

FORMER MACHINE SHOP | TUSHKA, OK 446 S JEFFERSON HWY, ATOKA, OK 74525



PROPERTY DESCRIPTION

Welcome to this exceptional industrial property located in Tushka, nestled within the picturesque landscape of Atoka County. Situated on a generous 2.7-acre parcel directly off Highway 69/75, (480' Highway 69/75 Frontage) making it an ideal investment opportunity for businesses seeking a strategic location within the bustling economic corridor. Located at the only signaled intersection into Texas. Traffic counts from ACOG show 24,300 ADT.

This former Machine Shop offers ample space for various industrial activities and expansion opportunities. Property can be subdivided and has no city codes. The main building spans 13,000 square feet, with 16-foot clear ceiling height, facilitating efficient workflow and accommodating machinery of various sizes. Access is seamless with (5) 14-foot grade level overhead doors, ensuring convenient loading and unloading operations. The interior space is thoughtfully designed, comprising three spacious offices and two bathrooms, providing comfort and functionality for staff and clients. Equipped with amenities including 220 | 3 Phase Power, LED lighting, propane heat, and multiple hoist systems, catering to the diverse needs of industrial operations. Boasting 480 feet of frontage along the highly traversed Highway 69/75, offering unparalleled visibility and exposure to passing traffic, essential for businesses looking to enhance their brand presence and attract customers.

Whether you're seeking to expand operations or secure a lucrative investment, this property presents endless possibilities for growth and success. Seize the opportunity to establish your industrial presence in this thriving economic corridor. Contact us today to schedule a viewing and unlock the full potential of this exceptional industrial gem.

BRANDY RUNDEL

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PROPERTY HIGHLIGHTS

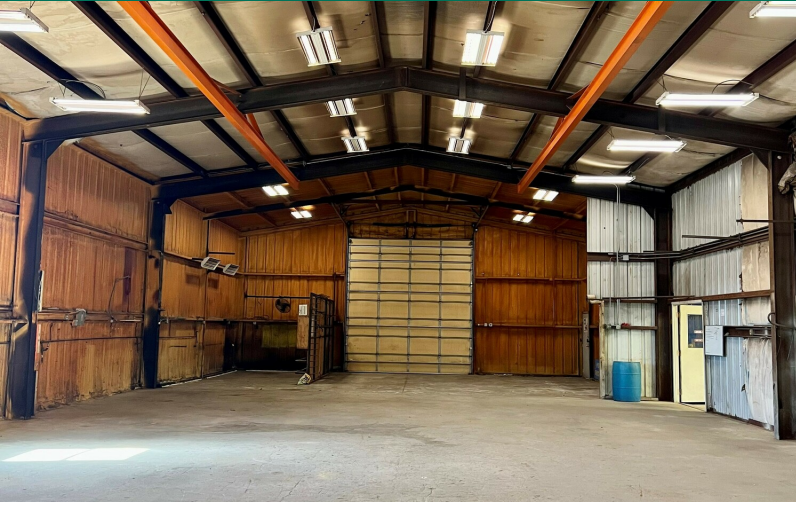
- Former Machine Shop (2.7 Acres) | Insulated Building
- 16' Clear Ceiling Height
- (5) 14' Grade Level Overhead Doors
- 3 Spacious Offices | 2 Bathrooms
- 220 | 3 Phase Power; Propane Heat; Hydraulic oilfield pipe handling system
- LED Lighting
- Multiple Hoist Systems, Metal Shelving, Signage
- Owner willing to carry a contract

OFFERING SUMMARY

Sale Price:	\$1,475,000
Lease Rate:	\$0.70 SF/month (Gross)
Available SF:	13,000 SF
Lot Size:	2.7 Acres

