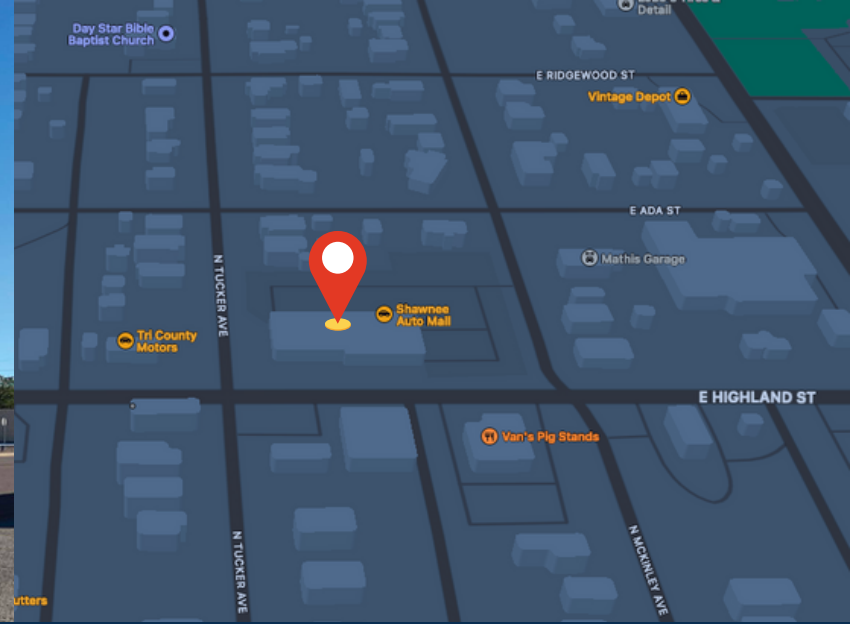


INDUSTRIAL | FOR SALE

\$950,000



712 E. HIGHLAND STREET, SHAWNEE OKLAHOMA 74801

13,050 SQFT | ZONED: INDUSTRIAL

INVESTOR HIGHLIGHTS

- 13,050 SF with 5,950 SF office & 7,100 SF Warehouse on 1.50 acres on level topography
- 335 ft of frontage along Highland with 3 access points
- Built in 1989 and renovated in 2008 & 2023
- 12 ft Ceiling Height
- 11 x 7 ft Overhead Door & (2) 10 x 13 ft Overhead Doors
- Paint Booth
- 2 breakrooms and 5 restrooms
- Reinforced concrete slab foundation, walls are EIFS and seamed metal veneer
- Office has HVAC and Warehouse has Box heaters
- Asphalt parking and drives, concrete walkways, pylon signage, pole mounted lights, and fencing
- Utilities include: Electric (OG&E), Gas (ONG), Water & Sewer (City of Shawnee)

LISTINGS



CREXI



LOOPNET



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