

34 ACRE INDUSTRIAL PROPERTY WITH RAIL SPUR AVAILABLE

2900 Plant Dr, Choctaw, OK 73020

NEGOTIATED / STEPHEN CRAIG BRIDEWELL, LLC



Steve Bridewell
SCB, LLC
200 N Broadway, Edmond, OK 73083
scb@coxinet.net
(405) 513-1772

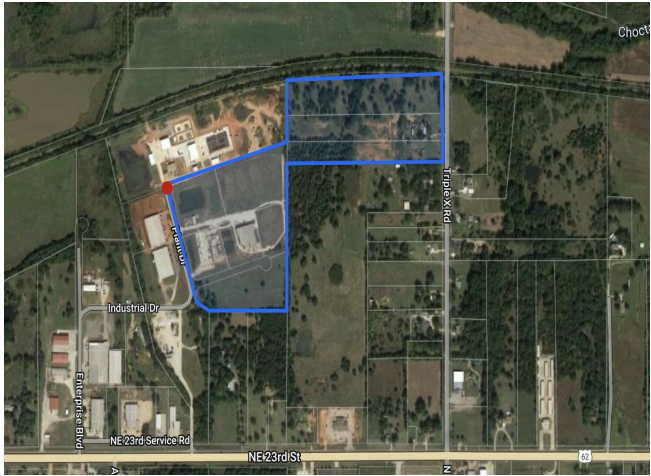


2900 Plant Dr

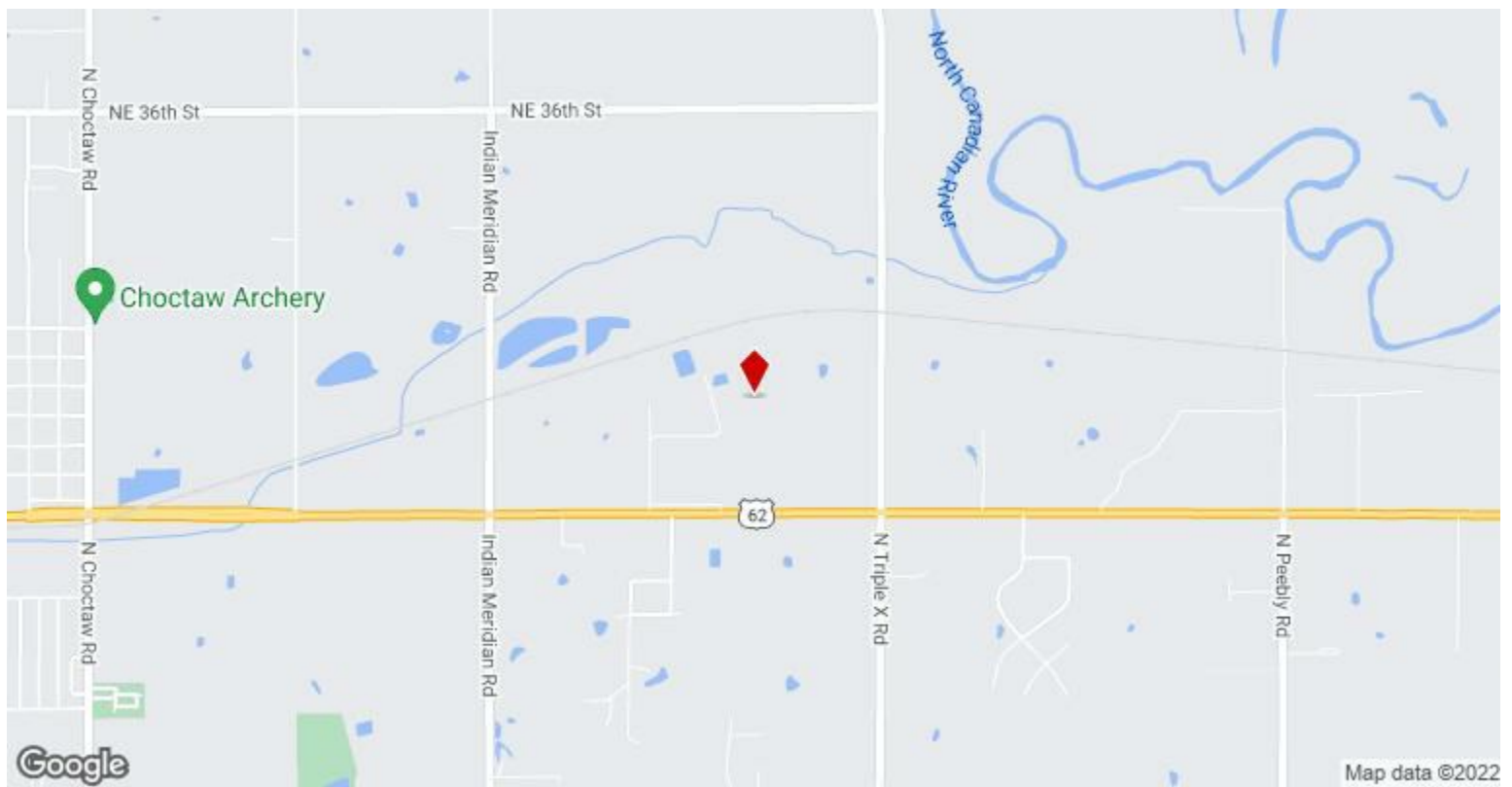
\$4,000,000

34 acres MOL industrial property with 18,000SF warehouse, fenced, industrial office park, easy access to Kickapoo Turnpike, I-40 and I-44. 80 ft x 200 ft concrete slab for metal building, rail spur available....

- Heavy Industrial zoning
- 18,000SF warehouse
- 34 acres MOL
- Easy access to Kickapoo Turnpike, I-40 and I-44
- Located in industrial park
- Rail spur available



Price:	\$4,000,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	34.00 AC
Rentable Building Area:	18,000 SF
Rentable Building Area:	18,000 SF
Sale Conditions:	Redevelopment Project
No. Stories:	1
Year Built:	1970
Tenancy:	Multiple
Parking Ratio:	2.78/1,000 SF
Clear Ceiling Height:	18 FT
No. Dock-High Doors/Loading:	4



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Property Photos



Monument sign on NE 23rd. St.



Entrance to property from Plant Dr.

