

INDUSTRIAL BUILDING FOR SALE OR LEASE

1200 N MAIN ST

NOBLE, OK 73068



JUDY J. HATFIELD, CCIM

(405) 640-6167 cell

EQUITY COMMERCIAL REALTY ADVISORS, LLC

jjhatfield@ccim.net



OFFERING SUMMARY

Sale Price:	\$1,200,000
Lease Rate:	\$5,700/mo. (Tenant Pays Utilities)
Building Size:	13,452 SF
Lot Size:	7.82 Acres
Year Built/Renovated:	1975 / 2018
Dock-High Doors:	Two (2) - 12'x18'
Grade-Level Doors:	One (1)
Zoning:	I-1 (Industrial)
Flood Zone:	No (Zone X)

PROPERTY HIGHLIGHTS

- Industrial Building For Sale or Lease | Located on the West Side of HWY 77 with Frontage on HWY 77 & N Main St
- Less than 3 Miles to Highway 9 | Traffic Counts (vehicles/day): N Main St - 20,926 | HWY 9: 32,800
- High-Quality Concrete Tilt-Up & Metal Construction
- 2 Dock-High Doors (12' x 18') | 1 Grade-Level Door | 21 FT Ceilings
- Brand New Roof - Replaced 2023 | Wired for Alarm & Cameras
- Electric Service 1,000 Amp - 3 Phase 460V
- Gas to the Building per ONG | City of Noble Water & Sewer to the Property (pg. 8)
- Judy J. Hatfield, Broker / Owner

