

**1203 NW Airport Rd.
Cache, OK 73527**

**INDUSTRIAL PROPERTY
FOR SALE**



OFFERING SUMMARY

Sale Price: Available Upon Request

Lot Size: ±1.11 Acres

Year Built: 2021

Building Size: Building 1-
±6,000 SF
Greenhouse
±2,744 SF

Zoning: NZ

PROPERTY OVERVIEW

±6,000 sf modern industrial warehouse for sale in Cache, OK. Features exceptional electrical capacity, insulated interior rooms, extensive climate-control infrastructure, a fully secured site and an approximately ±2,744 sf greenhouse. This property offers flexibility for a variety of commercial, industrial, agricultural, production, research, climate-controlled storage or other specialty uses, subject to applicable zoning and approvals.

PROPERTY HIGHLIGHTS

- Secured outdoor area
- 5,000 amps of electrical capacity
- Extensive HVAC/dehumidification
- ±2,744 sf greenhouse

MELISSA BUSSE

580.353.6100

mbusse@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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Property Highlights

- 6' Metal Panel Perimeter Fence
- Automatic Gate Access
- Security Camera System
- 16' Overhead Door
- Upstairs Office And Restroom
- 5,000 Amps Of Total Electrical Capacity
- 3 Transformers
- 5 Insulated Metal Panel (IMP) Rooms
- Each Main Room Has It's Own Electric Meter
- Water And Capped Sewer At Each Main Room
- Extensive HVAC And Dehumidification System
- HVAC System Located At Ground Level
- Existing Irrigation Infrastructure
- 5 Climate-Controlled Rooms
- Veg And Mother Rooms With Dedicated Systems
- Holding Tanks And Pumps
- Existing Cultivation Equipment May Support Continued Agricultural/Cultivation Use
- Shipping Container And Semi-Trailer For Additional Storage

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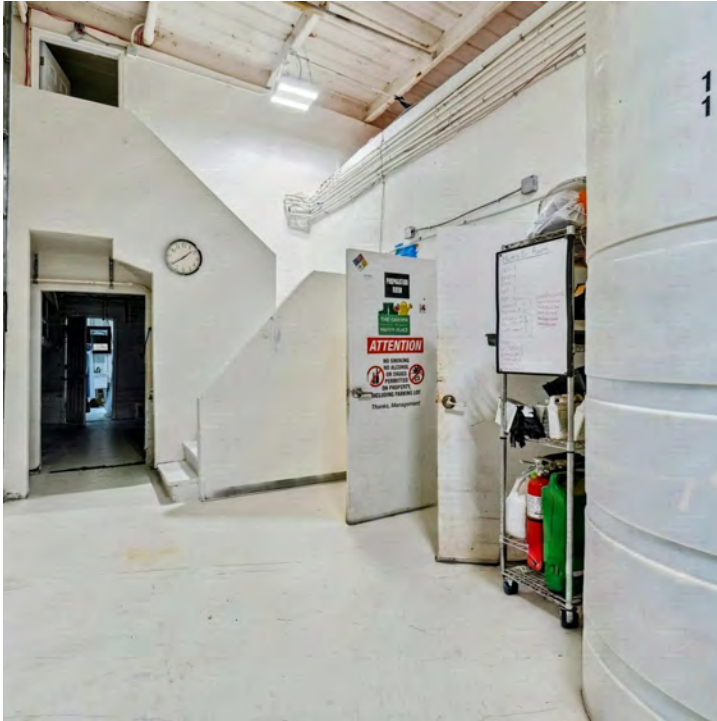


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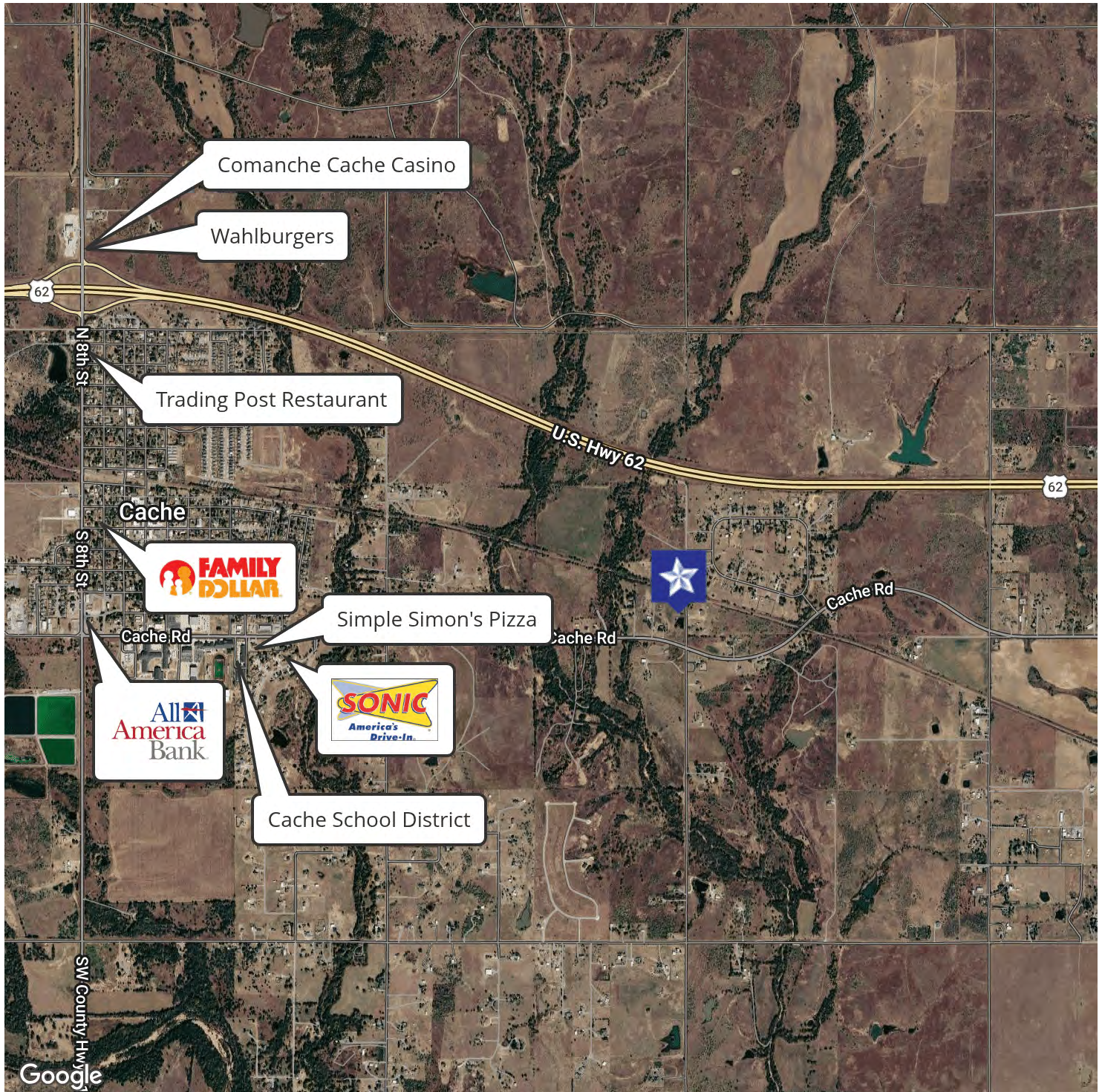


