

21239 US Highway 412

Colcord, Ok 74338



List Price: \$6
MLS#: 1330116
Beds: 0
Garage: 0
Square Feet: 24,000
Price / Square Foot: \$0.00
Type: CommercialLease
Built: 2007
County: Delaware
School:

Description

Now available for lease: A high-visibility industrial facility located directly on US Highway 412 in Colcord, OK. Strategically positioned on a spacious 4.3-acre lot, this 24,000 sq. ft. property is perfectly suited for logistics, distribution, automotive, or light manufacturing operations.

The facility features an expansive warehouse floor serviced by 18 (14x12) overhead doors, providing superior cross-docking capabilities and efficient flow for shipping and receiving. The site includes dedicated office space, an entry reception area, and ample common space. The large 4.3-acre lot offers significant outdoor storage potential and easy maneuverability for large trucks and heavy equipment.

Located just minutes from the Arkansas border and Siloam Springs, this property offers a cost-effective solution for businesses serving the Northwest Arkansas and Northeast Oklahoma markets without the premium price tag of metro-core real estate.

Property Details

Lot Size	4.30 Acres
Driveway	Storage
Listed By	Keller Williams Market Pro Realty - Rogers Branch