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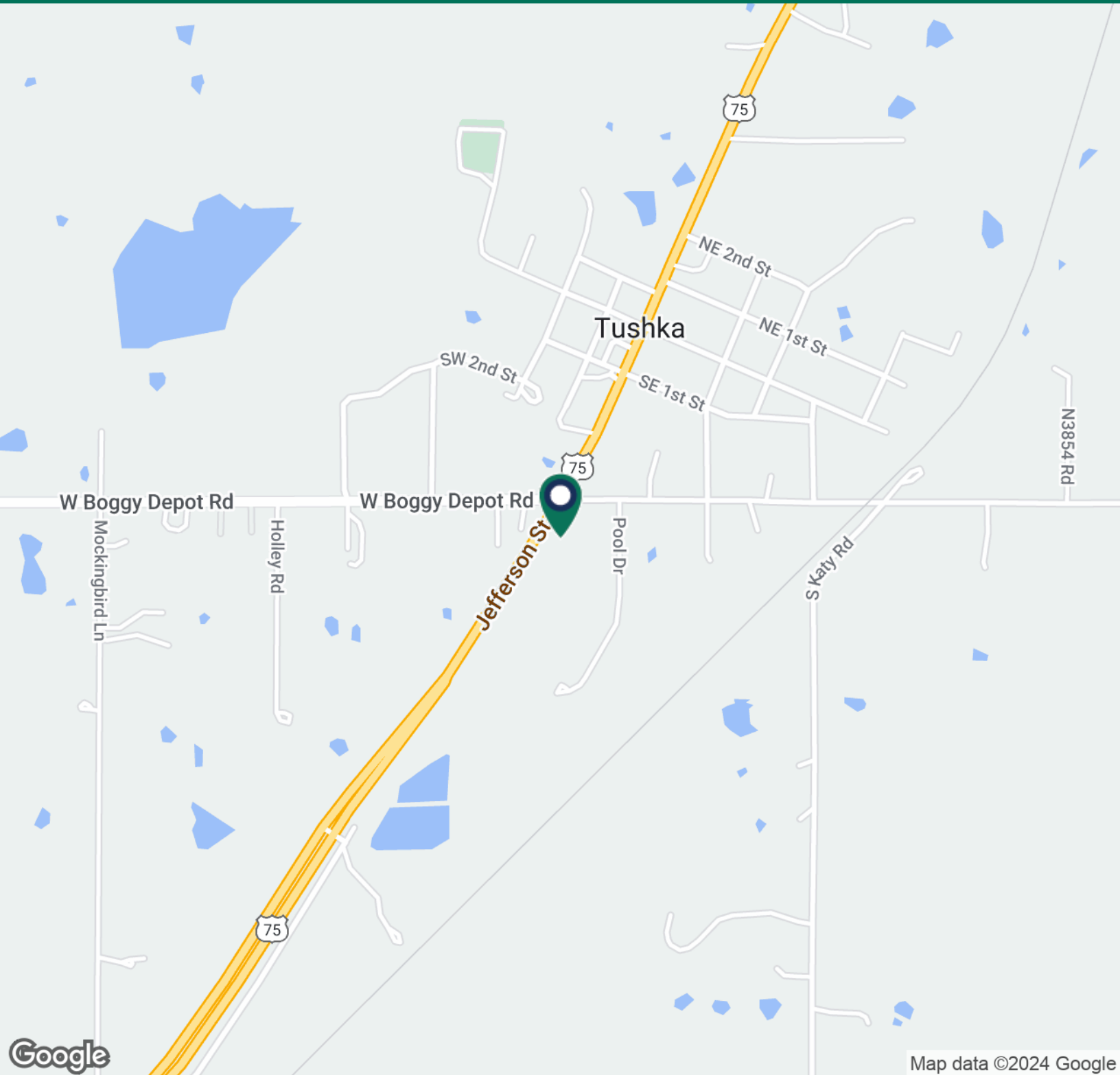


