

FOR SALE

6901 W Okmulgee Ave. Muskogee, OK 74401



PROPERTY FEATURES

- Updated HVAC, Electrical & Floor Drains
- (3) Overhead Doors (10x14)
- Heated & Cooled Warehouse + Office Space
- 3-Ton Crane Lift & Working Compressor
- Mezzanine Storage
- Advanced Security System with HD Cameras
- RFID Access Control Entry

9,785 SF TOTAL

(2,785 SF FLEX BUILDING + 7,000 SF WAREHOUSE)

888 SF BACK BUILDING (NOT INCLUDED IN \$/SF)



OFFERED AT

**\$665,380
(\$68/SF)**

**SINGLE TENANT
OCCUPIED
100% LEASED
BASE RENT \$5,884**

CONTACT US

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