Property Photos



Interior view of main entrance



Scale station building 24ft x 50ft

Property Photos



Property Photos



Crowding wall just south of weigh station



North side of main building

Property Photos



Entrance to main building office area



East side of main building

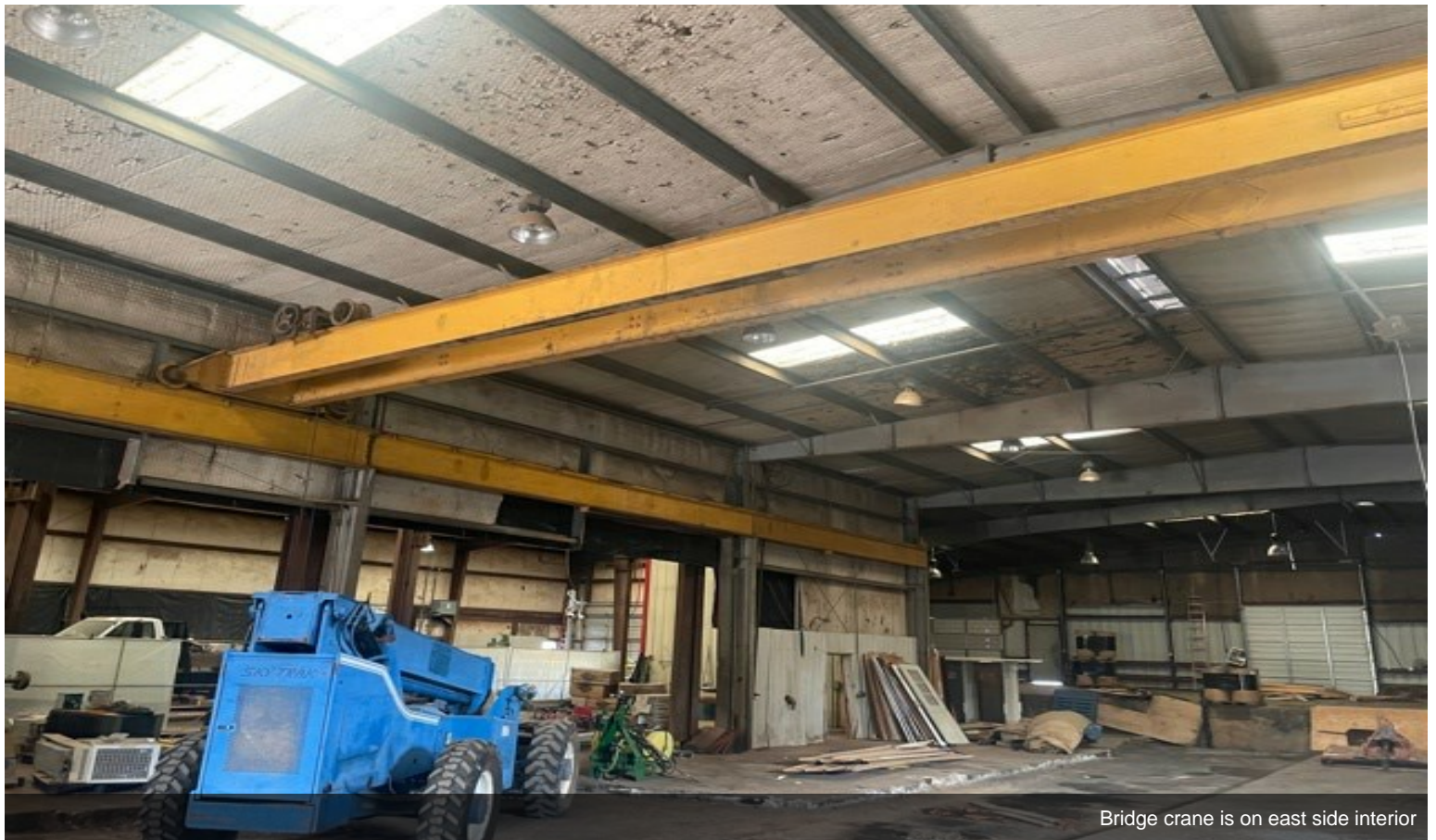
Property Photos



