

606 SOUTH C ST  
DUNCAN, OK 73533

FOR SALE  
**REDUCED!**

~~\$425,000.00~~  
**\$300,000.00**



SIZE: Land - 18.9ac mol  
2 Bldgs - 12,470sf mol

ZONING: Industrial

**18.9ac mol of land in the industrial park area of Duncan. Easy access to State Hwy 7. Entire property is fully fenced for security, with two metal buildings. Large air compressor piped throughout property, some wash equipment and water recycling system included. Property is also wired for 3 phase/480.**

Bldg. 1 - 8,400sf mol

→ 150sf of office space  
→ 8,250sf shop/warehouse space  
including: 5 overhead doors  
(two 16', two 12' and one 10'), 12' eave  
height, wash-pad with steam & pressure  
and additional 2,400sf of covered  
storage

Bldg. 2 - 3,720sf mol

→ 2,000sf canopy, paint closet, rods for  
paint curtains, 16' eave height

Yard Features - 18.9ac mol

→ 12.41ac mol is paved and stabilized  
→ Caliche yard in good condition

LISTED BY: Jason Wells, Listing Broker

Insight Commercial Real Estate Brokerage, LLC

580.353.6100



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