

## POSITION PERFECT I-H PROPERTY WITH QUICK AND EASY ACCESS TO NATIONAL TRANSPORT SYSTEM AND MILLIONS OF CUSTOMERS

2900 Plant Dr, Choctaw, OK 73020

NEGOTIATED / STEPHEN CRAIG BRIDEWELL, LLC



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## 2900 Plant Dr

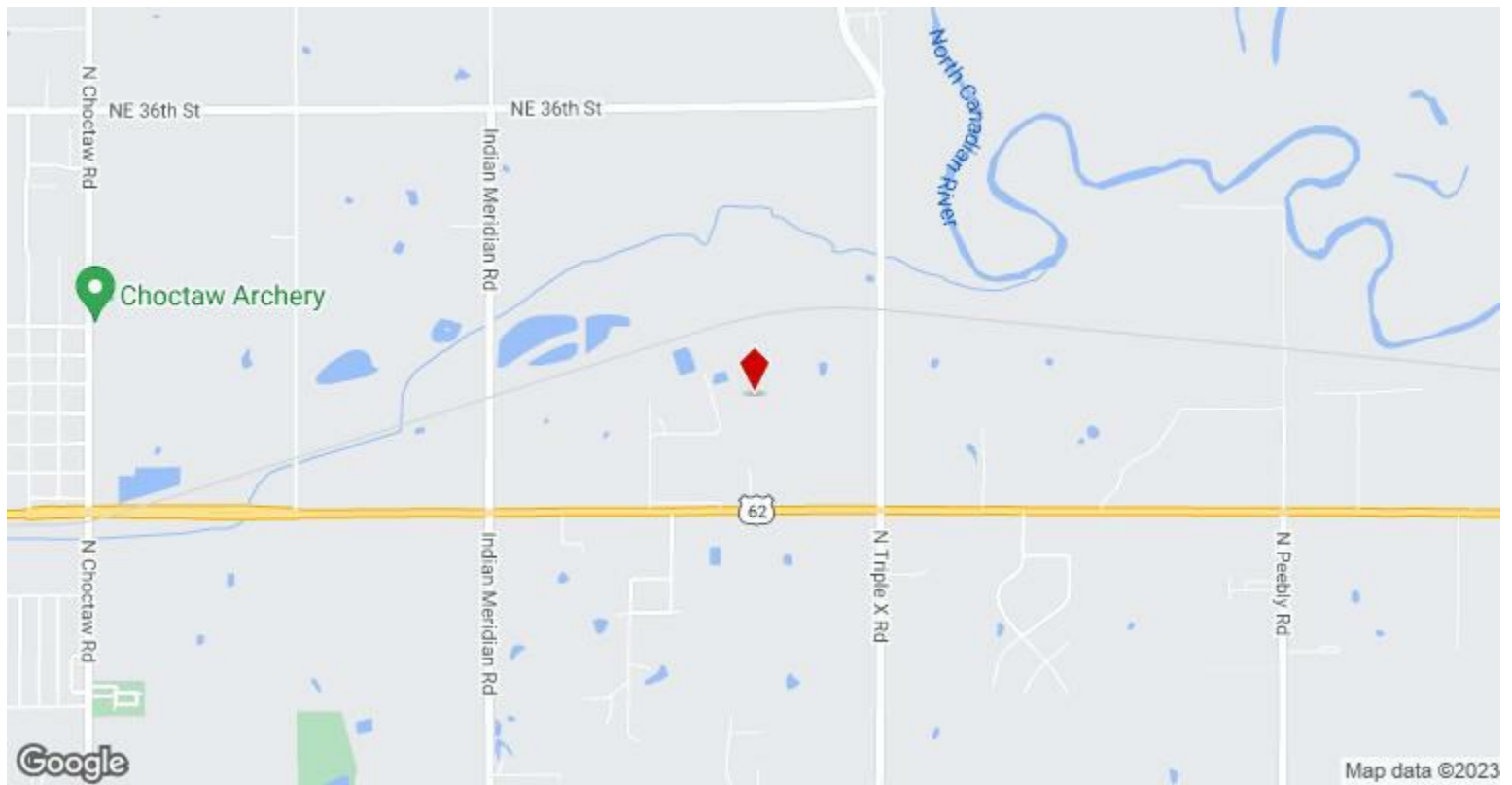
\$4,000,000

POSITION PERFECT I-H property with 34 acres MOL for development. Property features multiple driveways on Plant Dr. with additional entry/exit on Triple X Rd. Plenty of truck turning area for either parking or storage. Versatility - easy conversion to suit a variety of tenants. Location - close to I-40, Kickapoo Turnpike and on site rail spur easement available served by A-OK RAILROAD. Location has quick and easy access to the national transport system and millions of potential customers. Uses Permitted/Specific Use Permit can be viewed at Choctaw, OK website Planning Division, click on Part 12 Planning and zoning, scroll down to page 84....

