



## Industrial Opportunity – 700 N Main St, Lexington, OK

### PROPERTY OVERVIEW

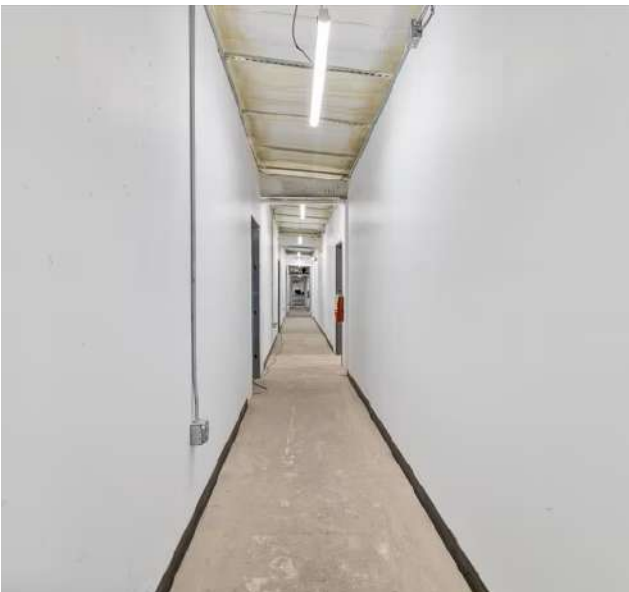
- 13,715 SF industrial building
- 2" spray foam insulation
- Fully climatized - 60 tons of HVAC
- 4 miles to I-35 for easy access north and south along I-35
- Exhaust fan system in two larger rooms
- 1,000 KVA service transformer (277/480V, 3-phase), plus (2) 225 KVA step-down transformers
- 16' to 25' ceiling heights
- Rezoning in process to I-1

