

Vinita Industrial For Sale/Lease

1157 Doughboy Dr,
Vinita, OK 74301



Drew Dossey, CCIM
Senior Vice President
ddossey@mcgrawcp.com
918.740.7707

MCP MCGRAW
COMMERCIAL
PROPERTIES



LEASE RATE

Contact for Pricing

SALE PRICE

\$1,900,000



+/- 9.7 ACRES

Lot Size

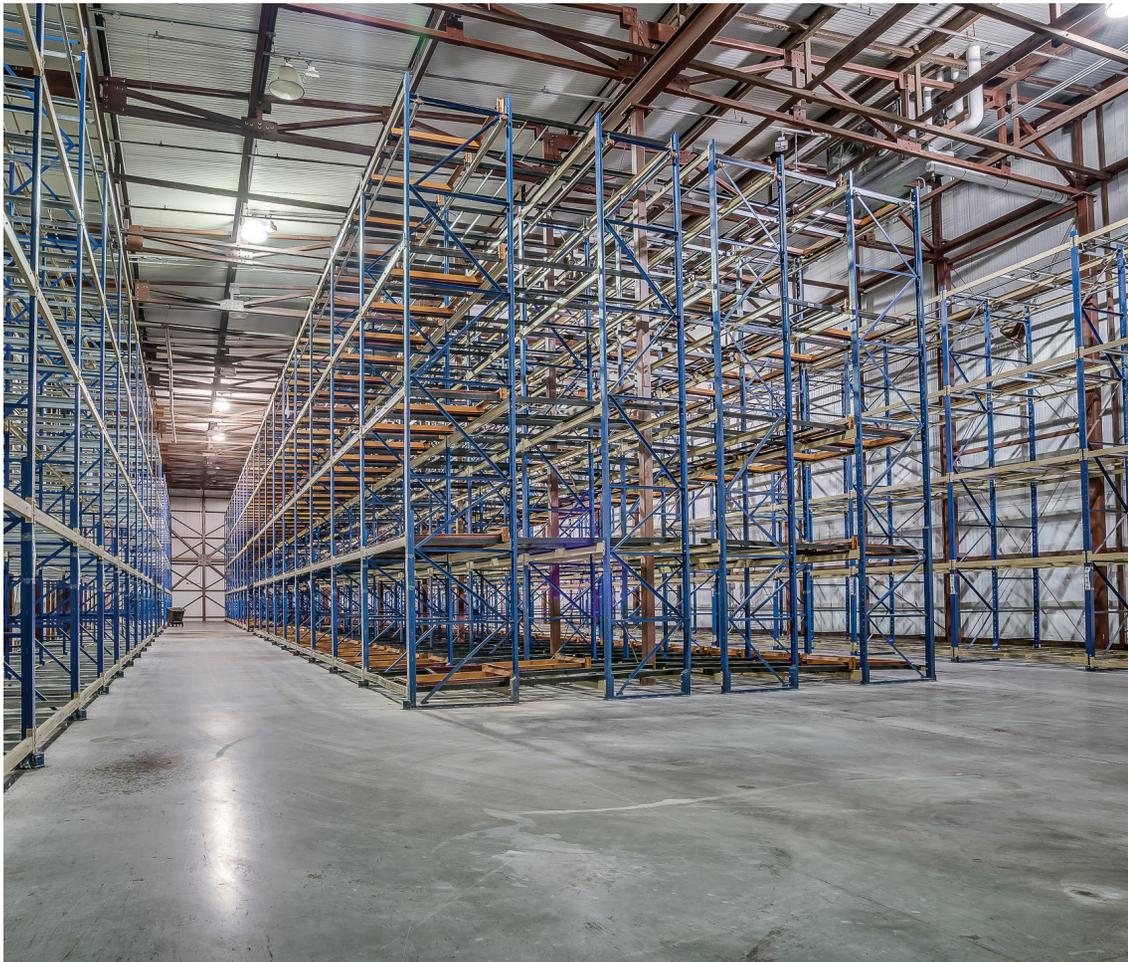


+/- 75,000 SF

First Floor Sq. Ft.

+/- 25,000 SF

Mezzanine Sq. Ft.