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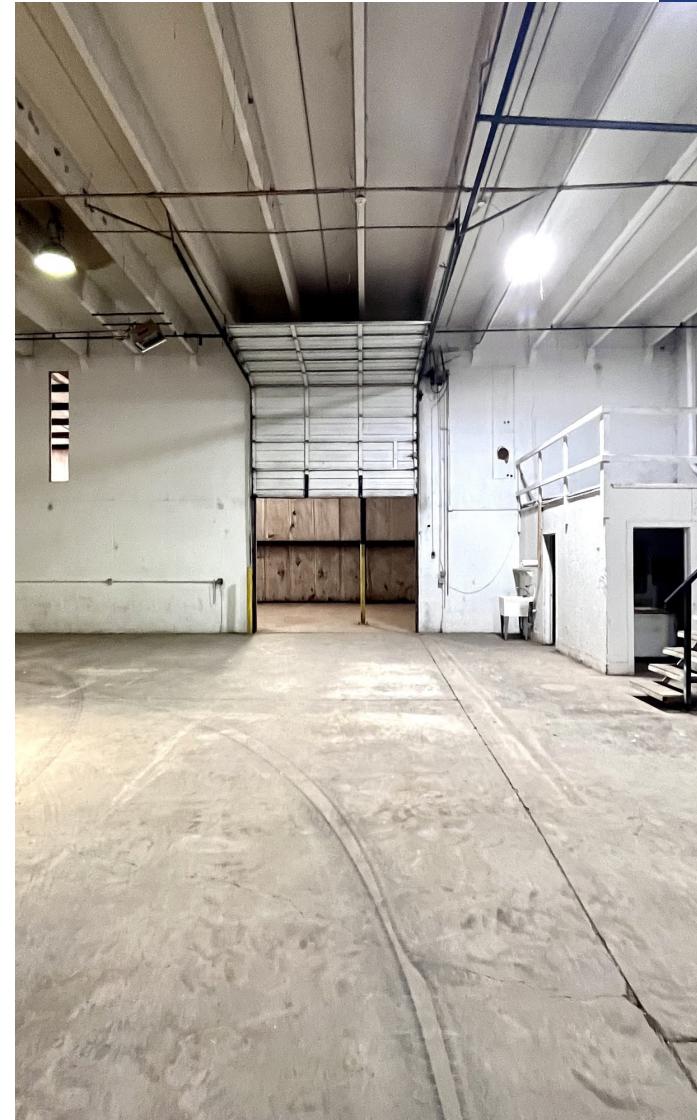
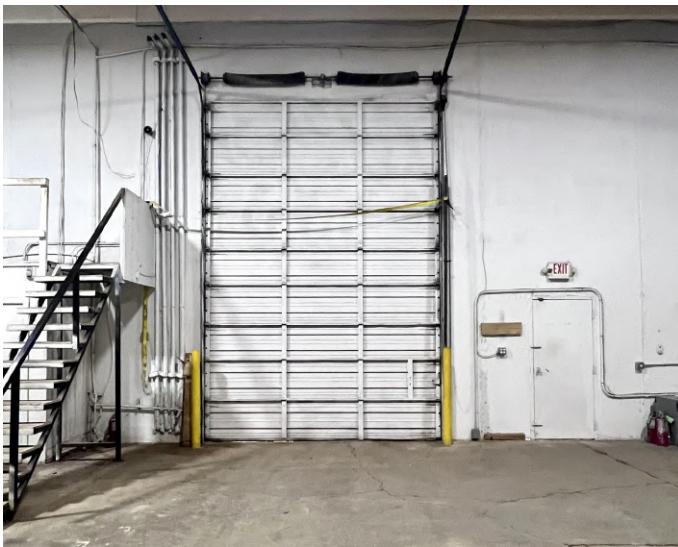
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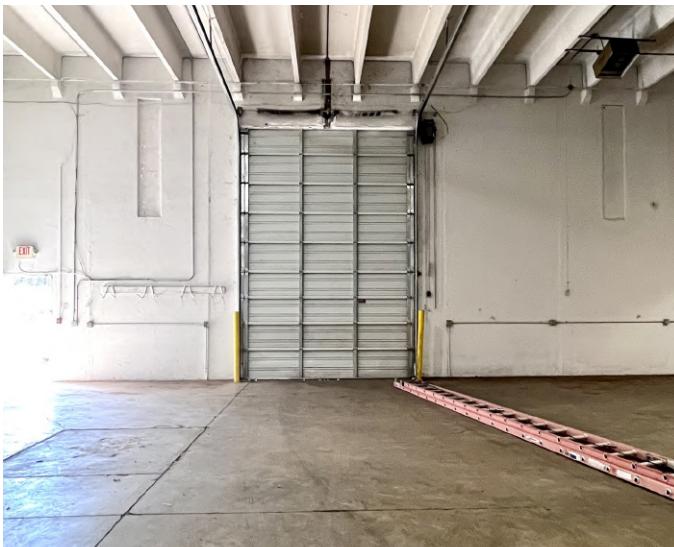
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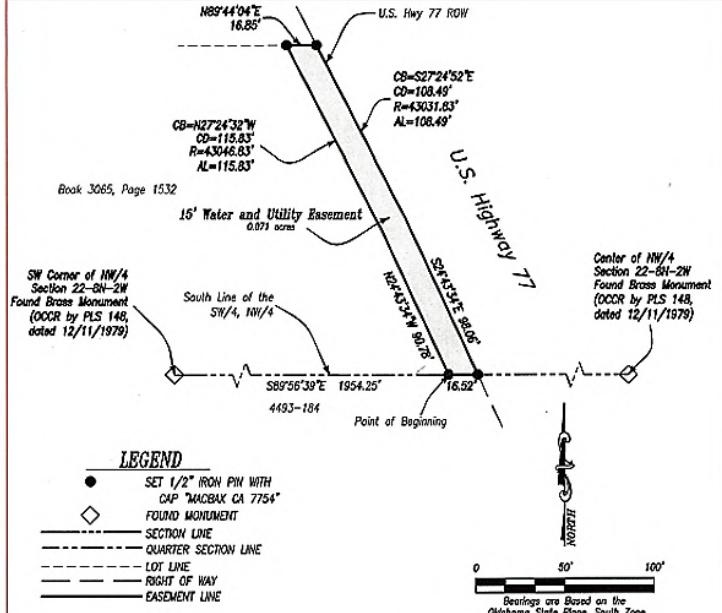


