

INDUSTRIAL BUILDING FOR SALE OR LEASE

1200 N MAIN ST

NOBLE, OK 73068





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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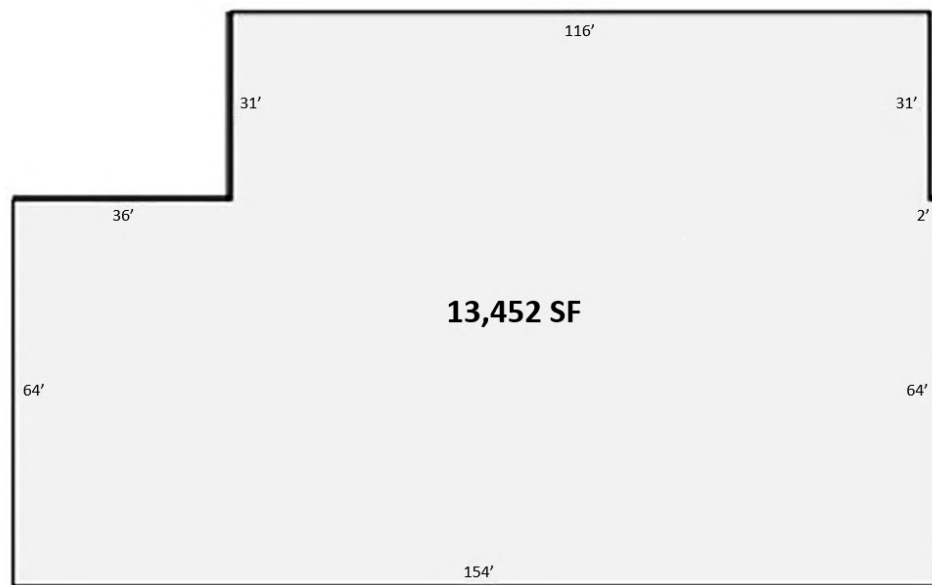
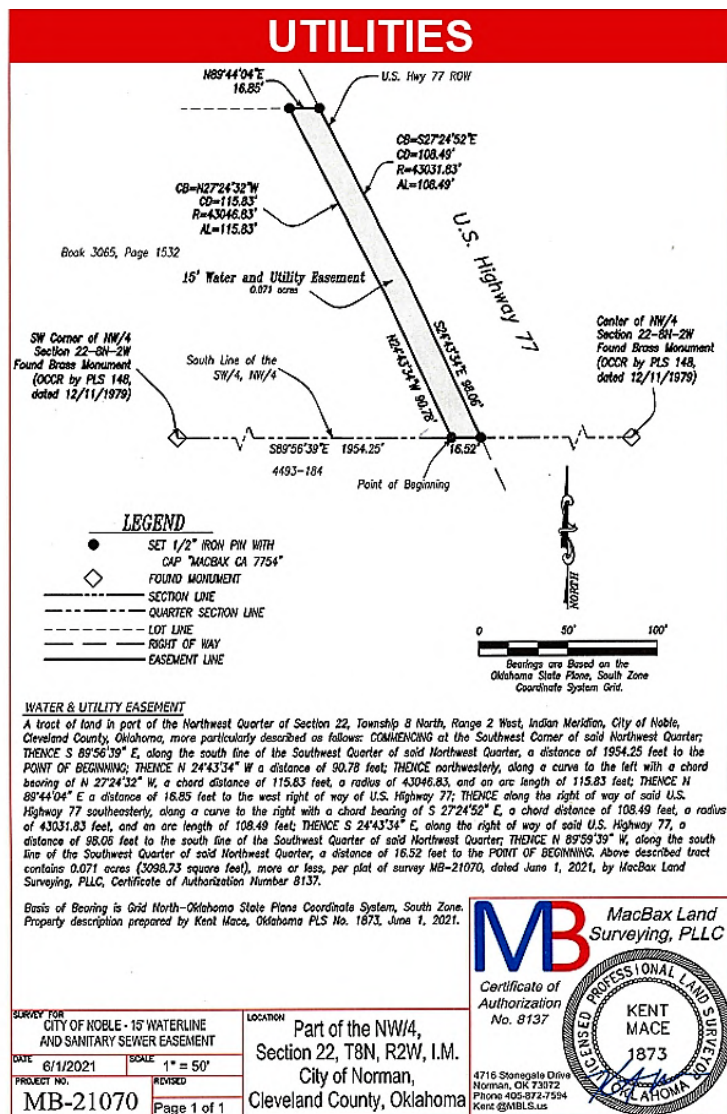
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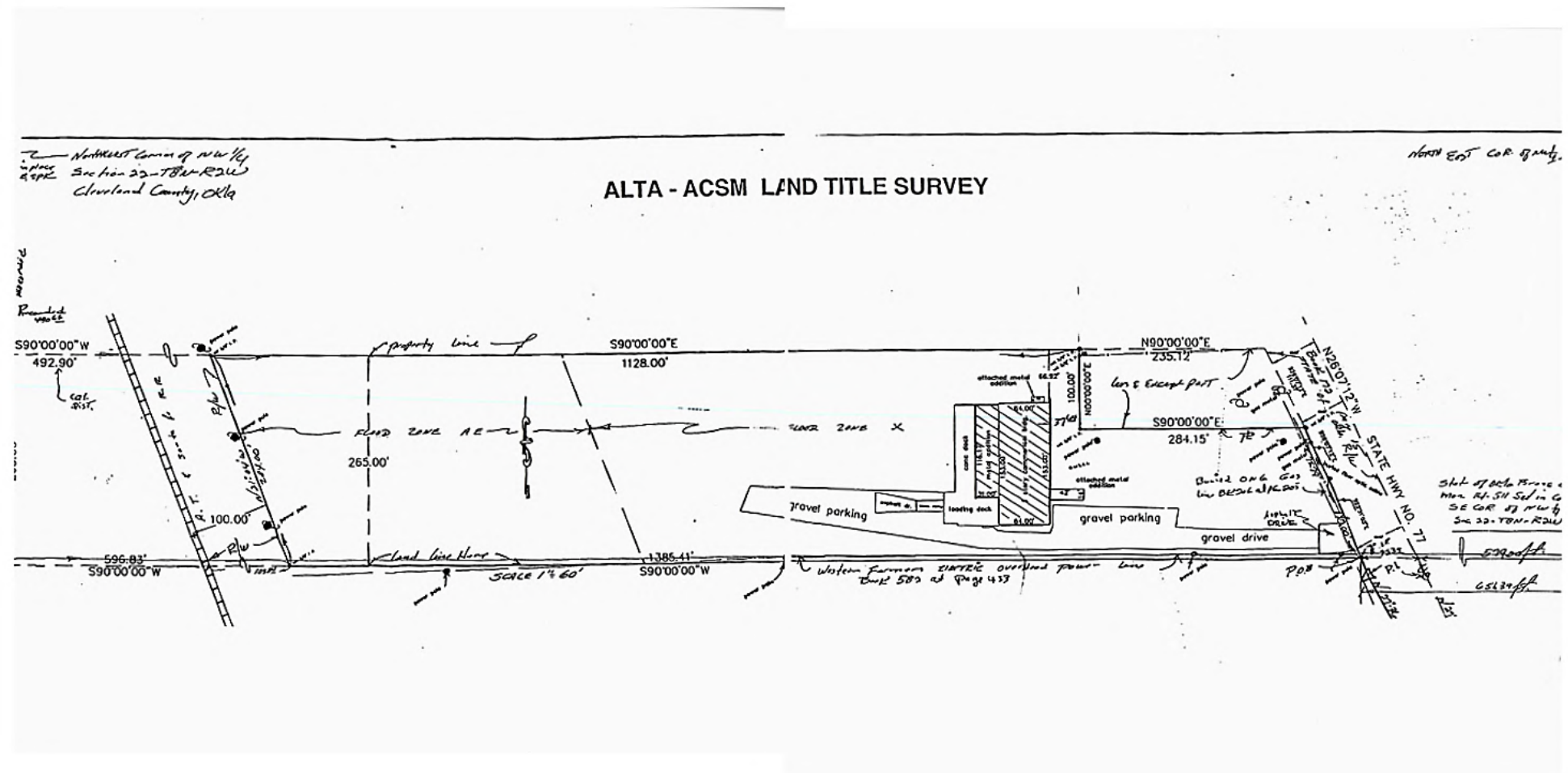
