

This property is located at 21300 S. 4200 Road, Claremore, Oklahoma

- Concrete foundation is poured to 6” thick
 - Both buildings are “sprayed” insulated
 - Main building was built in 2021 the second in 2023
 - Both buildings have been brought out of the flood zone
 - With a tankless water heater in the main building
 - The average Electricity bill is \$300 per month
 - Water bill is about \$50 per month
 - In 2024 the propane cost was around \$2,500
 - Rheem 3 ton A/C unit
 - The main building has water, propane heat, Central heat and air in the office space. Mini-split upstairs in the office space. Also insulated. Electric and water with 2 bathrooms.
 - Second building is insulated and electric.
 - Rogers County Rural Water District 8 supplies the water
 - VVEC supplies the electricity
 - Propane is through Praters Propane
 - 4 full bay doors that are pass-through 14’ x 20’ on each building
 - Side bay doors are 10’ x 10’
 - Main building is approximately 3,450 square ft.
 - Second building is approximately 3,600 square ft.
 - For a total of 7,050 square ft of usable space
 - Property sits on 7 acres
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- 5 Miles from Claremore
 - 12 Miles from Pryor
 - 18 Miles from Port of Catoosa
 - .5 Miles from Cherokee Racetrack & Casino
 - 6 Miles from NE Tech Center (local talent/employment for your business)
 - 28 Miles from Tulsa International Airport