Property Photos

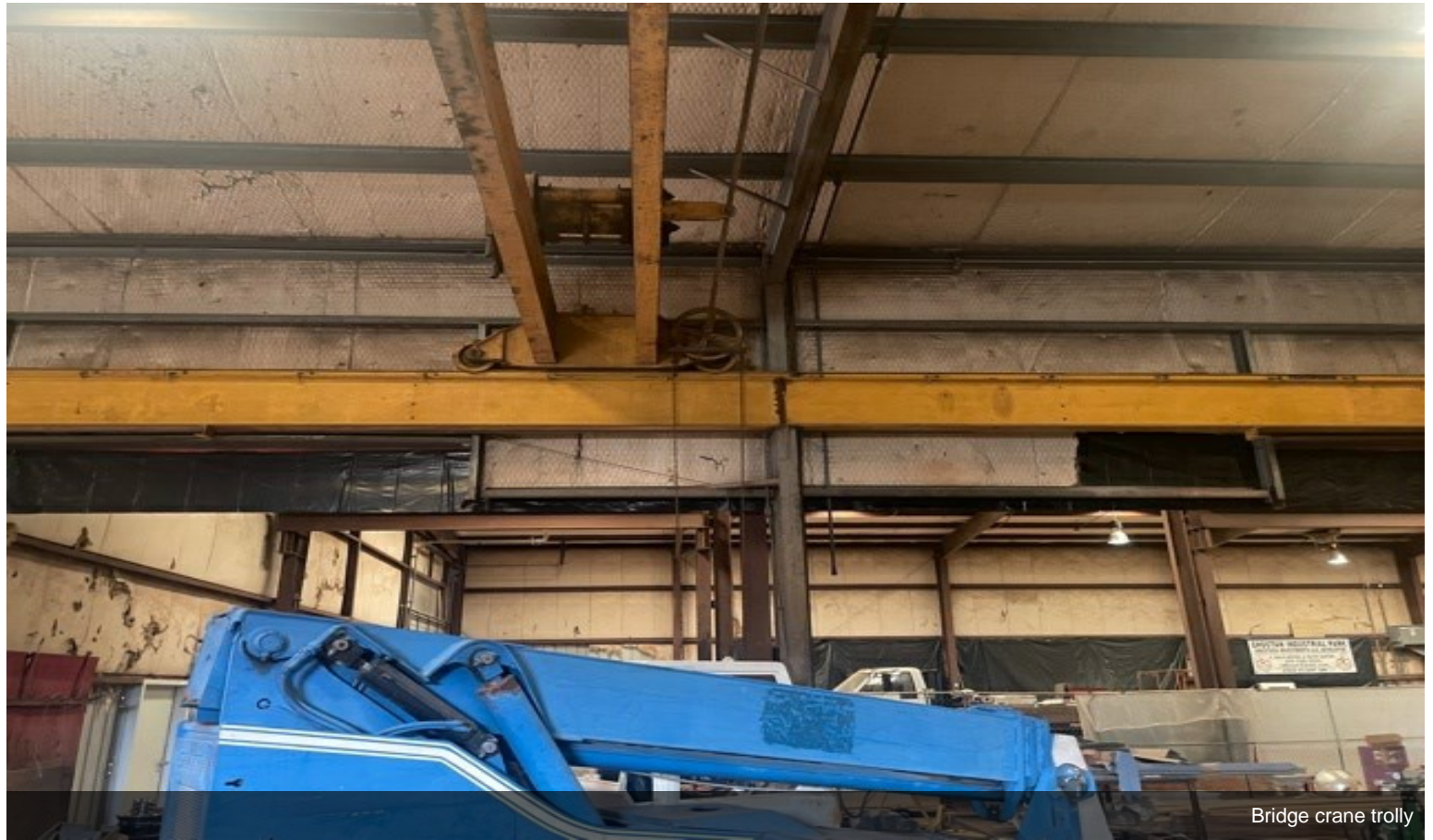


West side interior



Bridge crane is on east side interior

Property Photos



Bridge crane trolley



Bridge crane

Property Photos



Loading dock at north end, east side



Electric panels on east interior wall

Property Photos



Triple X gate near railroad track



Gate to property on Triple X