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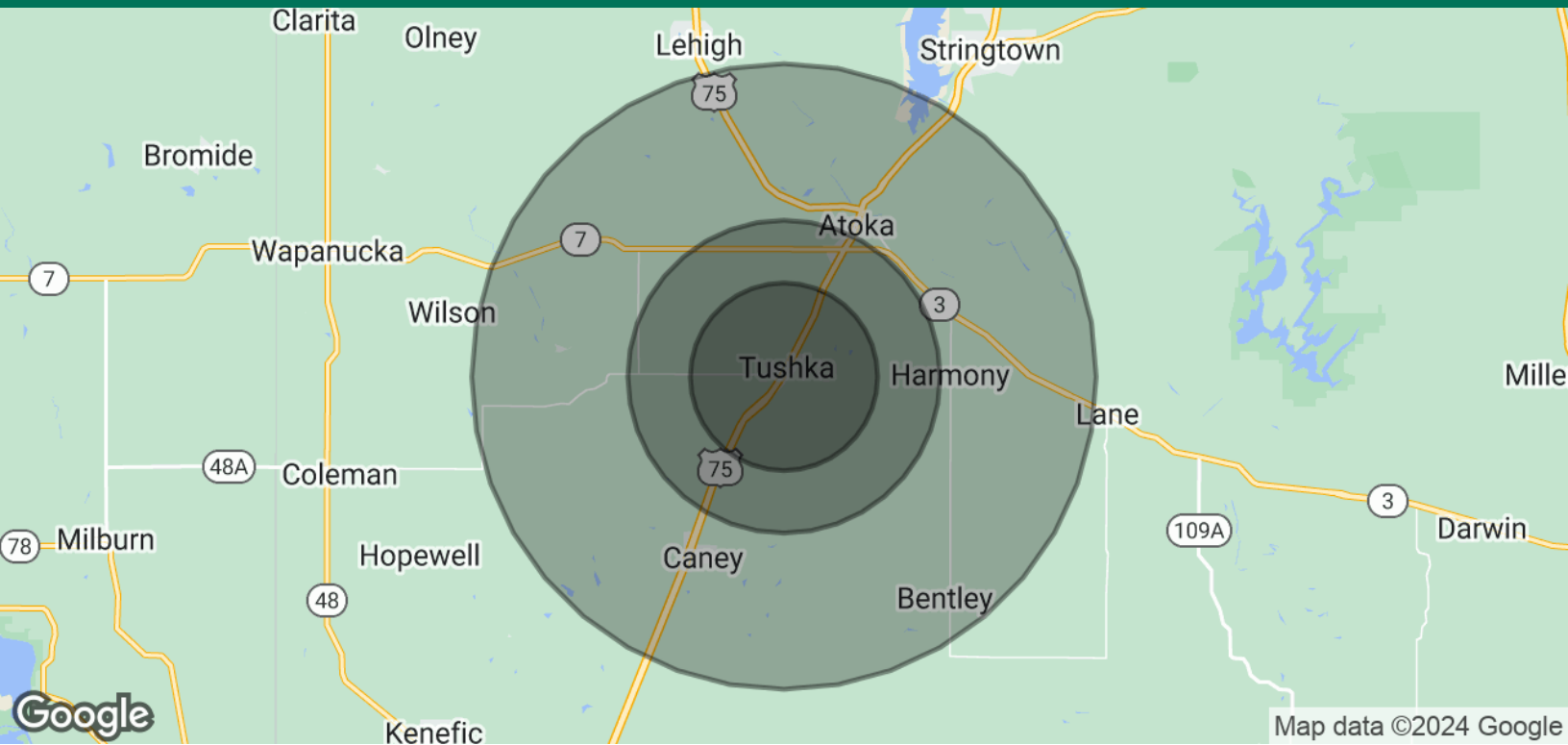


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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	1,247	3,679	8,242
Average Age	36.0	36.4	40.0
Average Age (Male)	34.2	33.0	35.4
Average Age (Female)	37.1	38.7	42.9

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	626	1,819	4,018
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$49,786	\$50,037	\$49,829
Average House Value	\$138,678	\$125,977	\$118,934

* Demographic data derived from 2020 ACS - US Census

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