DOCK-HIGH INDUSTRIAL SPACE FOR SALE 4248 Charter Ave. Oklahoma City, OK 73108 Removable Free-Standing Freezer/Cooler Space







INDUSTRIAL SPACE NOW AVAILABLE

Sale Price:	\$1,100,000
Land Area:	1.43+/- Acres
Lot Size:	0.0 Acres
Building Size:	11,264 SF
Dock High Doors:	6
Office Area:	2,435+/- SF
Roof:	TPO installed in 2014
Electrical Power:	400A 208V 3Ph
Ceiling Height:	20.0+/- FT

COMMENTS

Close to I-40 and I-44, approximately with 0.5+/- acres of excess land usable to expand the building or develop for truck parking. A 5,776+/- square foot mezzanine covers the office and production areas. There are three free-standing removable cooler/freezers totaling 2,290+/- square feet with direct access dock doors, and an adjacent air-conditioned production area,

BOB PUCKETT

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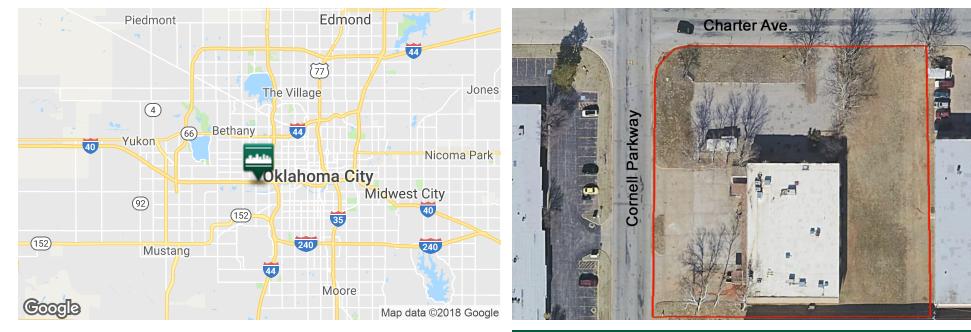
CORDELL C. BROWN, CCIM, CIPS

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The information above has been obtained from sources believe 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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