



## OFFERING SUMMARY

Sale Price:	\$595,000
Building Size:	14,800 SF
Price / SF:	\$40.20
Zoning:	C-2 Highway Commercial and Commercial Recreation District

## LOCATION OVERVIEW

Located in the NW corner of W 20th Street and S Washington Avenue in Elk City. Less than one mile from I-40.

## PROPERTY HIGHLIGHTS

- 14,800 SF on 2.94 AC, fenced and gated gravel yard
- Close proximity to I-40
- 2,200 SF, newly renovated office
- Original warehouse (8,600 SF) 12-16ft clear height
- Newer warehouse (4,000 SF) 18-21ft clear height
- Zoned C-2- Highway Commercial and Commercial Recreation District
- 5 grade level doors (12x9)
- 3 phase 240 power in warehouse
- Ventilation and overhead heat in warehouse
- Two 200 amp panels in office
- Server room

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# Industrial Building For Sale

315 W 20th St., Elk City, OK 73644



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