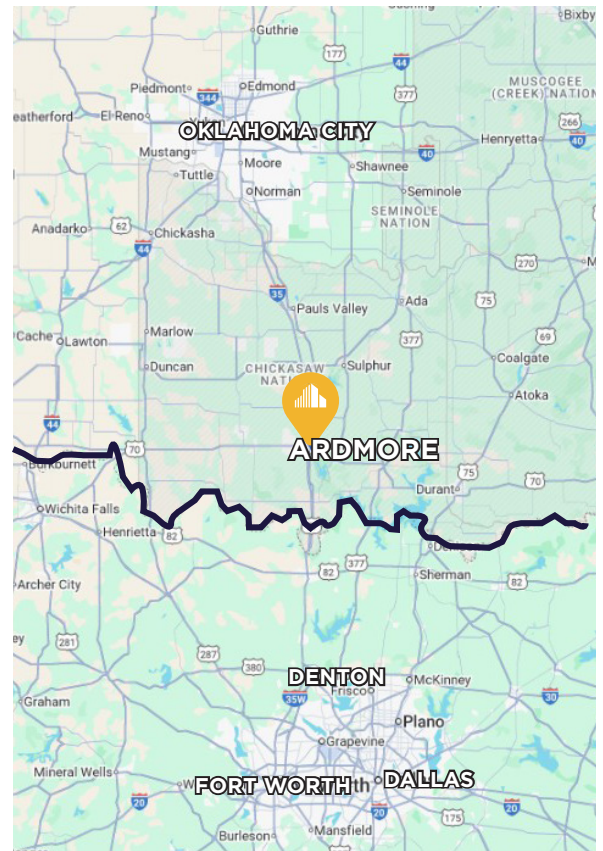




± 443,650 SF
**FOR
 SUBLEASE**

PROPERTY INFORMATION

BUILDING SIZE	± 443,650 SF
SITE AREA	± 34.64 Acres
YEAR BUILT	1992 1994
CLEAR HEIGHT	26'
POWER	1200+Amp 480v 3 Phase
PROPERTY TYPE	Industrial Distribution
DOCKS DRIVE-INS	55 1
SURFACE PARKING	32 Spaces
INDUSTRIAL TRAILER PARKING	100+ Spaces



Industrial Facility
 3500 FLANDERS DRIVE
 ARDMORE, OK 73401

CUSHMAN & WAKEFIELD | **COMMERCIAL OKLAHOMA**
 ALLAN MEADORS, SIOR
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 ameadors@commercialoklahoma.com



FOR SUBLEASE

Industrial Facility

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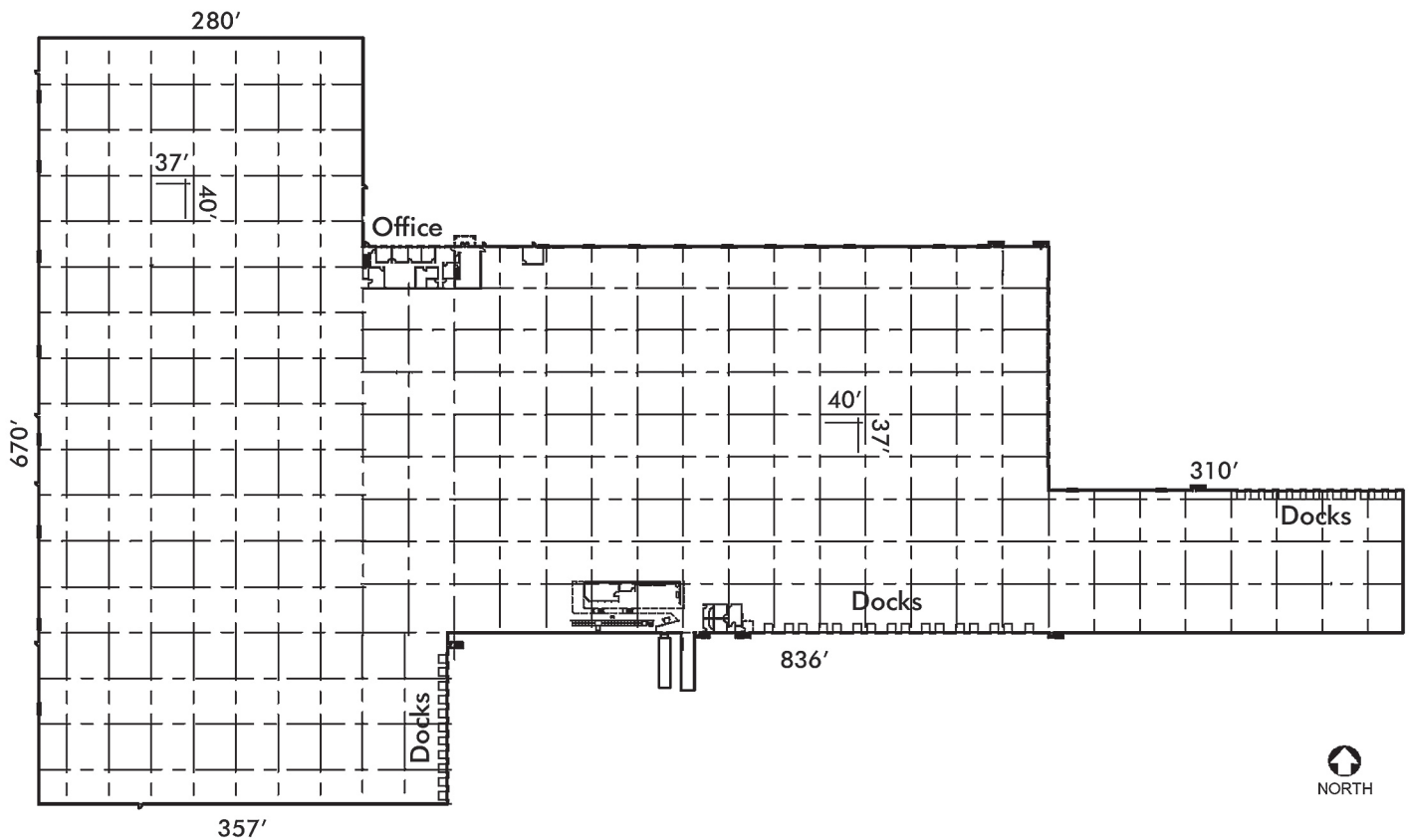