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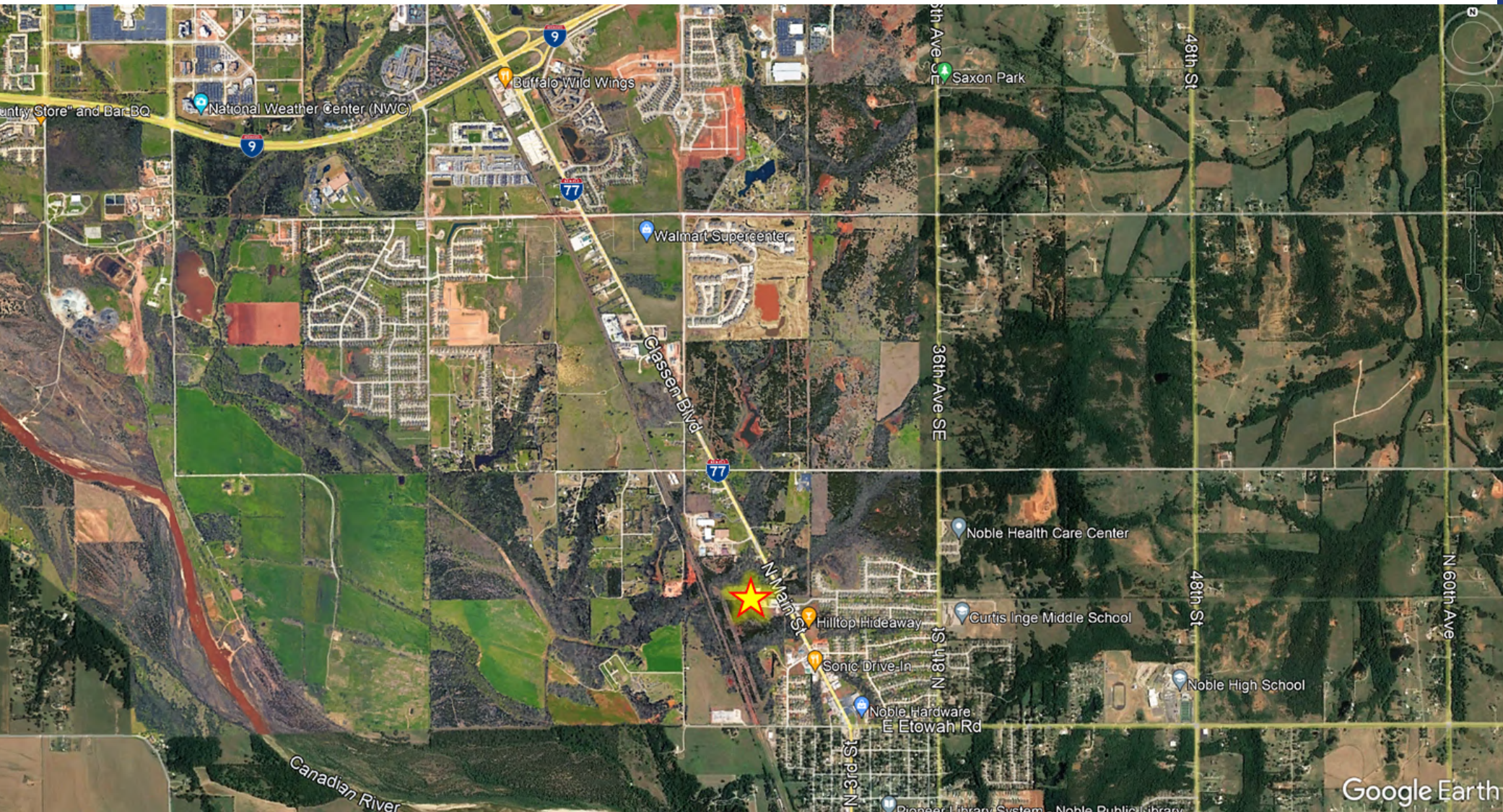


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