

MAGUIRE INDUSTRIAL PARK

1001 MAGUIRE ROAD, NOBLE, OK 73068



OFFERING SUMMARY

Available SF:	5,600 - 11,200 SF
Lease Rate:	\$9.00 SF/yr (NNN)
Lot Size:	3.0 Acres
Year Built:	2024
Building Size:	11,200
Zoning:	Industrial

PROPERTY OVERVIEW

Equity Commercial Realty Advisors is proud to present this newly constructed 11,200 square foot industrial warehouse offering a flexible floor plan, making it ideal for a variety of businesses. The building, measuring 80 feet by 140 feet, is designed to provide versatile space for storage, manufacturing, or distribution. It includes two 12-foot by 14-foot overhead (OH) doors, two 4-foot passage doors, and one 12-foot by 12-foot dock-high OH door, ensuring easy access for loading and unloading with an additional a 3-foot passage door providing further convenience. The property is equipped with three-phase 480V electric service, making it suitable for high-powered operations. Ample parking is available for both employees and customers, ensuring easy access to the facility. This warehouse offers the space, utilities, and infrastructure needed to support a wide range of business operations.

PROPERTY HIGHLIGHTS

- - Flexible floor plan to accommodate various businesses
- - Ample parking for employees and customers
- - New Construction - 80ft x 140ft
- - Two 12ft x 14ft OH Doors
- - Two 4ft Passage Doors
- - One 12ft x 12ft Dock High OH Door
- - One 4ft Passage Door
- - 3 phase 480V Electric

