



**PRICE EDWARDS
& COMPANY**

Commercial Real Estate Services

Price Edwards & Company
210 Park Avenue, Suite 1000
Oklahoma City, OK 73102
Phone (405) 843-7474
Fax (405) 236-1849
www.priceedwards.com

1905 INDUSTRIAL DRIVE

1905 Industrial Drive, Altus, OK



FOR SALE - TRUCK FACILITY

Building Size:	23,200 SF
Site Size:	9.52 acres (414,781 SF) 687'± frontage on Industrial Drive
Office Space:	10,400 SF - air conditioned; includes break room, kitchen w/ stainless steel appliances & oak cabinetry
Shop Space:	12,800 SF - overhead & infrared gas-fired heaters
Overhead Doors:	14 - 16' insulated overhead doors, all electric
Zoning:	I-2 Heavy Industrial District
Comments:	Truck fluids service equipment included Pit area in shop for truck service Waste oil recovery system Heavy gravel parking lot
Sale Price:	\$500,000

For More Information, Contact:

J. Mark Patton

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(405) 843-7474



The information herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.



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LOCAL INFORMATION

Altus is the County Seat of Jackson County

Jackson county population approximately 35,000

Altus population approximately 27,000

School system includes Western Oklahoma State College & Southwestern Technology Center

Altus Municipal Airport provides 5,000' lighted concrete runway

Altus Air Force Base cover 2,487 acres

Home to: 97th Air Mobility Wing, Air Education & Training Command Strategic Airlift, Aerial Refueling, Flight Training Schools

Supports: C-5 Galaxy, C-17 Globemaster III, and KC 135 Stratotanker

Major Employers:

Altus Air Force Base, Quartz Mountain Aerospace Company, Bar S Foods, Wal-Mart Super Store

US Highway 62 provides easy access to H.E. Bailey Turnpike (I-44)

US Highway 283 provides easy access to I-40



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