

# 26091 ST HWY 51 WAGONER INDUSTRIAL COMMERCIAL PROPERTY

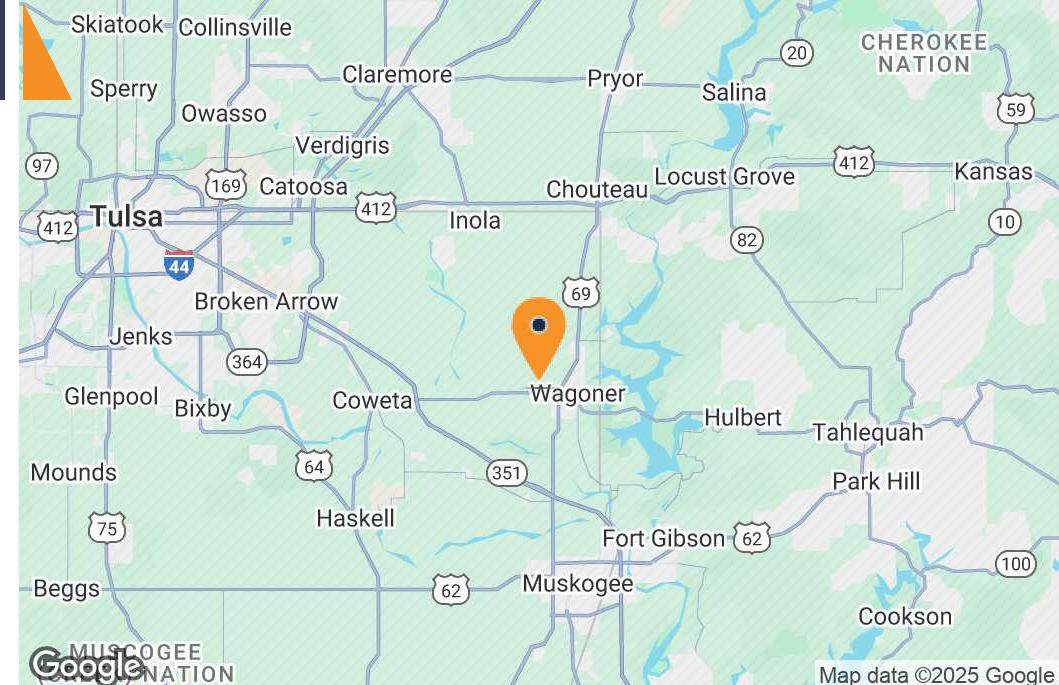


## Property Description

Introducing an exceptional owner / user opportunity in the Wagoner County area! This 11,600 SF industrial property was constructed in 2020. Boasting modern amenities and a prime location, this well-maintained property offers space for operations and any expansions, ideal for a wide range of industrial and commercial pursuits.

## Property Highlights

- 11,600 SF modern industrial building
- ±6 acres of secured & stabilized yard
- Constructed in 2020
- Frontage on State Hwy 51 in Wagoner County
- Ideal for equipment, building, and/or product sales
- Suitable for industries needing heavy packed gravel storage yards
- Ample space for operations and expansion
- Well-maintained and move-in ready
- Versatile for a range of industrial pursuits
- Modern amenities and facilities



## Location Description

Discover the promise of growth and opportunity in Wagoner County, Oklahoma. Situated on Hwy 51 in Wagoner, the area is a prime location for Industrial, Warehouse, Commercial/Showroom businesses and investors seeking a presence in this region. With frontage on a major state highway and in close proximity to US69 to the east and Muskogee Turnpike to the west, the location has great traffic and access. The area's favorable business climate and access to a skilled workforce make it an attractive choice for investors. Nearby points of interest include the Port of Muskogee, Interstate 40, and the MidAmerica Industrial Park, further enhancing the property's appeal for industrial ventures.

## Offering Summary

SALE PRICE:	\$1,590,000
LOT SIZE:	6 Acres
BUILDING SIZE:	11,600 SF

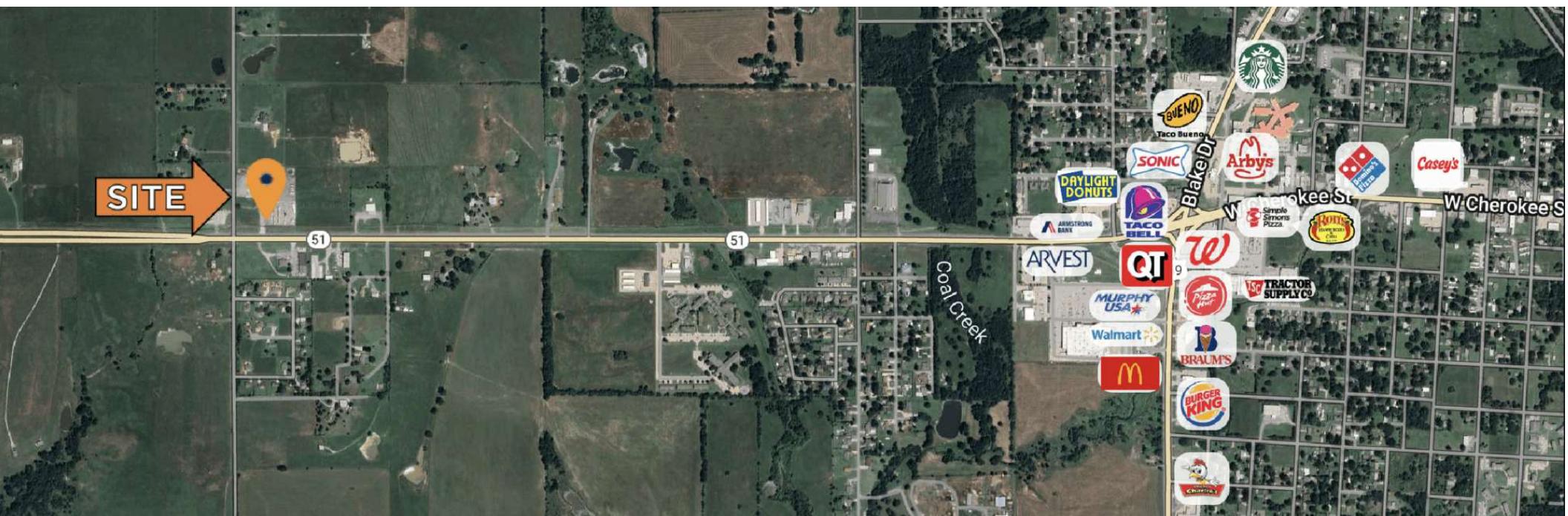
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