- I-H, Heavy Industrial zoning
- Versatility - easy conversion to suit a variety of I-H or I-L tenants
- 34 acres MOL of I-H land for development including 18,000SF MOL warehouse on site
- Location - Close to I-40, Kickapoo Turnpike
- Situated within a highly regarded industrial precinct in a rapidly expanding location
- Rail spur easement available on site with rail service provided by A-OK RAILROAD



|                              |                          |
|------------------------------|--------------------------|
| 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                        |



**2900 Plant Dr, Choctaw, OK 73020**



## Property Photos

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Entrance to property from Plant Dr.



Scale exit ramp



## Property Photos



Monument sign on NE 23rd. St.



Interior view of main entrance



## Property Photos

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Crowding wall just south of weigh station



North side of main building



## Property Photos

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Entrance to main building office area



East side of main building



## Property Photos

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## Property Photos

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Electric panels on east interior wall



Gate to property on Triple X

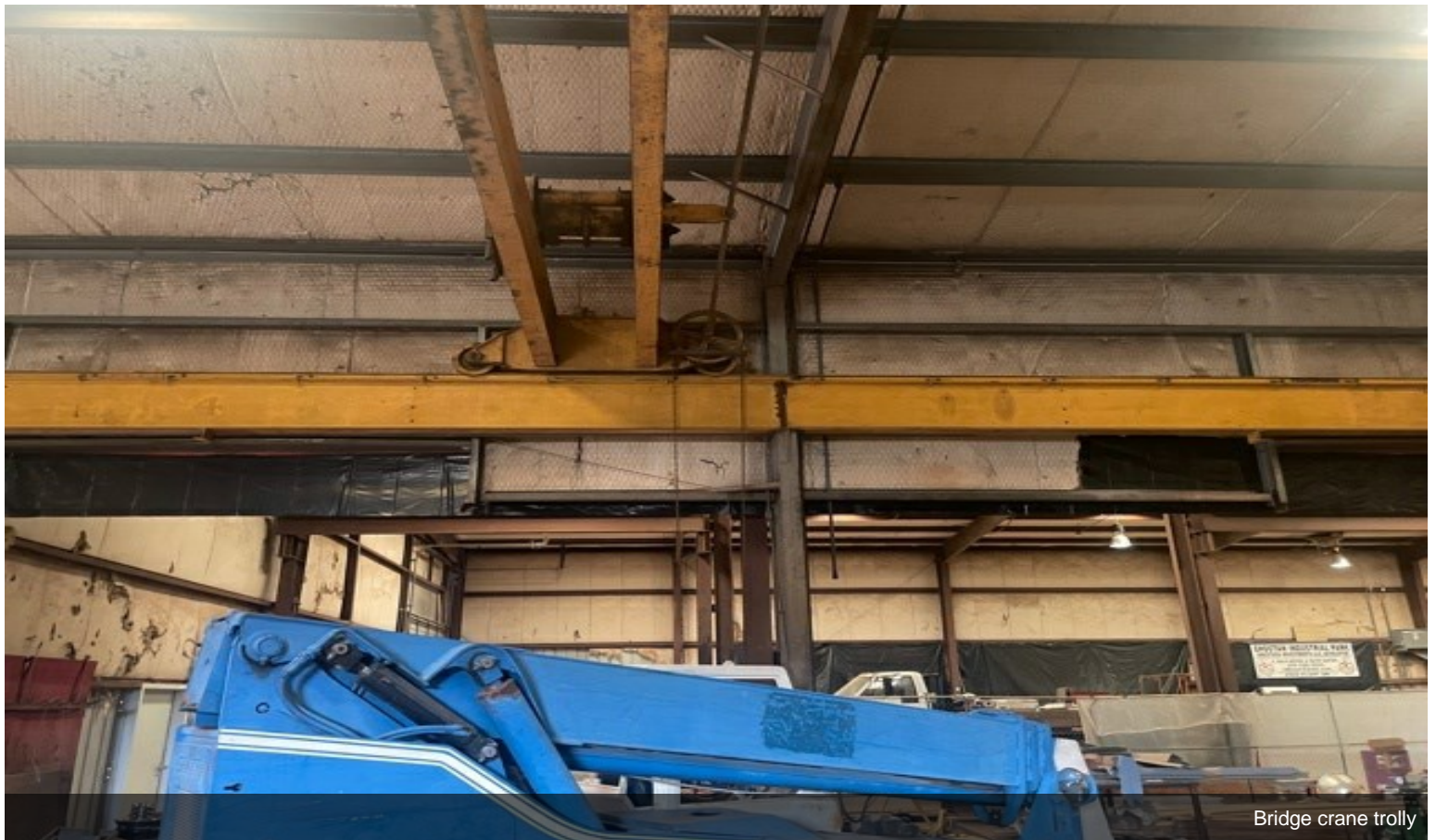


## Property Photos

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Triple X gate near railroad track