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FLOOR PLAN

Lease Rate
\$4.95 NNN
term expires: 8/31/2031

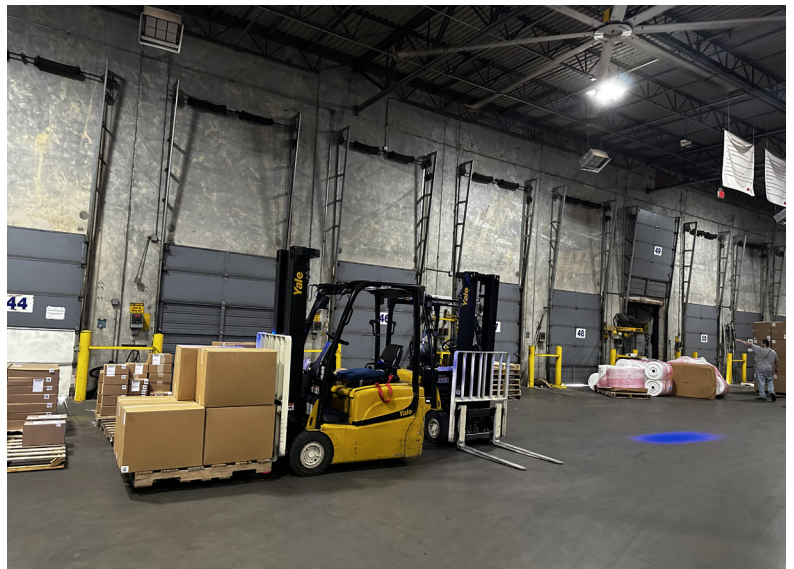
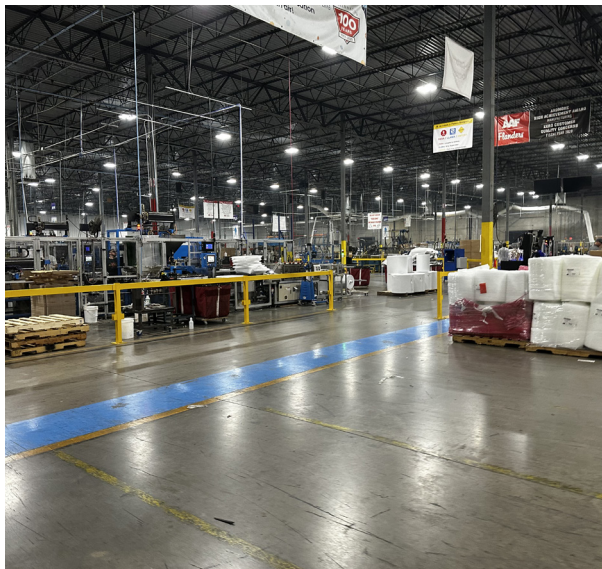


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