

Commercial / Office Space- FOR SALE or LEASE

602 South Main Street, Newcastle, Oklahoma 73065



Caleb B. Cox

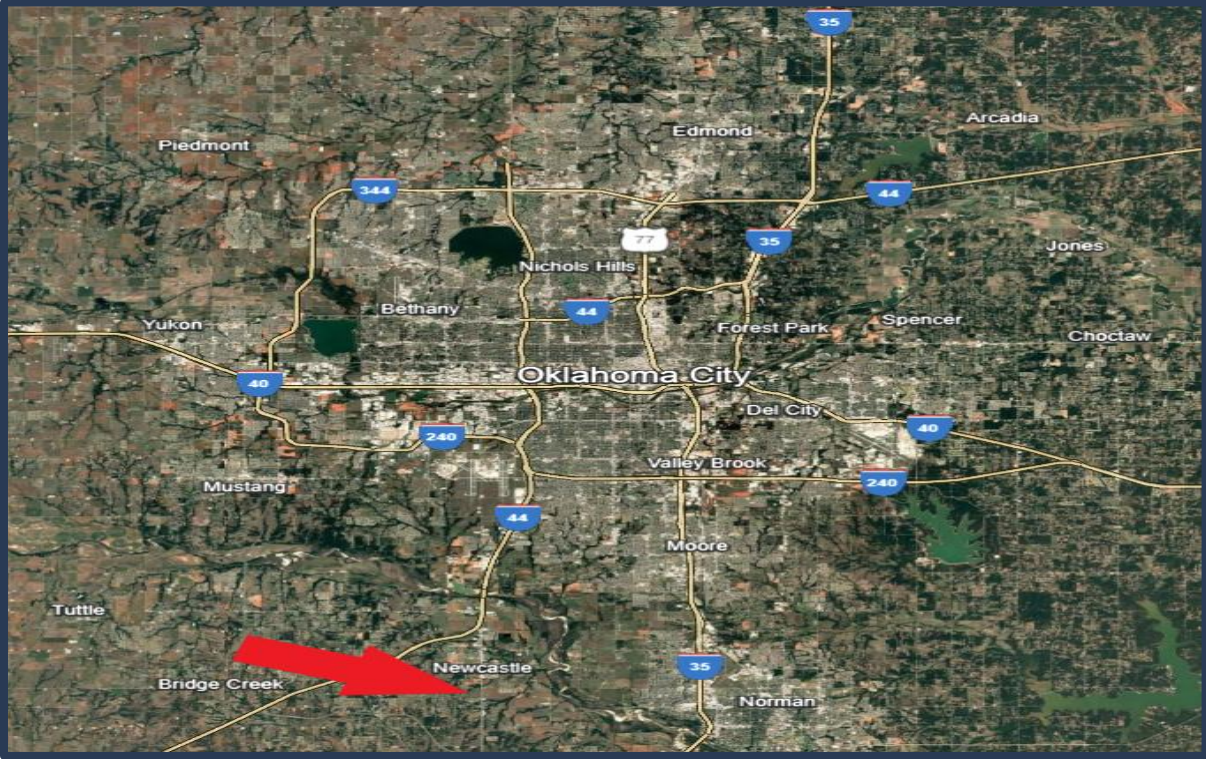
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VICTORY

COMMERCIAL REAL ESTATE



DETAILS

Total SF 21,500 SF MOL

Lot Size 3.5 acres MOL

Grade Level (2) 14' tall x 16' wide
Doors (1) 10' tall x 12' wide
(1) 12' tall x 12" wide

Yard Size 2 acres

Zoning C-C-2

HIGHLIGHTS

Clear Hight 17' at peak 12' at eave

Dock Door (1) 14' tall x 16' wide

Power 3 Phase 480v

Frontage About 250' on main street

SALE OR LEASE DETAILS

Sale Price \$2,200,000

Lease Rate \$15,000/Mo NNN

Lease Rate PSF \$8.57/SF/NNN



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