About The Property:

Formerly a Frozen Dough
Production Plant

- Total Building: +/-110,000 Square Feet
 - Freezer: +/-13,800 Square Feet Fully-Racked
 - Refrigerated Dock
 - Primarily-Equipped, Including 5 Spiral Freezers
 - Eight (8) Dock Doors
 - +/- 9.7 Acres
 - Near I-44 & Highway-2
-

Construction:

- Primarily constructed in 1995
 - Steel Frame and Insulated Metal Panel
-

Other:

- Set up for Ammonia Refrigeration
 - Fully-Sprinklered
-

Additional Property Breakdowns

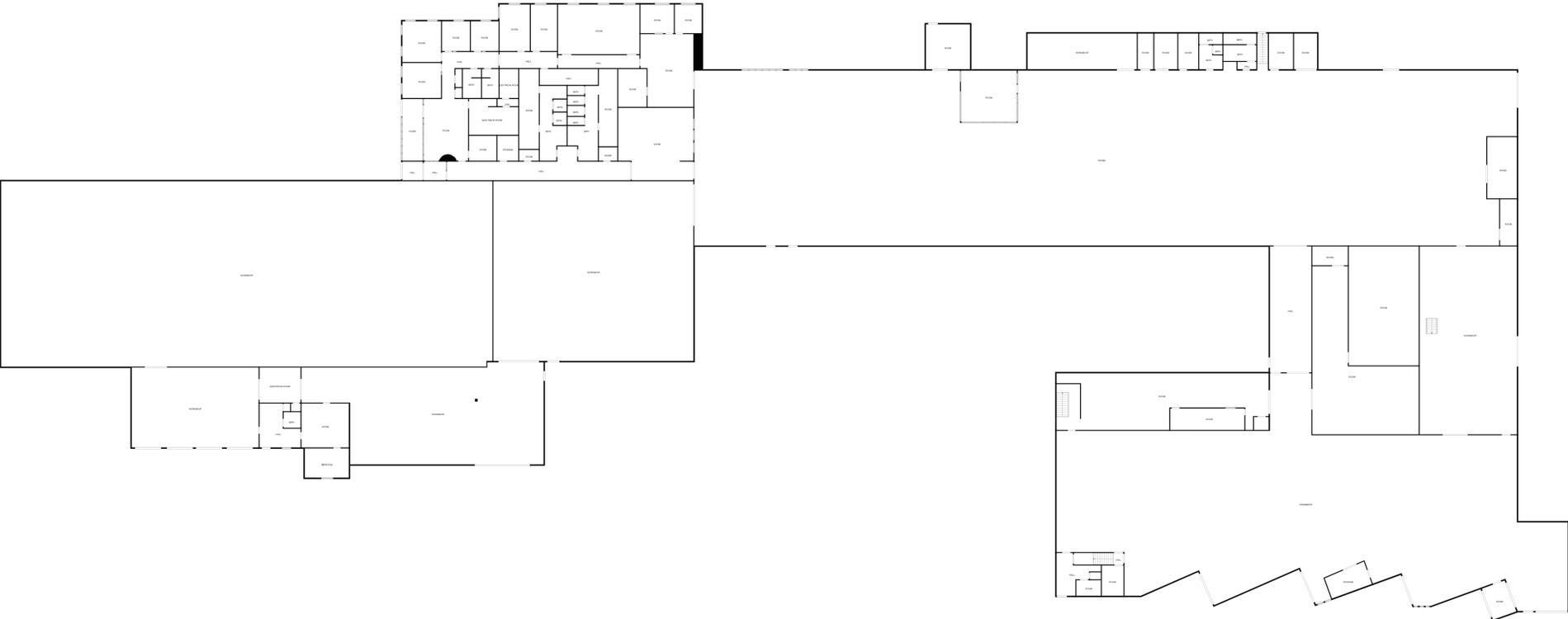
Type of Property:	Size:
Main Floor:	20,328 SF
Freezer Warehouse:	13,524 SF
Dry Warehouse:	12,800 SF
Front Office:	7,776 SF
Maintenance Shop/Spiral Freezer Room:	6,798 SF
Engine Room:	6,776 SF
Palletizing Room:	4,875 SF
Spirals:	4,300 SF
Forklift Maintenance Room:	4,264 SF
Tank/Sieve/MCC Rooms:	3,186 SF
Parts Room:	1,909 SF
Freezer Dock:	1,500 SF
Wash Hall:	1,056 SF
Sanitation Office:	400 SF
Box Mezzanine:	7,546 SF
Warehouse Mezzanine:	3,588 SF
Mix Mezzanine:	4,000 SF
Out Building 1:	4,378 SF
Out Building 2:	400 SF
Total:	109,404 SF



