

398 VINITA ALLEN

398 VINITA ALLEN ROAD | ATOKA, OK 74525

CREEK
PRICE EDWARDS

Property Summary



Property Highlights

- 2,700 total amps across 3 transformers (750 kVA/750A, 750 kVA/750A, 1,000 kVA/1,200A @ 277/480V)
- Fully sprinklered fire suppression system throughout
- Direct rail access via Union Pacific — rail spur possible
- Only 25 acres developed — 55 acres of undeveloped land for expansion or outdoor use
- Direct frontage/access to Highway 69
- Durable TPO roofing system (metal roof on loading dock extension)
- Multiple clear-height zones: up to 19'8" center clear height in main warehouse bays
- Approx. 8,000 SF of finished office space
- Cross-dock section (10,200 SF) built for efficient freight transfer

Offering Summary

Purchase Price:	$4,400,000
Lease Rate:	$3 SF/yr (NNN)
Available SF:	255,580 SF
Lot Size:	80 Acres
Building Size:	255,580 SF

Highlights Continued

- 31 total loading positions: 24 dock-high doors in the loading dock extension, plus additional dock-high and grade-level doors across the Westerly, Mid, and Easterly warehouse sections
- Segmented warehouse layout (87,500 SF / 125,000 SF / 22,500 SF / 10,200 SF) supports manufacturing, distribution, cross-docking, or multi-tenant use
- Industrial I-2 zoning accommodates a broad range of industrial and manufacturing uses

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For Sale/Lease







Building dimensions

- *Easterly Warehouse:*
- *250' x 500 125,000 SF*
- *Center Clear 19'8" Eave 14'9"*
- *2 Dock High*
- *2 ground roll up*
- *Middle Warehouse:*
- *150' x 150' 22,500 SF*
- *Center Clear 17'9" Eave 14'9"*
- *4 Dock High*
- *Westerly Warehouse:*
- *250' x 350' 87,500 SF*
- *Center Clear 19'8" Eave 14'9"*
- *Cross Dock*
- *60' x 170' 10,200 SF*
- *Center Clear 14'6" Eave 11'3"*

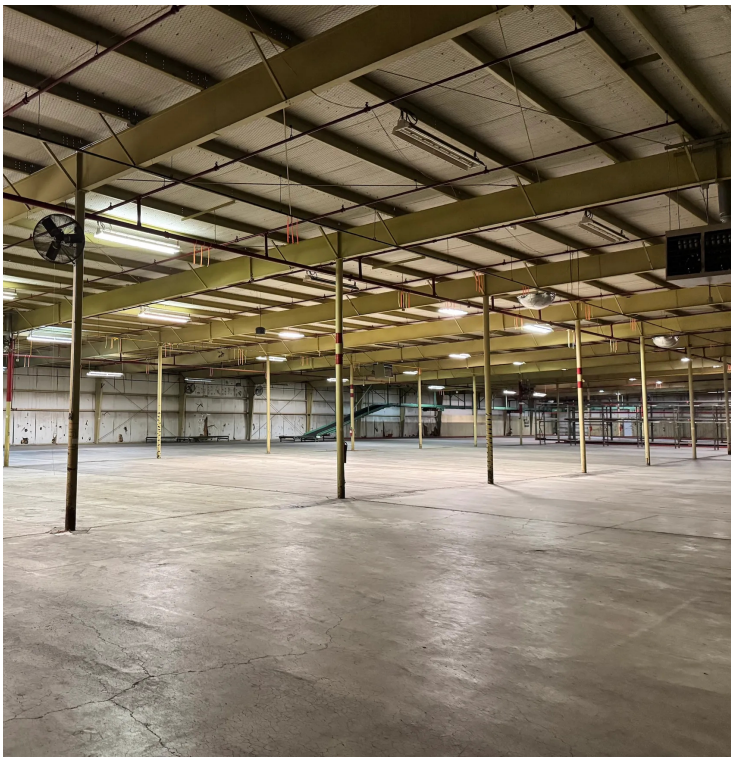
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