

711 Boren Boulevard,  
Seminole, OK 74868

**MCP** MCGRAW  
COMMERCIAL  
PROPERTIES

FOR SALE

# Modern Industrial Facility Below Replacement Cost



# Property Overview

Modern 159,196 SF industrial manufacturing facility situated on 41.6 acres, originally constructed in 2006 as a build-to-suit.

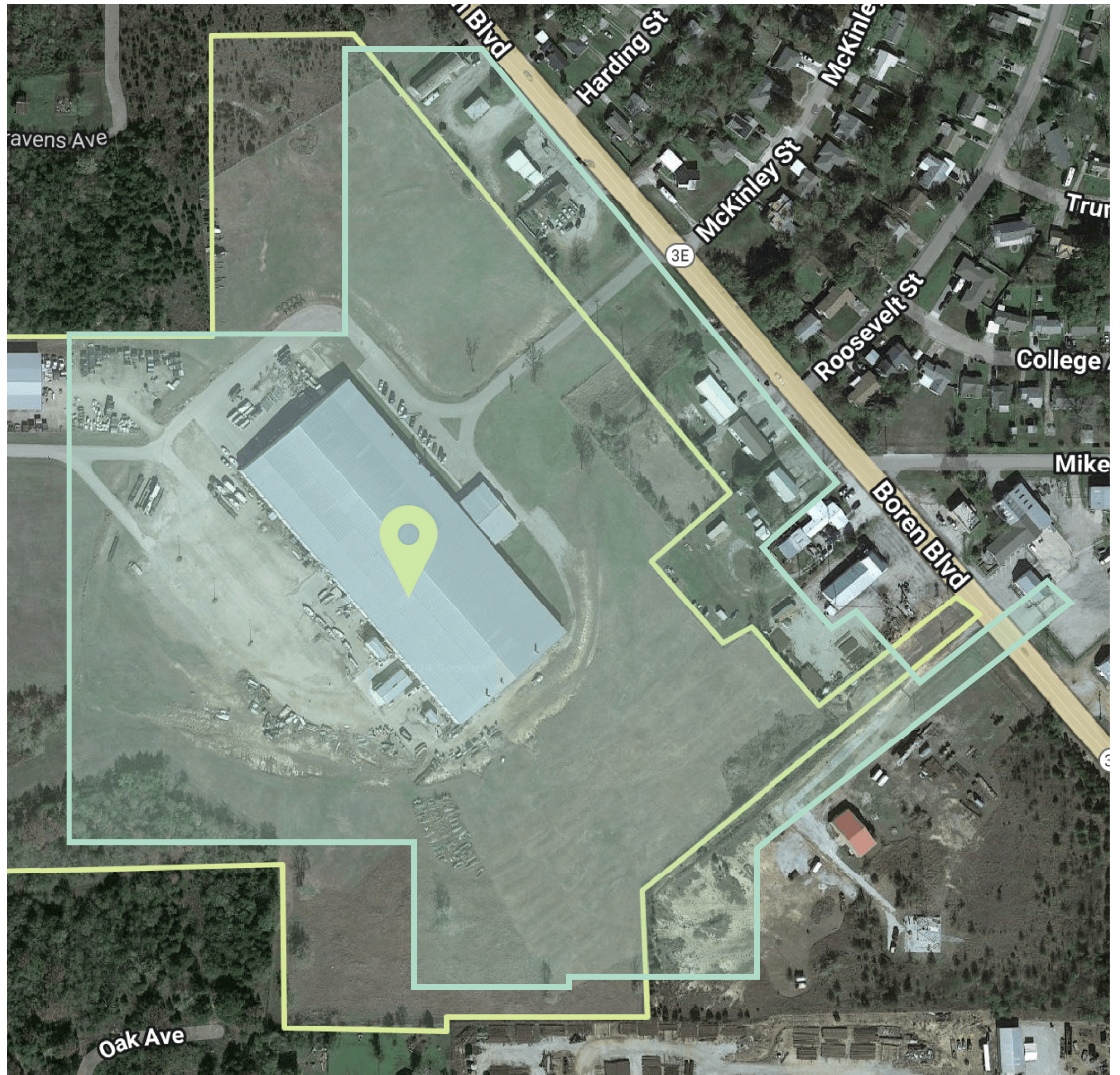
An excellent opportunity for an owner-user or single-tenant operation seeking a large-scale, well-built facility with immediate availability.

## Main Building: 156,500 SF

- 6,500 SF office (4% of total area)
- 150,000 SF manufacturing floor
- 5,000 SF mezzanine (upholstery room)

## Additional Structures:

- 1,800 SF Chemical Storage
  - 608 SF Resin Building
  - 288 SF Solvent Recovery
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- Clear Height: 22'-24'
  - Doors: 8 drive-in, 2 dock-high
  - Parking: 24 paved + ~200 unpaved spaces
  - Zoning: I3 (Heavy Industrial District)
  - Year Built: 2006