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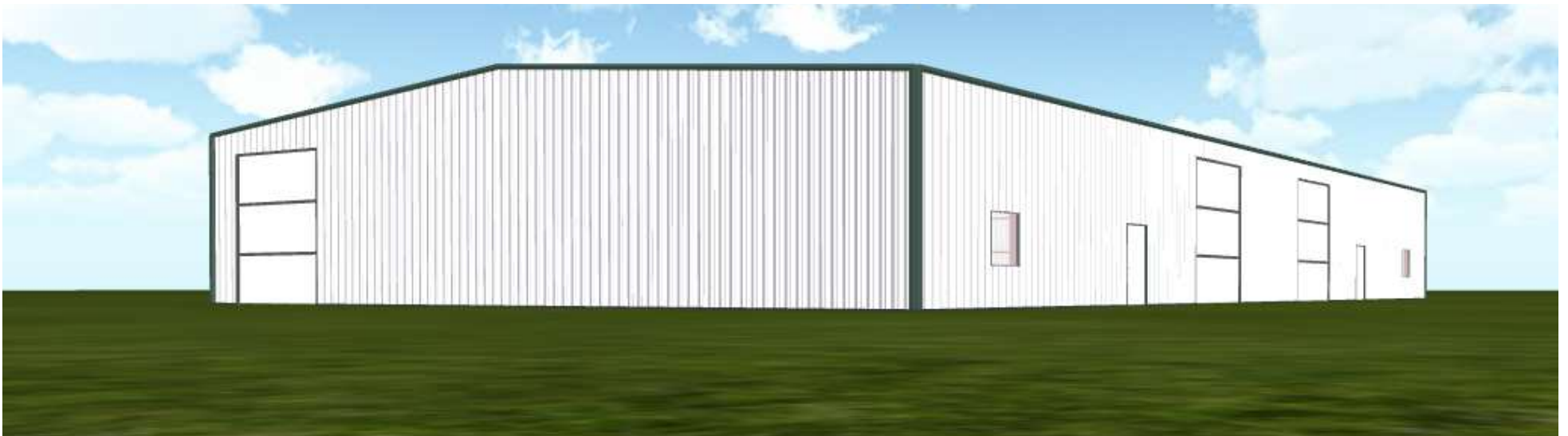
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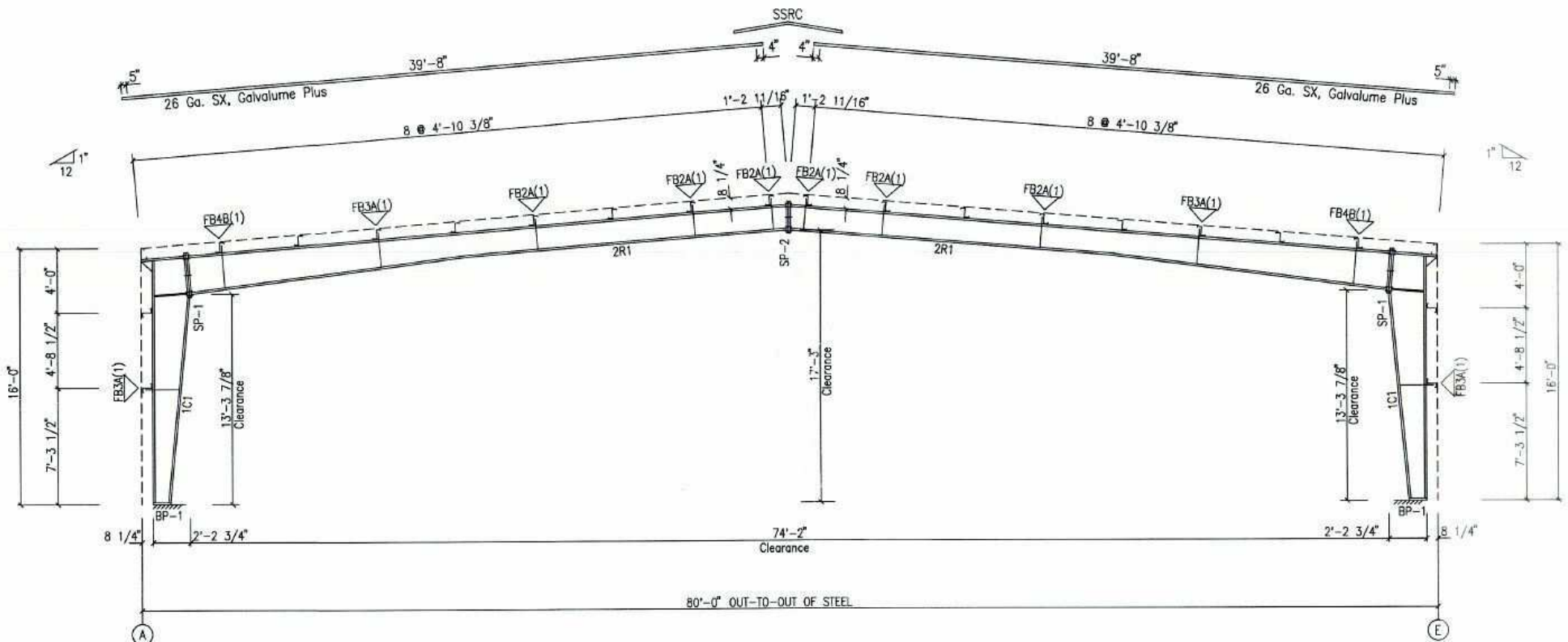
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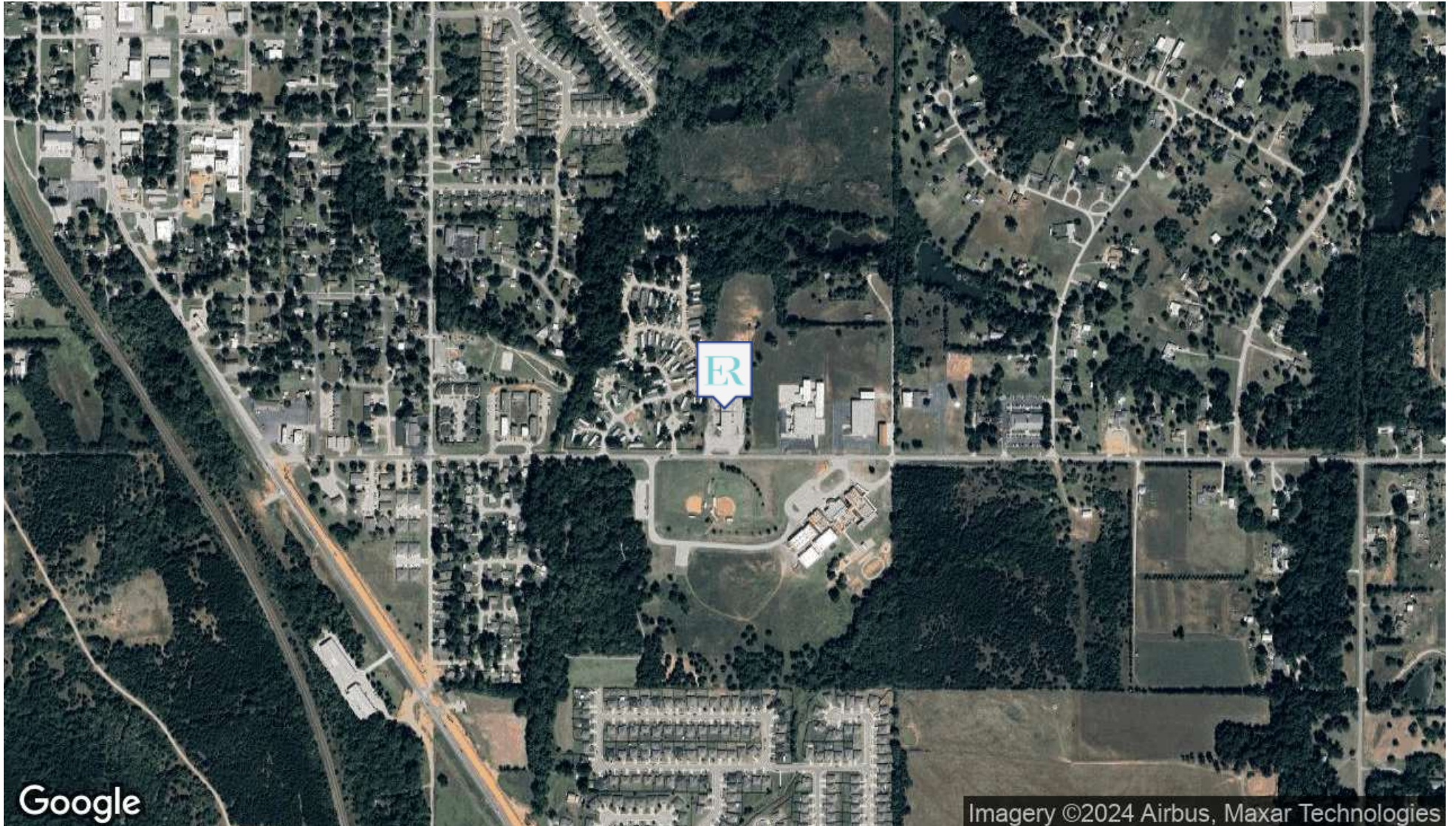
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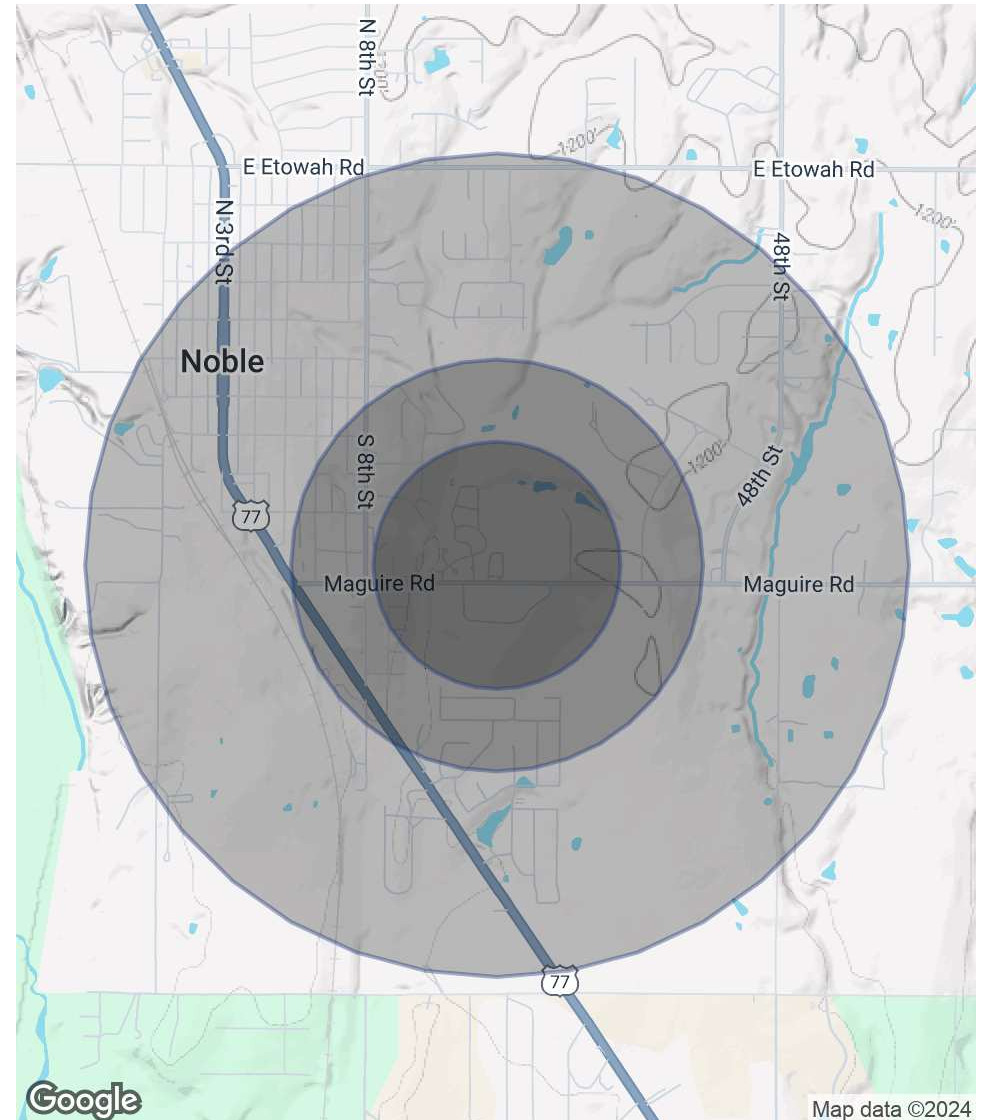
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	0.3 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	217	1,094	3,412
Average Age	39	39	39
Average Age (Male)	38	37	38
Average Age (Female)	40	41	41
HOUSEHOLDS & INCOME			
Total Households	89	460	1,401
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$84,748	\$82,879	\$80,122
Average House Value	\$234,054	\$225,685	\$226,007

Demographics data derived from AlphaMap



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