### OFFERING SUMMARY

Sale Price:	\$1,100,000
Building Size:	13,715 SF
Land Size:	3 Acres
Zoning:	C-1

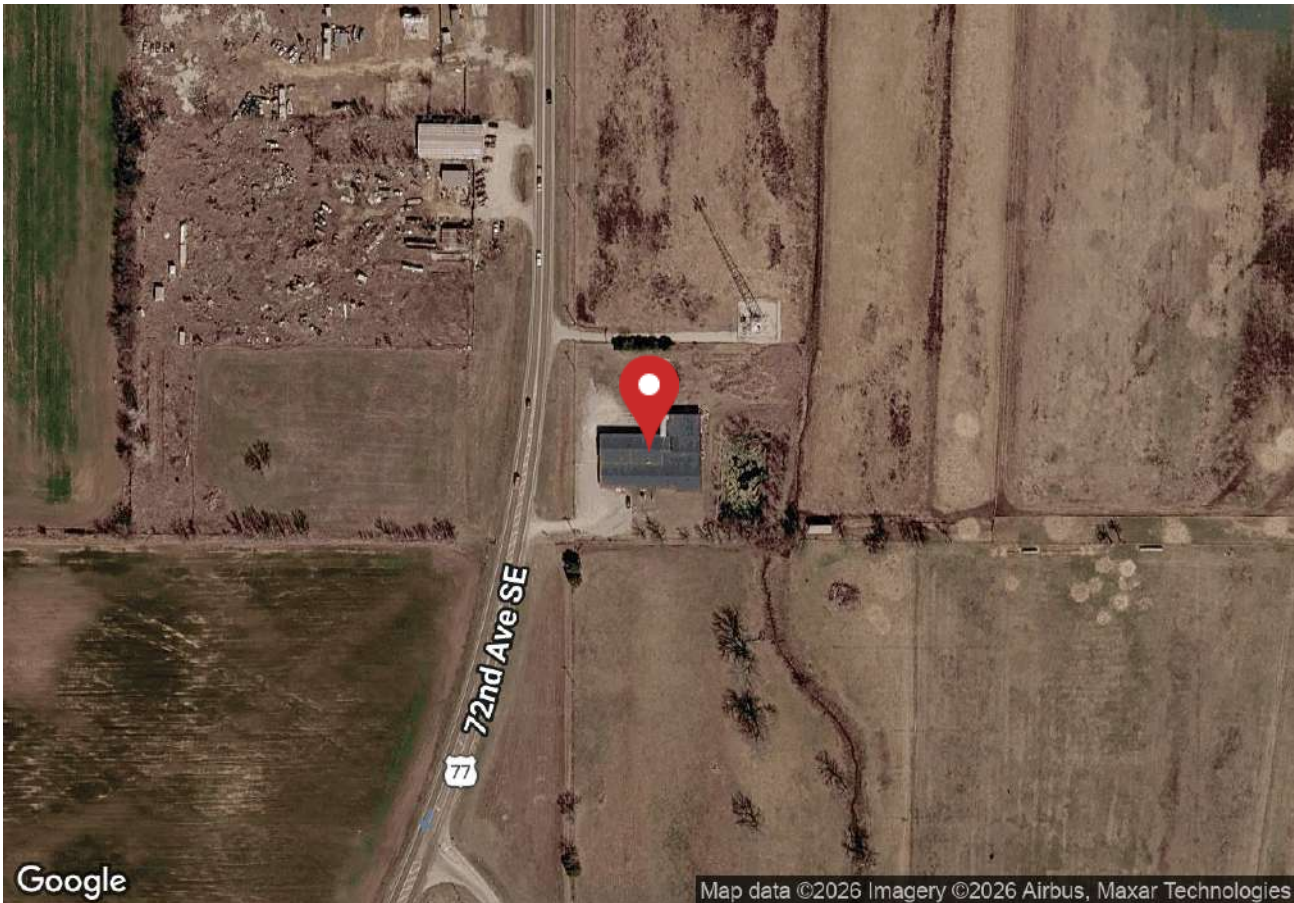
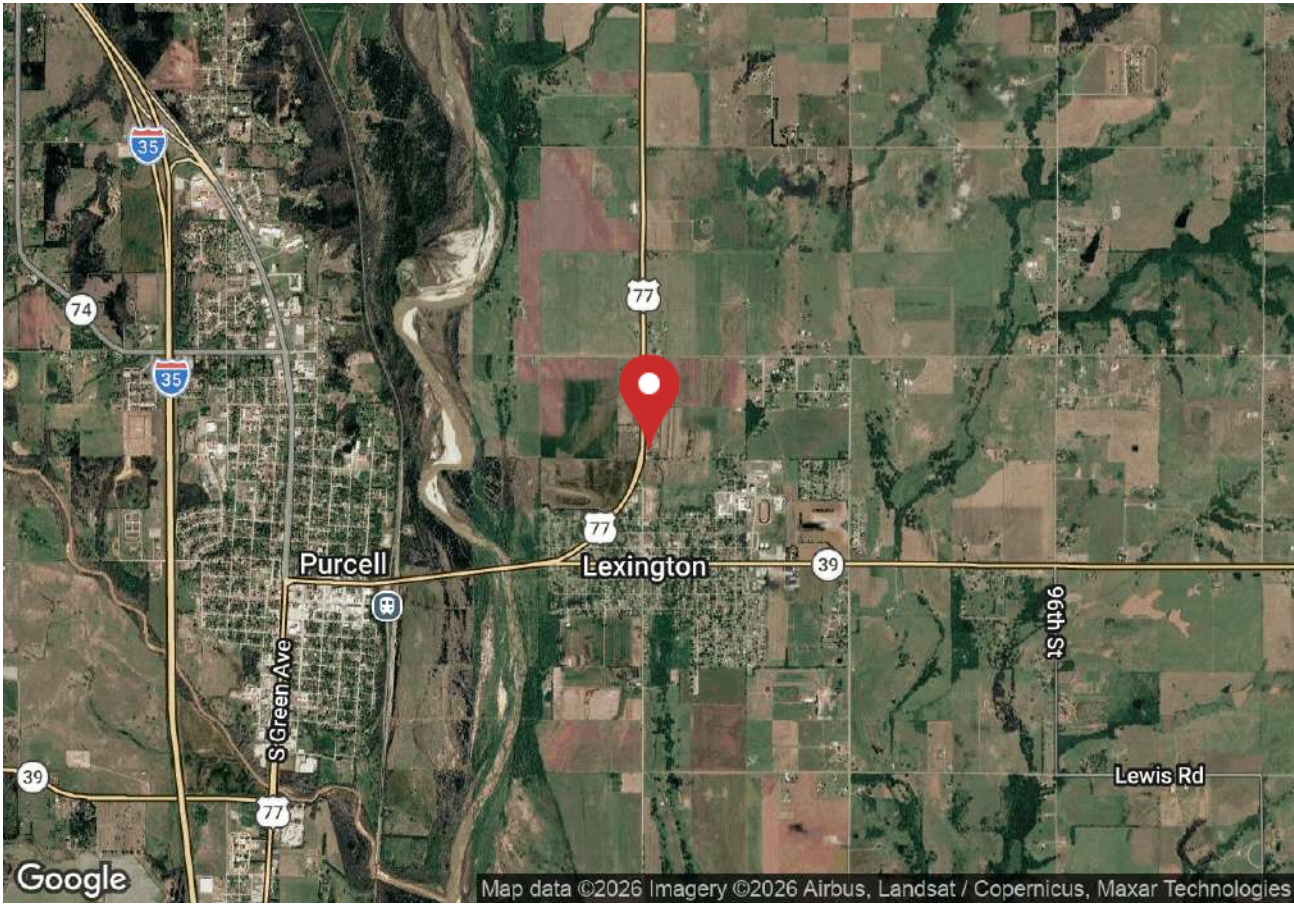
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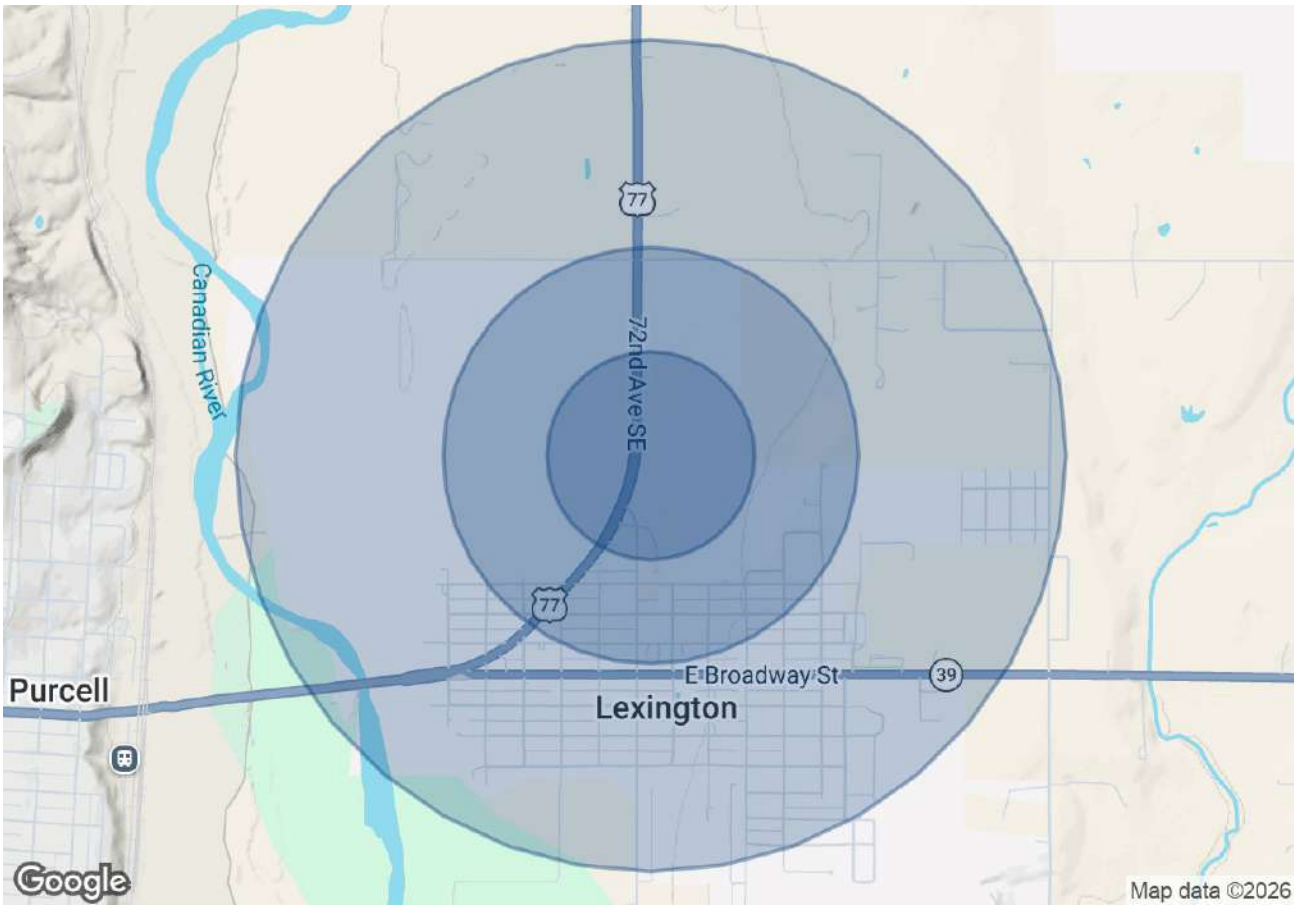
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	117	455	1,462
Average Age	45.2	44.7	43.0
Average Age (Male)	57.4	55.7	49.9
Average Age (Female)	34.7	35.0	37.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	54	205	622
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$48,646	\$49,066	\$52,896
Average House Value	\$41,636	\$43,627	\$65,134

2023 American Community Survey (ACS)

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