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UTILITIES

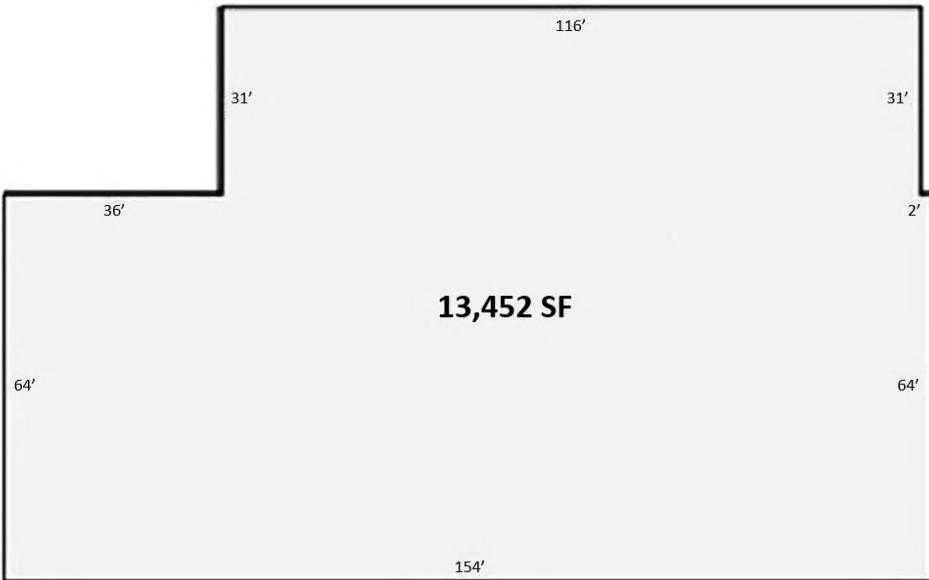


WATER & UTILITY EASEMENT

A tract of land in part of the Northwest Quarter of Section 22, Township 8 North, Range 2 West, Indian Meridian, City of Noble, Cleveland County, Oklahoma, more particularly described as follows: COMMENCING at the Southwest Corner of said Northwest Quarter; THENCE S 89°56'39" E, along the south line of the Southwest Quarter of said Northwest Quarter, a distance of 1954.23 feet to the POINT OF BEGINNING; THENCE N 24°43'34" W a distance of 90.78 feet; THENCE northwesterly, along a curve to the left with a chord bearing N 27°24'32" W, a chord distance of 4304.633, and an arc length of 115.83 feet; THENCE N 89°44'04" E a distance of 16.85 feet to the west right of way of U.S. Highway 77; THENCE along the right of way of said U.S. Highway 77 southeasterly, along a curve to the right with a chord bearing S 27°24'52" E, a chord distance of 108.49 feet, a radius of 4303.183, and an arc length of 108.49 feet; THENCE S 89°59'39" W, along the south line of the Southwest Quarter of said Northwest Quarter, a distance of 16.52 feet to the POINT OF BEGINNING. Above described tract contains 0.071 acres (3098.73 square feet), more or less, per plat of survey MB-21070, dated June 1, 2021, by MacBox Land Surveying, PLLC, Certificate of Authorization Number 8137.

Basis of Bearing is Grid North-Oklahoma State Plane Coordinate System, South Zone. Property description prepared by Kent Mace, Oklahoma PLS No. 1873, June 1, 2021.

SURVEY FOR CITY OF NOBLE - 15' WATERLINE AND SANITARY SEWER EASEMENT	LOCATION Part of the NW/4, Section 22, T8N, R2W, I.M. City of Norman, Cleveland County, Oklahoma
DATE 6/1/2021	SCALE 1" = 50'
PROJECT NO. MB-21070	REVISED Page 1 of 1



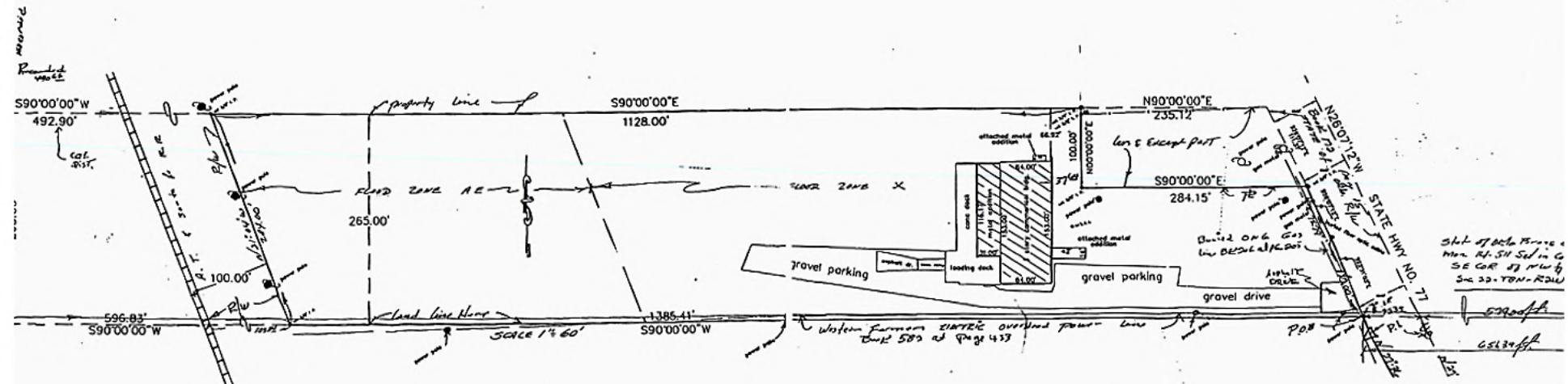
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in place
8-87K Northeast corner of nw 1/4,
Section 32-T8W-R2W
Cleveland County, Okla

