

# Offering Memorandum

## 33180 State Highway 59 | Wayne, OK 73095

### Executive Summary

33180 Hwy 59 is a fully equipped industrial property located in Wayne, Oklahoma. Situated on 5 acres with highway frontage, this asset includes an 8,800 SF industrial warehouse and a 1,300 SF single-family residence. Currently outfitted for cannabis operations, it features high-capacity electrical infrastructure, advanced HVAC, and environmental controls.

Offering Price: \$790,000

Current Use: Cannabis Cultivation

Zoning: Rural Residential

Licenses: Cannabis License Active

### Property Highlights

- Warehouse Size: 8,800 SF (Built in 2021)
- Residence Size: 1,300 SF, 3 bed / 1 bath (Built 1960, Good Condition)
- Land Area: 5 Acres
- Power Supply: 1000 KVA transformer
- Interior Equipment:
  - 224 light-capable electrical
  - Rolling benches
  - 12 Quest 225 Dehumidifiers
  - 75 Tons HVAC
- Infrastructure Add-ons:
  - Shop Building (800 SF)
  - Shed (160 SF)
  - Pergola (120 SF)
  - Covered Deck, Porch
- Estimated Market Value (per county): \$1,082,630
- 2024 Taxes: \$4,003

## **Financials**

Asking Price: \$790,000

Current Lease Terms:

- Year 1: \$14,000/month
- Years 2-3: \$10,000/month
- Security Deposit Received: \$40,000

Annual Rental Income:

- Year 1: \$168,000
- Years 2-3: \$120,000/year

Total Lease Revenue (3 years): \$408,000

Cap Rate (Yr 1 Income): ~21.3%

## **Location Overview**

Strategically located along Hwy 59, this site offers ease of access for distribution or service. It's situated within the Wayne School District and approximately one hour south of Oklahoma City, offering a rural yet accessible location ideal for cannabis, agri-business, or industrial users.

## **Contact**

Owner: Miro

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