LAND LISTING • I-35 FRONTAGE • LOGAN COUNTY

E Simpson Rd
Guthrie, OK 73044

Price Reduced
$1,200,000

For Sale
~~$1,600,000~~
±40 ACRES

ACRES	I-35 FRONTAGE	BUILDINGS	UTILITIES
±40 MOL	~1,600'	2	Electric

±1,600 ft of I-35 frontage — Asphalt drive — Two separately metered buildings (40×60 + 30×50)



AERIAL SITE MAP — ±40 ACRES WITH ~1,600 FT I-35 FRONTAGE

New Pricing

ABOUT THIS PROPERTY

This ±40-acre tract offers approximately 1,600 feet of I-35 frontage. An asphalt driveway leads into the property and provides access to two separately metered metal buildings: a 40' × 60' rectangle steel building with concrete floor, two 12' × 12' roll-up overhead doors and one walk-in door; plus a 30' × 50' round-top metal building with concrete floor and one set of 12' × 24' sliding doors. With interstate frontage, existing improvements, and 40 acres MOL of usable land, the property is well suited for commercial, residential, or mixed-use development. Wulf Corporation has been exclusively retained to offer this property.

PROPERTY DETAILS

Size	**±40 Acres MOL**
I-35 Frontage	**Approx. 1,600'**
Driveway	**Asphalt**
Utilities	**Metered (2 buildings)**

IMPROVEMENTS

Rectangle Bldg	**40' × 60' steel**
Round-Top Bldg	**30' × 50' steel**
Floors	**Concrete (both)**
Doors	**Overhead & sliding**

WULF CORPORATION
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LICENSED REAL ESTATE BROKER

The information contained herein has either been provided by the property owner or obtained from sources deemed reliable but not guaranteed. Prospective Buyers/Tenants should carefully verify all information contained herein. Acreage / dimensions per Assessor / Owner. Aerial imagery for reference only; boundaries are approximate and subject to survey.