

EXECUTIVE SUMMARY



SALE PRICE

\$825,000

OFFERING SUMMARY

Lease Rate:	Call for Pricing (NNN)
Building SF:	8,000 SF
Lot Size:	1.26 Acres
Price / SF:	\$103
Year Built:	1999
Zoning:	C-2 (General Commercial)
Market:	Oklahoma City
Submarket:	North Oklahoma City Metro

PROPERTY OVERVIEW

Located along Highway 77 (S. Division Street), just south of Downtown Guthrie, this industrial property offers excellent visibility and convenient access to I-35 and the Oklahoma City metro. Well suited for an owner/user or investor, the property features an 8,000 SF building with a 3,415 SF office/showroom, a 4,585 SF warehouse, and an additional 4,000 SF covered storage area. The site also includes dock-high loading and secure, gated concrete storage, providing functionality for a wide range of industrial and commercial operations.

PROPERTY HIGHLIGHTS & OVERVIEW

- 3,415 SF Office / Showroom / Retail Spot
 - Reception area, conference room, multiple private offices, storage rooms, kitchenette, and two restrooms
- 4,585 SF Warehouse (57' x 80')
 - Heated warehouse with two exhaust fans
 - Includes a private office, water fountain and full shop restroom
 - 12'-17' clear height & One 14'W x 13'H overhead door
- 4,000 SF Covered Storage (50' x 80')
 - Concrete slab with gated access and connected to main building
 - 3' dock-high loading area (12' wide) & 17' clear height
 - Additional exterior concrete storage area & yard area

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JOHNNY STRADAL

The floor plan shows a large central area labeled "WORKSHOP". Below the workshop is a complex arrangement of rooms. At the top of this complex is a "ROOM". Below it is a row of three rooms: "BATH", "UTILITY", and "ROOM". To the left of the "BATH" is another "ROOM". To the right of the "UTILITY" and "ROOM" is a large "ROOM". Below the "BATH", "UTILITY", and "ROOM" row is a row of four rooms: "BATH", "BATH", "ROOM", and "ROOM". A central "HALL" runs vertically through the middle of these rooms. To the left of the hall are two large "ROOM"s. To the right of the hall are two large "ROOM"s. The bottom right corner features a small hatched area, possibly a staircase or entrance.

