

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,

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