ALTA - ACSM LAND TITLE SURVEY



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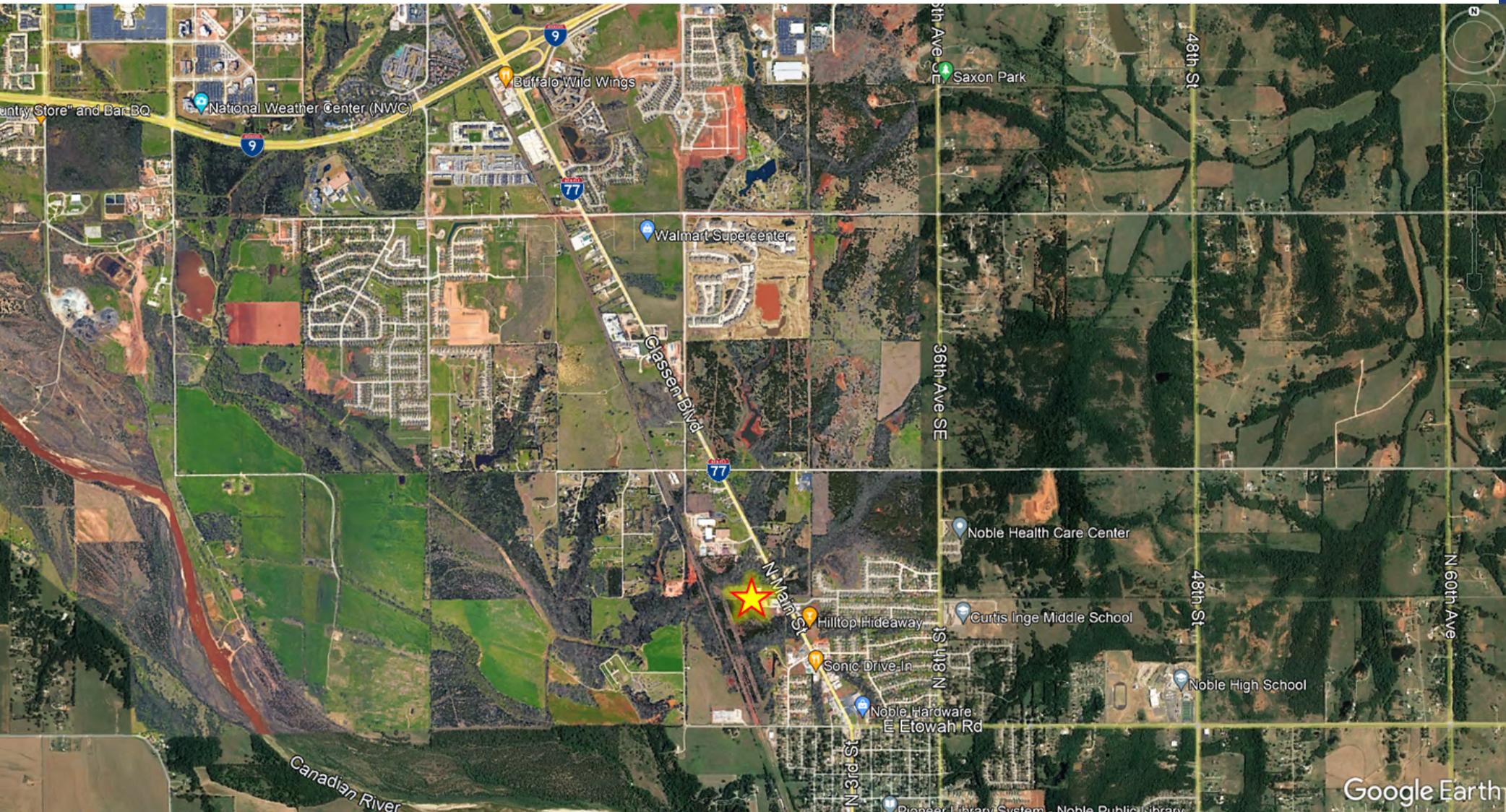
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