

**310 SE D Ave. & 408 SE Simpson St.
Lawton, OK 73501**

**INDUSTRIAL AND OFFICE
PROPERTY FOR SALE**



OFFERING SUMMARY

Sale Price: \$1,500,000.00

Year Built: 1951

Building Size: 42,500 SF

Renovated: 2011

Zoning: I-3

PROPERTY OVERVIEW

Warehouse/office building for sale located in downtown Lawton, just east of Central Plaza. Sprinkler system in place throughout warehouse. Back of warehouse has one 12' grade-level overhead door and two 10' dock-height doors. Building has 6,000 amps of electricity and 65 tons of HVAC on the roof. Building was previously used as a marijuana growing facility. Property is combined with 408 SE Simpson. Nearby businesses include Fisher 59 North, Pippin Brothers, Larrance Steel, FastSigns, Central Plaza, and Comanche Home Center.

PROPERTY HIGHLIGHTS

- Sprinkler system throughout warehouse
- One 12' grade-level overhead door and two 10' dock-height doors.
- Property is combined with 408 SE Simpson St.

JASON WELLS

580.353.6100

jwells@insightbrokers.com

Measurements and other information are obtained from Owner and/or other reliable sources and are offered as an aid for investment analysis. Although deemed reliable, information is not guaranteed and is provided subject to errors, omissions, prior sale or withdrawal.



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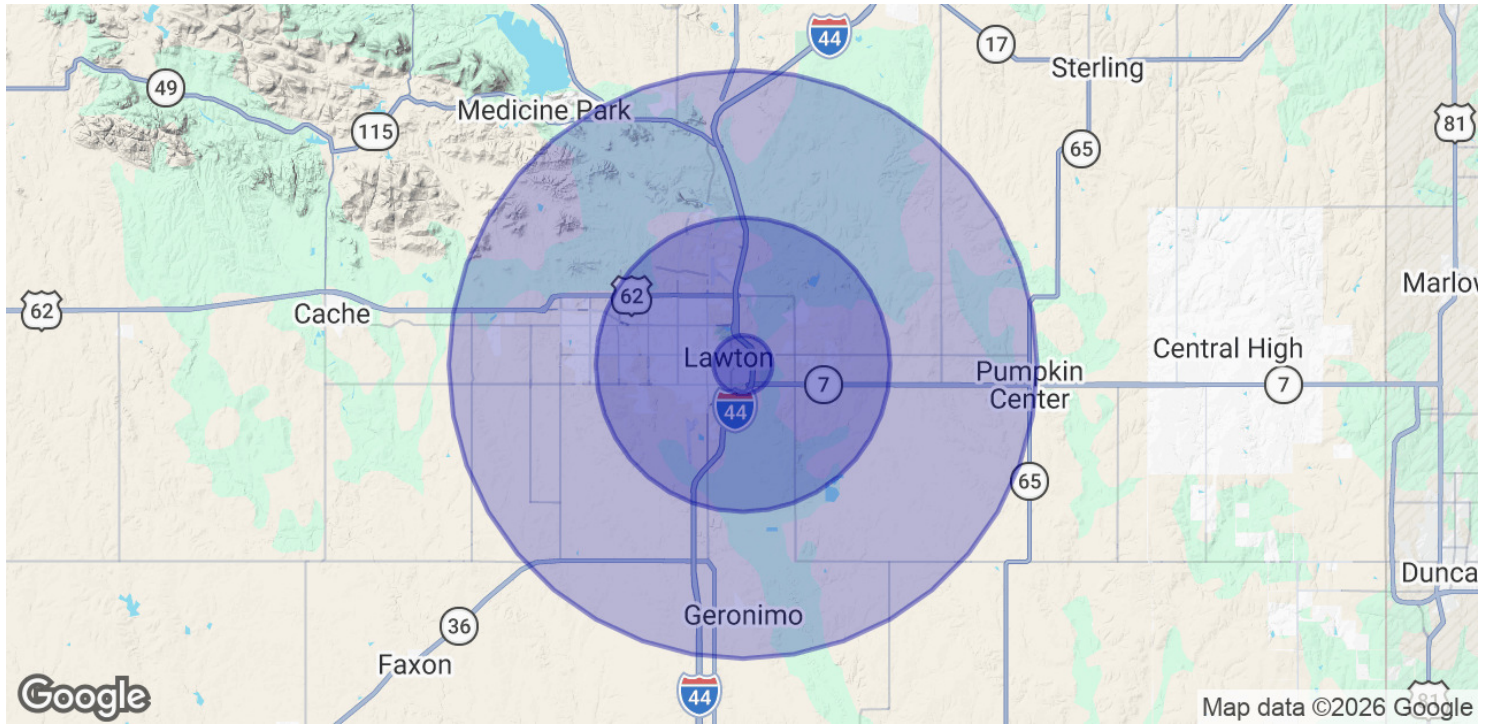
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,498	70,504	97,995
Average Age	38.4	33.5	34.5
Average Age (Male)	39.7	32.7	33.8
Average Age (Female)	42.8	35.9	36.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,188	26,065	35,820
# of Persons per HH	2.1	2.7	2.7
Average HH Income	\$44,135	\$63,523	\$71,590
Average House Value	\$573,040	\$218,335	\$215,325

2023 American Community Survey (ACS)

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