



CREEK|CRE

INDUSTRIAL SPACE FOR SALE

# DALSTON MINI STORAGE

2311 Southeast Lee Boulevard, Lawton, OK  
73501

**CAMDEN NIGHTENGALE**

727.946.3333

camden@creekcre.com

**ALEX SAMPLES**

405.464.3030

alex@creekcre.com

600 NE 4TH STREET, SUITE 100 | OKLAHOMA CITY, OK 73104-6231 | 405.510.0079 | CREEKCRE.COM

APRIL 13, 2026

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$3,300,000
Building Size:	97,012 SF
Number of Units:	727
Price / SF:	\$34.02
NOI	\$254,499

### PROPERTY OVERVIEW

This property is strategically positioned to meet strong local storage demand. Featuring 727 units, it offers a wide variety of options to serve the needs of the surrounding community. Currently operating at 70% occupancy and situated on approximately ±40 acres, the property provides immediate upside potential along with significant room for expansion—making it a highly versatile opportunity for investors looking to grow their portfolio.

### PROPERTY HIGHLIGHTS

- 727 Units
- +/- 40 total acres
- 6 Miles from Fort Sill
- 5 Miles from Cameron University
- 2 houses on the property as well

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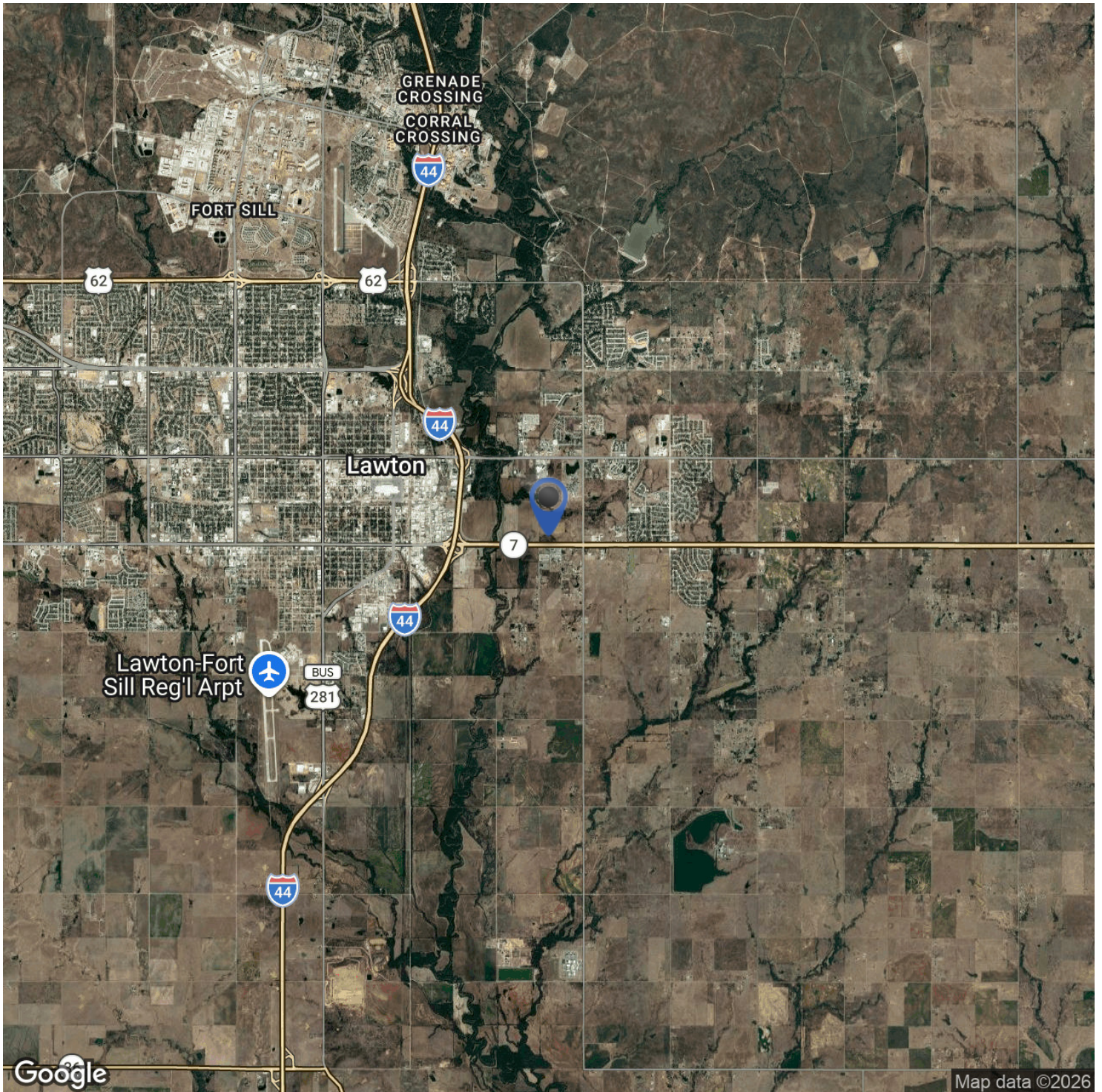
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## LOCATION MAP



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## ADDITIONAL PHOTOS



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