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**Asking Price:**

**\$4,999,999.00**

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**Lot Size:**

**+/- 41.6 acres**

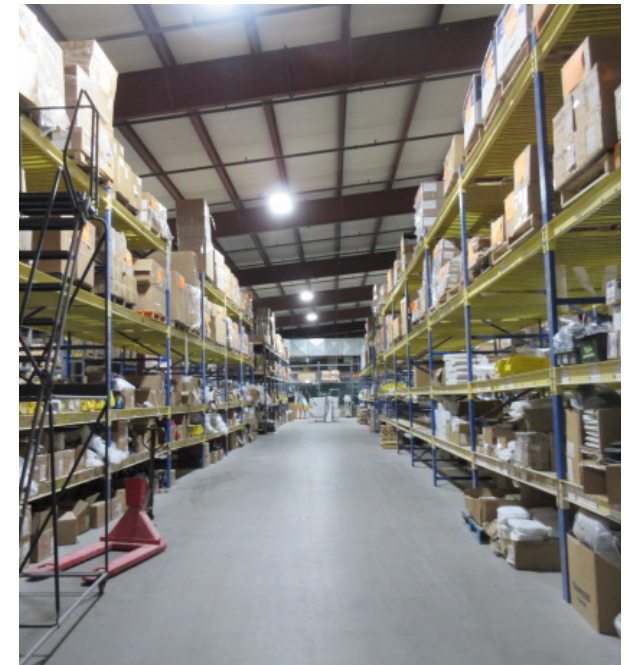
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- The building is conducive for an owner-user or single-tenant.
- Zoned I3 (Heavy Industrial District)



- The building is being sold as is. All remaining desks & other property located on site transfers with the sale.
- 24 Parking Spaces with additional space available

- 8 drive-in doors
- 2 dock-high doors
- 156,500 SF
- 41.6 acres
- Built in 2006
- Warehouse 22 - 24 ft clear height





# Location Overview



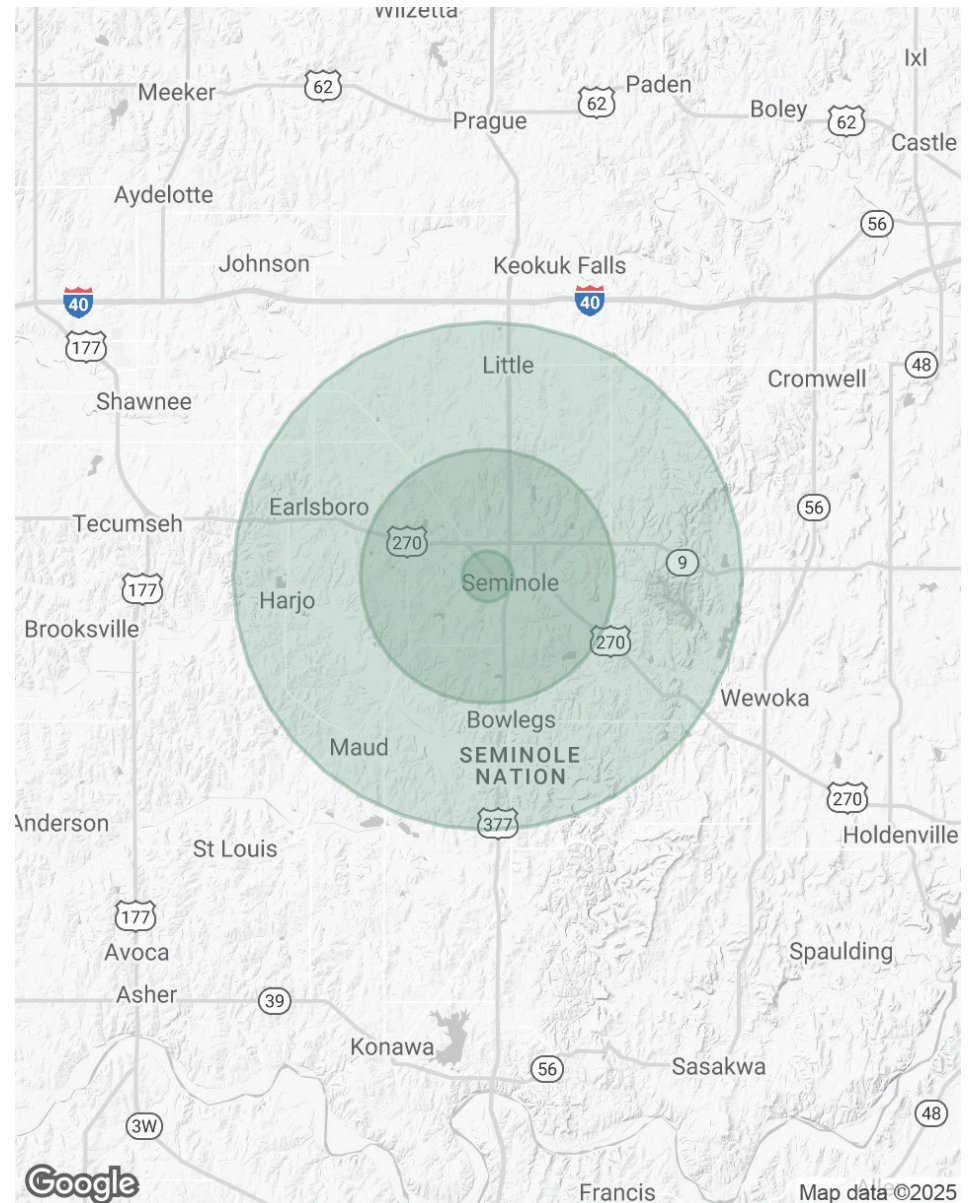
# Demographics

Population	1 Mile	5 Miles	10 Miles
Total Population	3,531	9,430	15,348
Average Age	37	39	40
Average Age (Male)	35	38	39
Average Age (Female)	39	40	41

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,376	3,599	5,831
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$49,407	\$55,889	\$63,574
Average House Value	\$96,760	\$130,712	\$156,033

Demographics data derived from AlphaMap



# Contact & Disclaimer

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**DISCLAIMER:** This information has been obtained from sources deemed reliable. MCP has not verified this data for accuracy and assumes no responsibility for errors or omissions in any content. You and / or your advisors should conduct a thorough, independent investigation of the property to confirm all information and the suitability of the property for your needs.

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