



US HWY 81

MCCURDY RD.

# MANUFACTURING/WAREHOUSE | FOR SALE OR LEASE

7576 US HWY 81, DUNCAN, OK

**KRIS DAVIS, SIOR**

kgdavis@newmarkrp.com  
C: 405.202.9525

**KARLEY HARPER**

kharper@newmarkrp.com  
C: 405.371.3498

**BRETT PRICE, CCIM, SIOR**

bprice@newmarkrp.com  
C: 405.613.8380

**NEWMARK**  
ROBINSON PARK





## DETAILS

<b>Building Size</b>	124,509 SF
<b>Sale Price</b>	Contact Broker
<b>Available SF</b>	124,509 SF
<b>Lease Rate</b>	\$3.25/SF/YR (NNN)
<b>Lot Size</b>	14.65 Acres
<b>Cross Streets</b>	US Hwy 81 & McCurdy Rd.

## HIGHLIGHTS

8,000 SF office space

(56) grade level doors

14' - 18' clear height

(2) 5-ton cranes, (7) 2-ton cranes, (1) 1-ton crane, (4) 1/2-ton jibs

Fenced and graveled yard

LED lights

New roof

2000 amps, 480V, 3-phase power

## PROPERTY OVERVIEW

The property is located in an Industrial Park with truck access from both US Hwy 81 and McCurdy Rd. It is equipped with high speed internet and features 29 offices, 3 conference rooms, a kitchen, and data room. The smaller building features 7 individual bays with drive-thru doors.