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ADDITIONAL PHOTOS



WAREHOUSE



LOOKING SOUTH



LOOKING SOUTH WEST



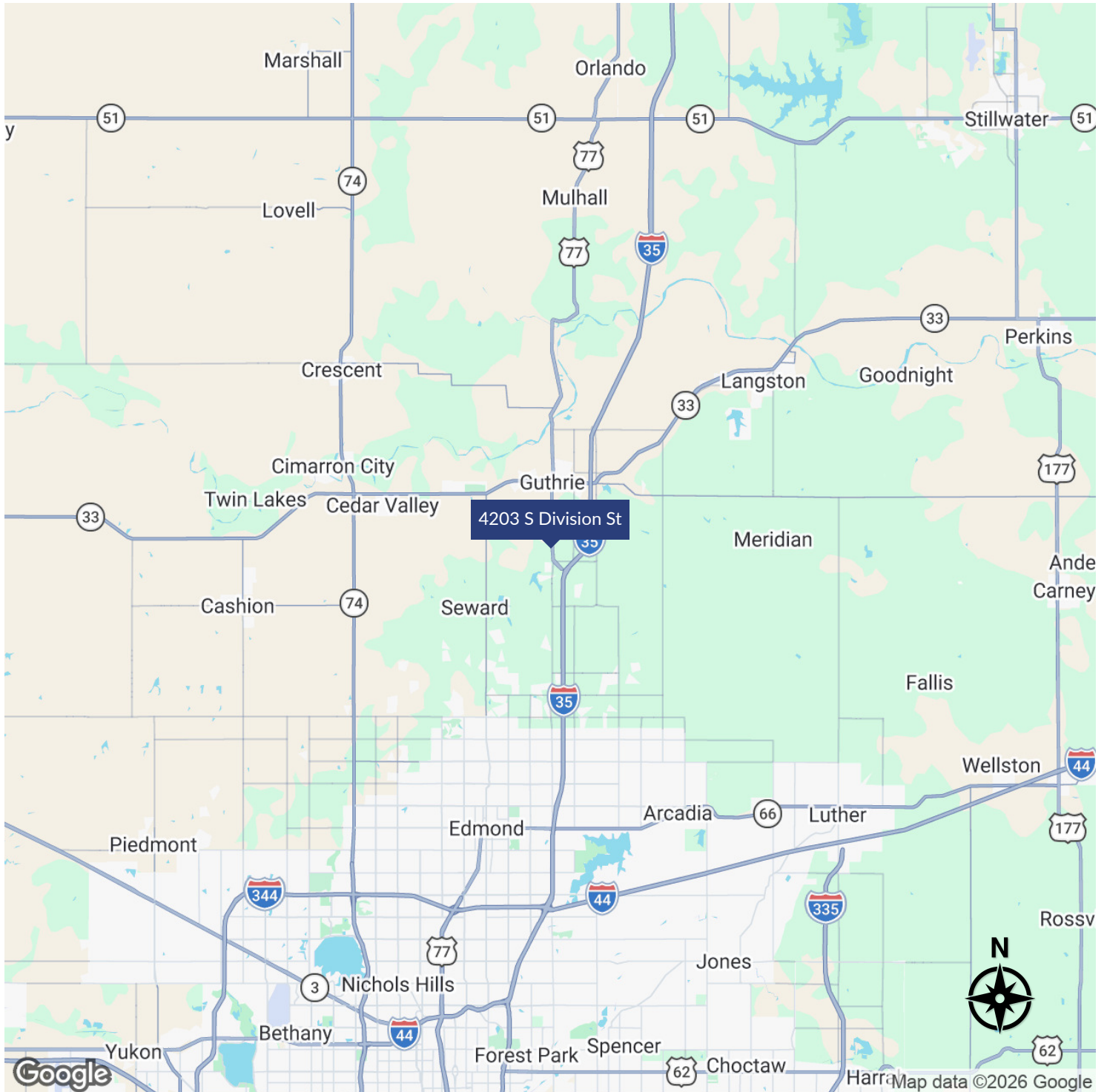
ADDITIONAL COVERAGE STORAGE



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LOCATION MAP

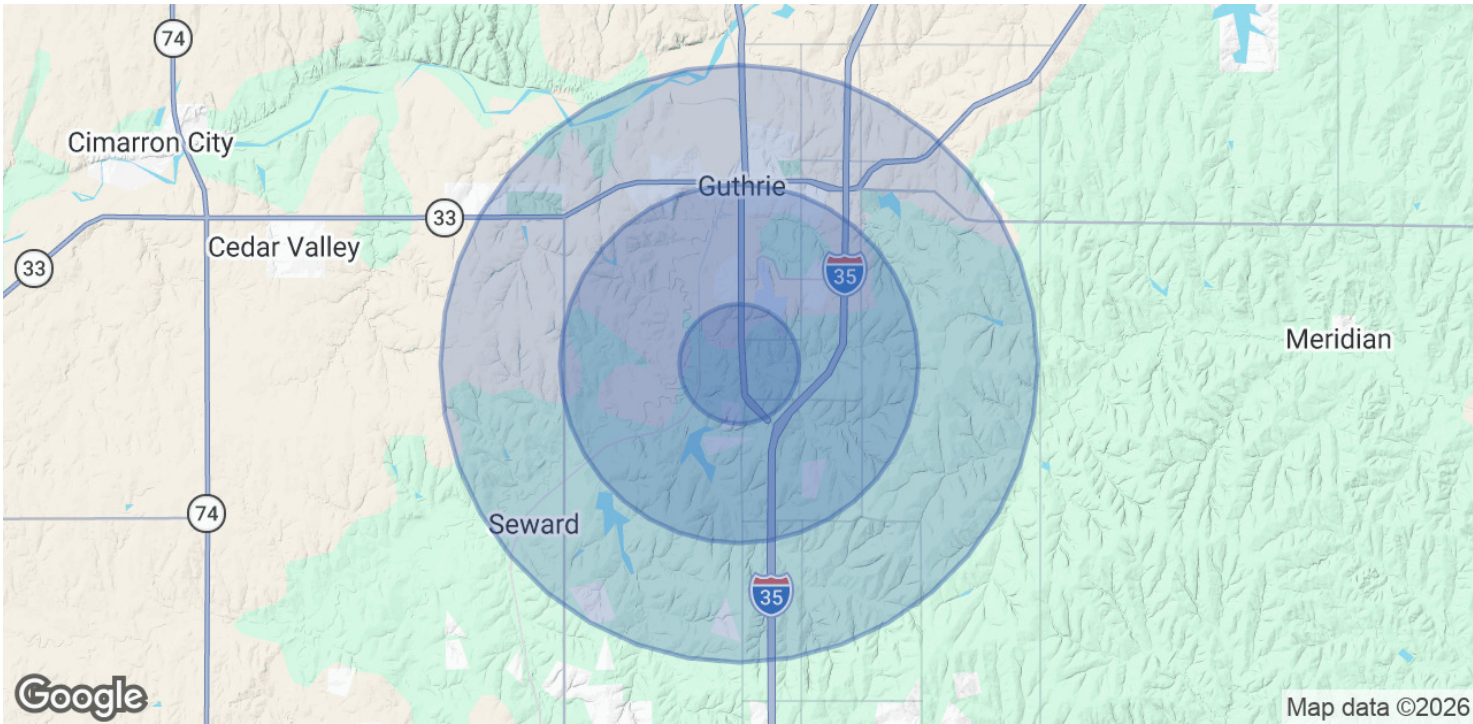


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	733	6,811	18,633
Average Age	40.3	41.1	39.9
Average Age (Male)	35.2	39.4	39.7
Average Age (Female)	41.7	42.5	42.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	229	2,314	6,325
# of Persons per HH	3.2	2.9	2.9
Average HH Income	\$82,396	\$76,597	\$86,219
Average House Value	\$219,906	\$187,438	\$194,094

2023 American Community Survey (ACS)

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