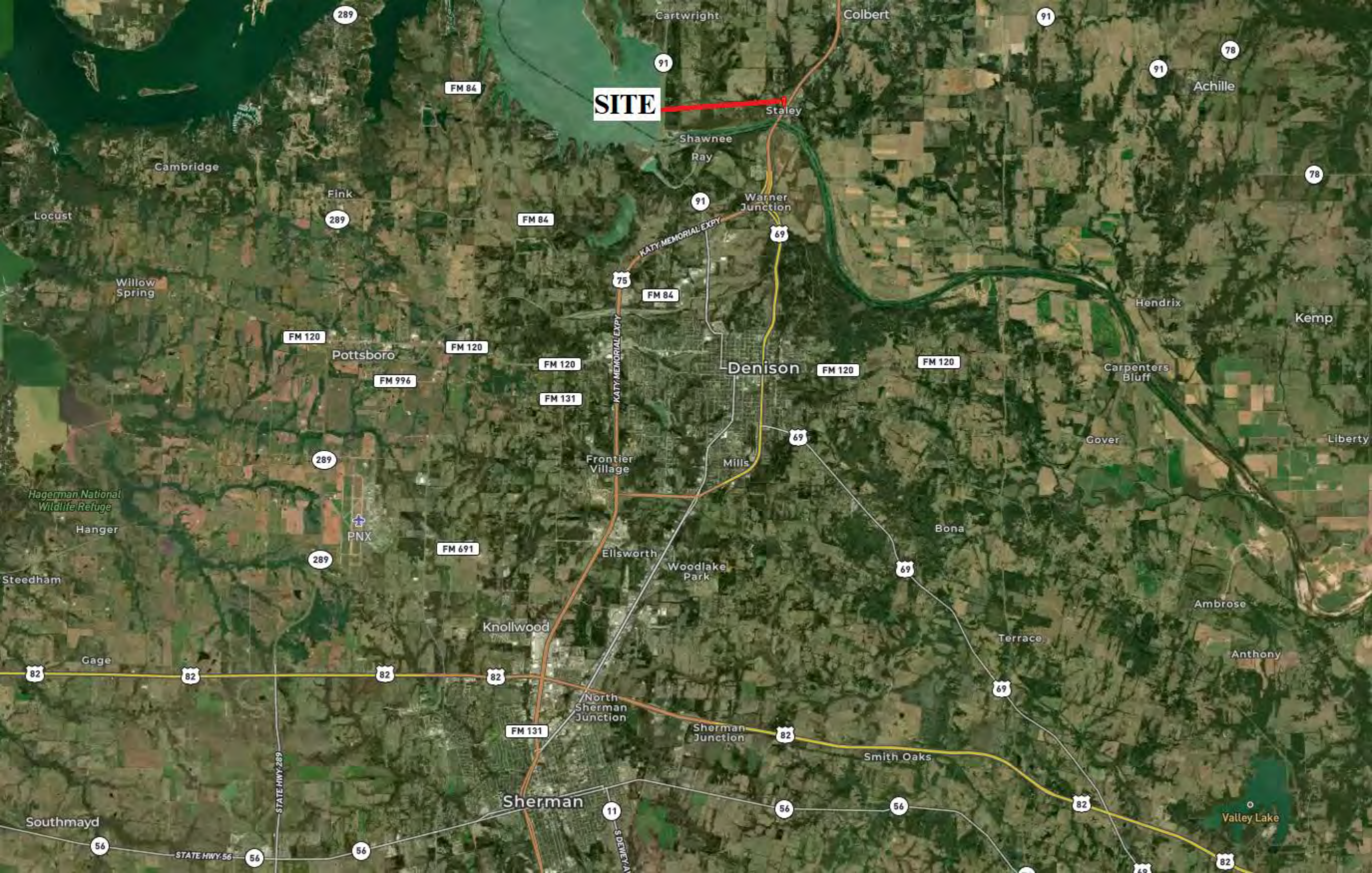
## **Contact**

Peyman Etebari

972-989-9701

[Peyman.etebari@gmail.com](mailto:Peyman.etebari@gmail.com)