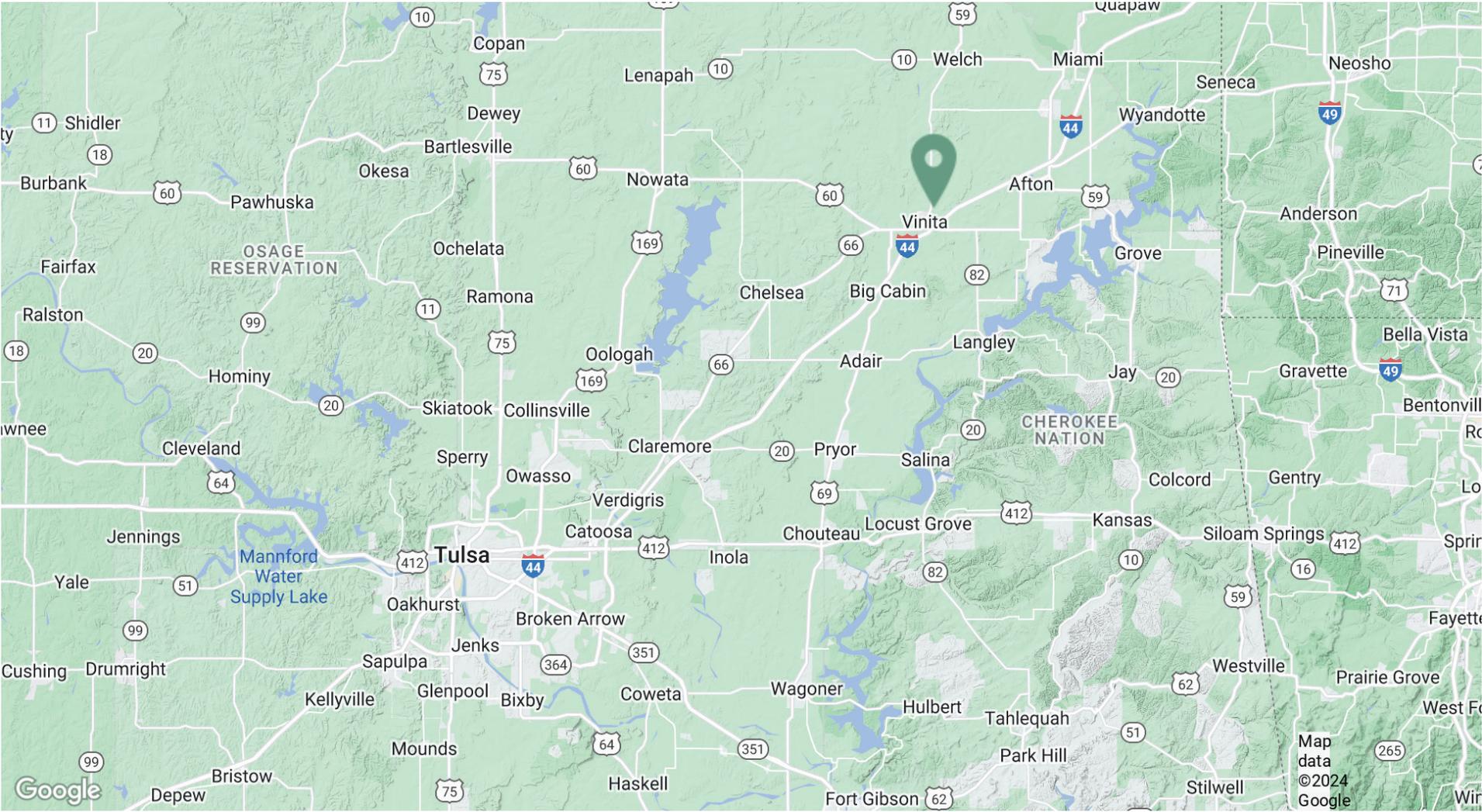
Property Photos



Floor Plans



Vinita Industrial Park

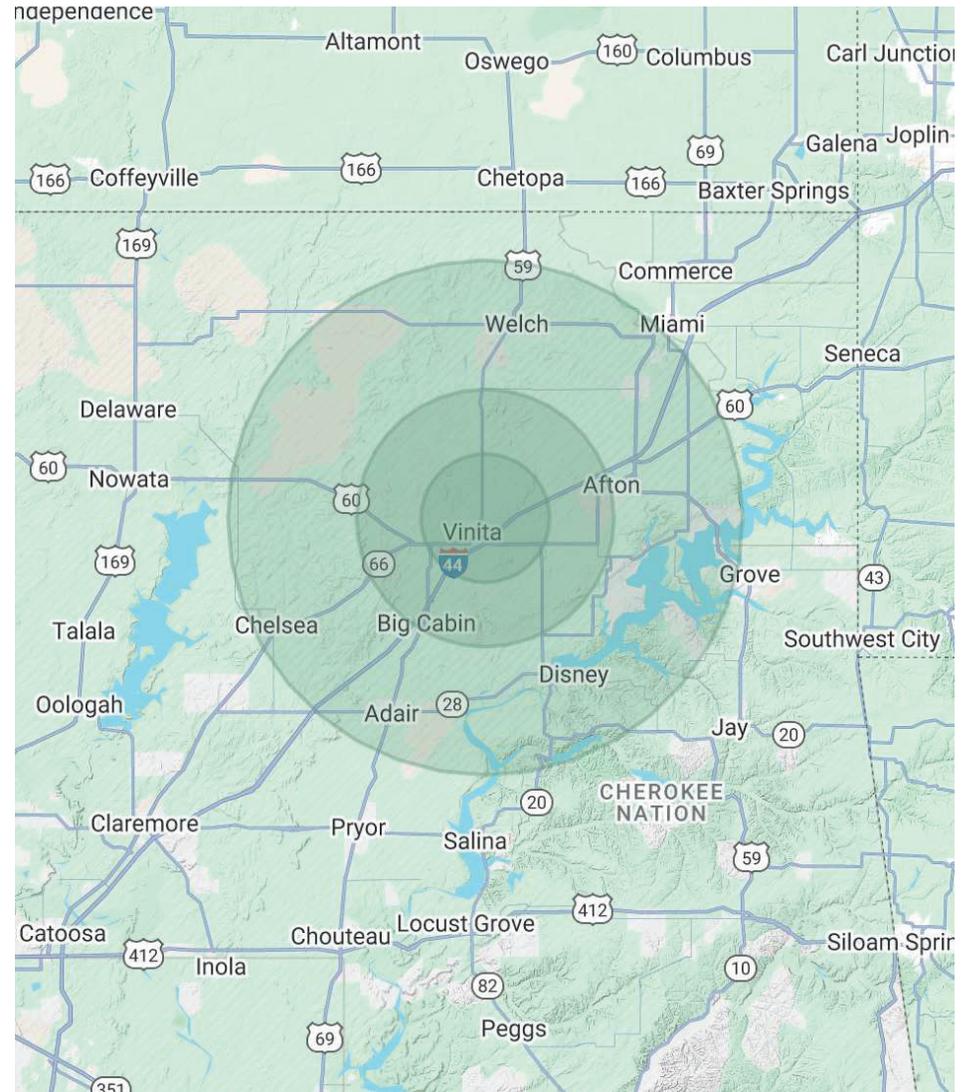


Demographics

Population	5 Miles	10 Miles	20 Miles
Total Population	7,160	11,205	46,800
Average Age	42	43	45
Average Age (Male)	41	42	45
Average Age (Female)	44	44	46

Households & Income	5 Miles	10 Miles	20 Miles
Total Households	2,617	4,276	19,241
# of Persons per HH	2.7	2.6	2.4
Average HH Income	\$64,225	\$67,775	\$73,595
Average House Value	\$155,633	\$187,129	\$227,208

Demographics data derived from AlphaMap



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.