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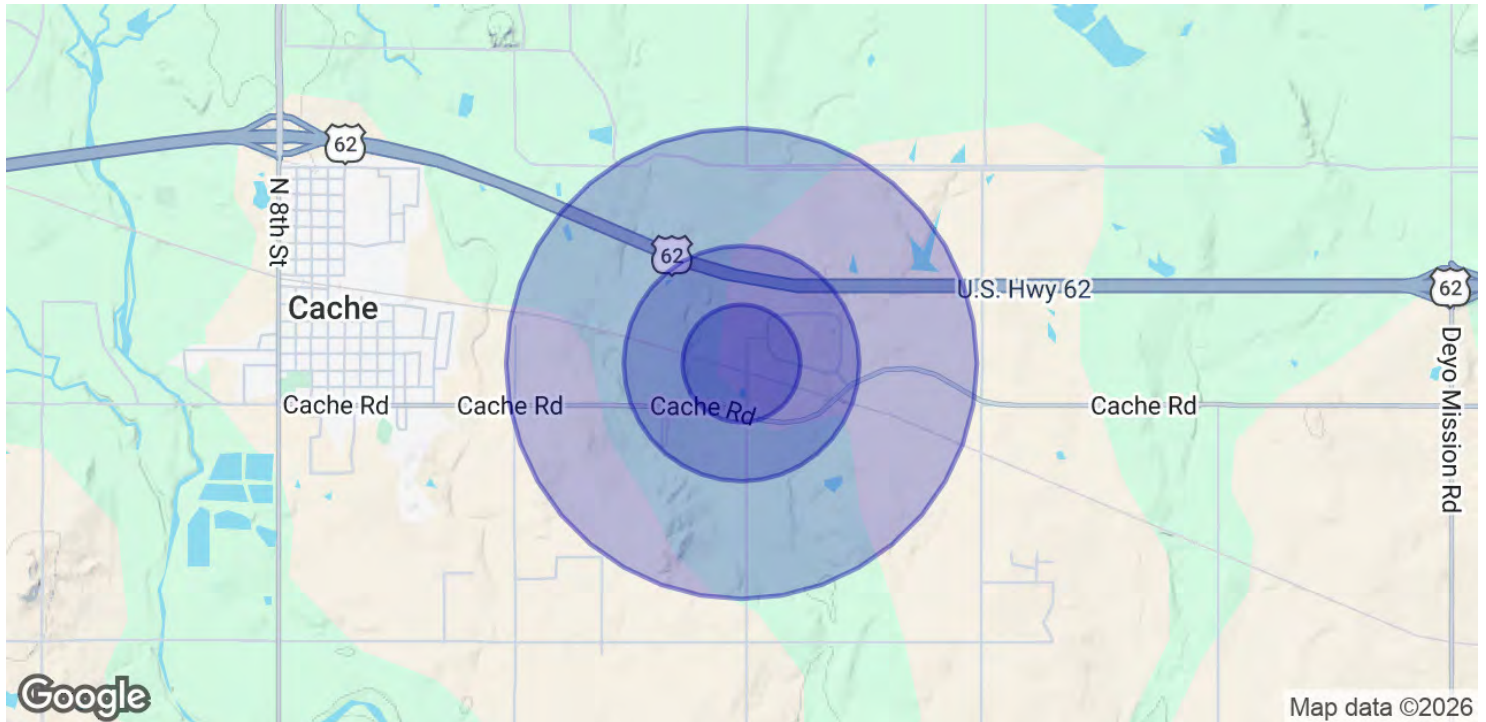


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	81	265	860
Average Age	39.0	39.4	40.2
Average Age (Male)	32.9	32.9	33.3
Average Age (Female)	40.5	41.3	42.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	31	101	321
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$84,197	\$84,965	\$88,197
Average House Value	\$207,657	\$213,323	\$225,480

2023 American Community Survey (ACS)

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