**SITE**

Staley

Denison

Sherman

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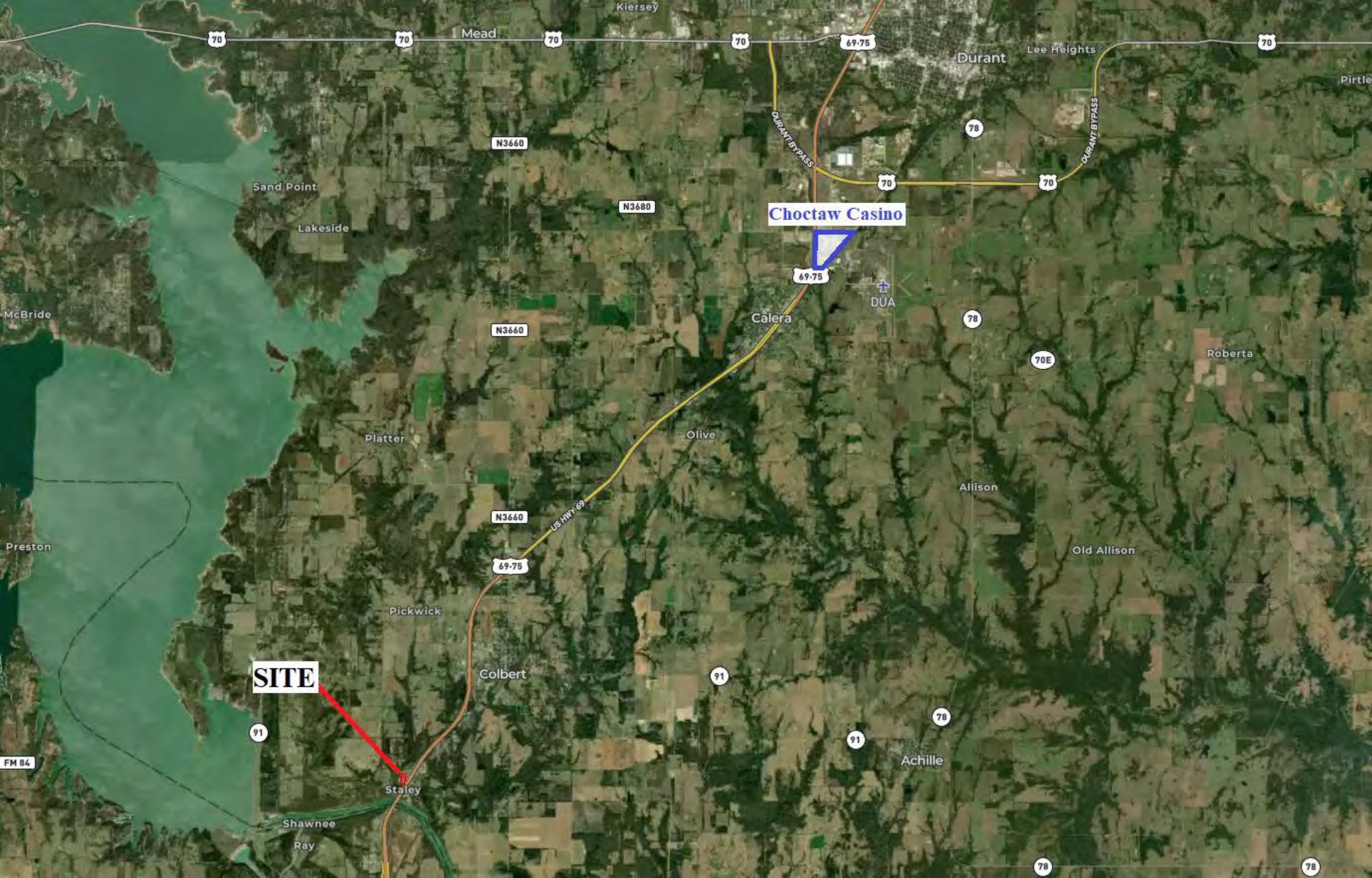
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**Choctaw Casino**

**SITE**

Mead

Durant

Calera

Olive

Allison

Achille

Staley

Sand Point

Lakeside

Platter

Pickwick

Colbert

Shawnee

Ray

Lee Heights

Roberta

Old Allison

N3660

N3680

N3660

N3660

69-75

US HWY 69

DURANT BYPASS

DURANT BYPASS

DUA

70

70

70

70

69-75

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69-75

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70E

N3660

69-75

91

91

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FM 84

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U.S. 69

Franklin Dr.



U.S. 69





N3640 Rd

E2196 Rd

N3640 Rd

S River Rd

75

S Dickson Dr

S Franklin St

SANDY CREEK

River Rd

Red River

TEXAS

OKLAHOMA

69

Red River

River Rd

W Toll Bridge Rd

E2205 Rd



Franklin Dr.

U.S. 69





U.S. 69

Franklin Dr.





DOORS WINDOWS FLOORING MOULDING TOILETS ROOFING PLYWOOD SIDING PANELING BATHTUBS SINKS TILE  
580 29625 EXI ONE SURPLUS BUILDING MATERIALS ALL WOOD KITCHEN CABINETS