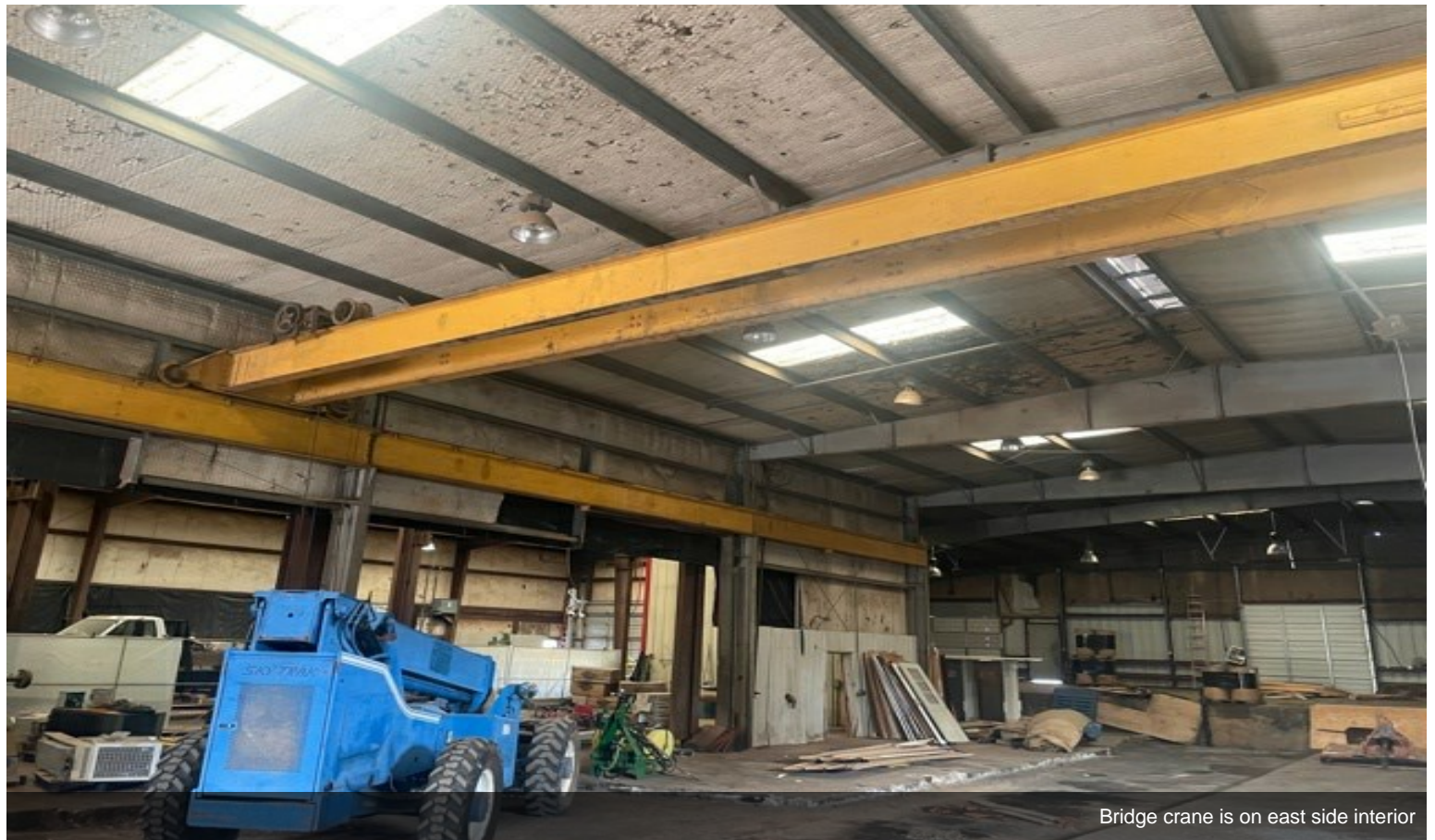
Bridge crane trolley



## Property Photos



Bridge crane



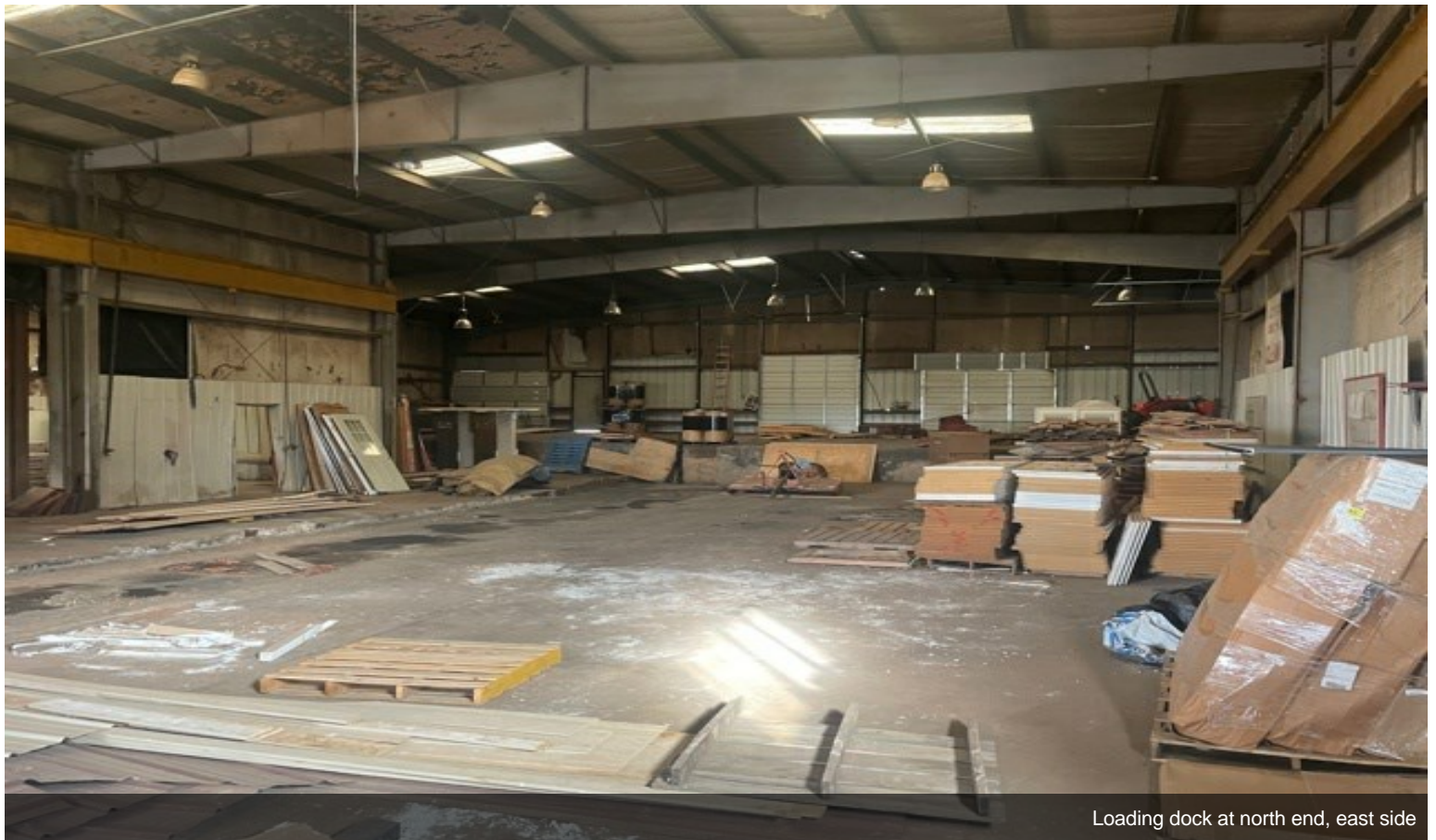
Bridge crane is on east side interior



## Property Photos



West side interior



Loading dock at north end, east side



## Property Photos

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80ft x 200ft concrete slab