



FOR SALE & LEASE

Industrial Opportunity – 700 N Main St, Lexington, OK

PROPERTY OVERVIEW

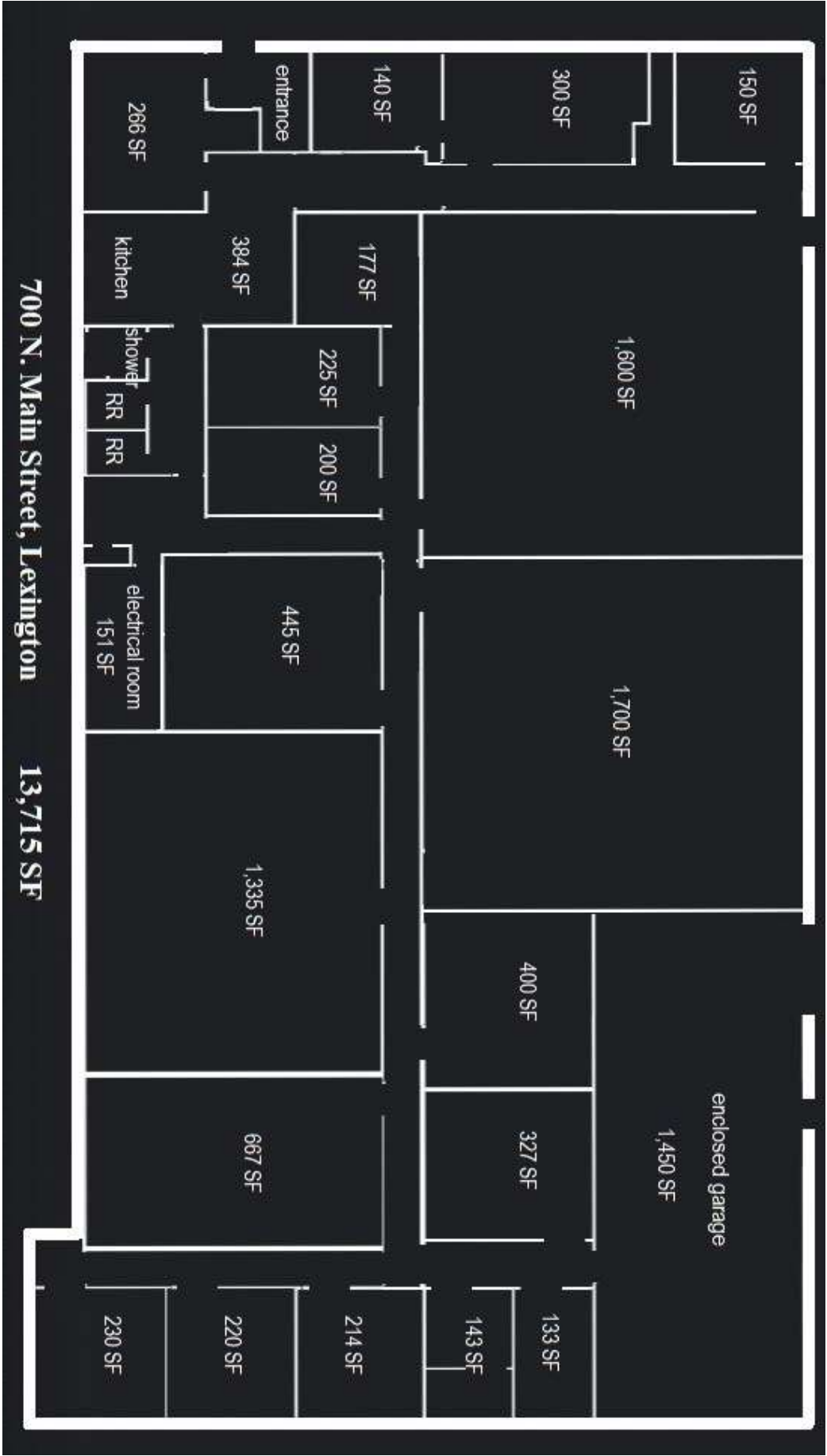
- 13,715 SF industrial building
- 2" spray foam insulation
- Fully climatized - 60 tons of HVAC
- 4 miles to I-35 for easy access north and south along I-35
- Exhaust fan system in two larger rooms
- 1,000 KVA service transformer (277/480V, 3-phase), plus (2) 225 KVA step-down transformers
- 16' to 25'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

OFFERING SUMMARY

Sale Price:	\$998,000
Lease Rate:	\$8.50 SF/yr (NNN)
Building Size:	13,715 SF
Land Size:	3 Acres
Zoning:	C-1

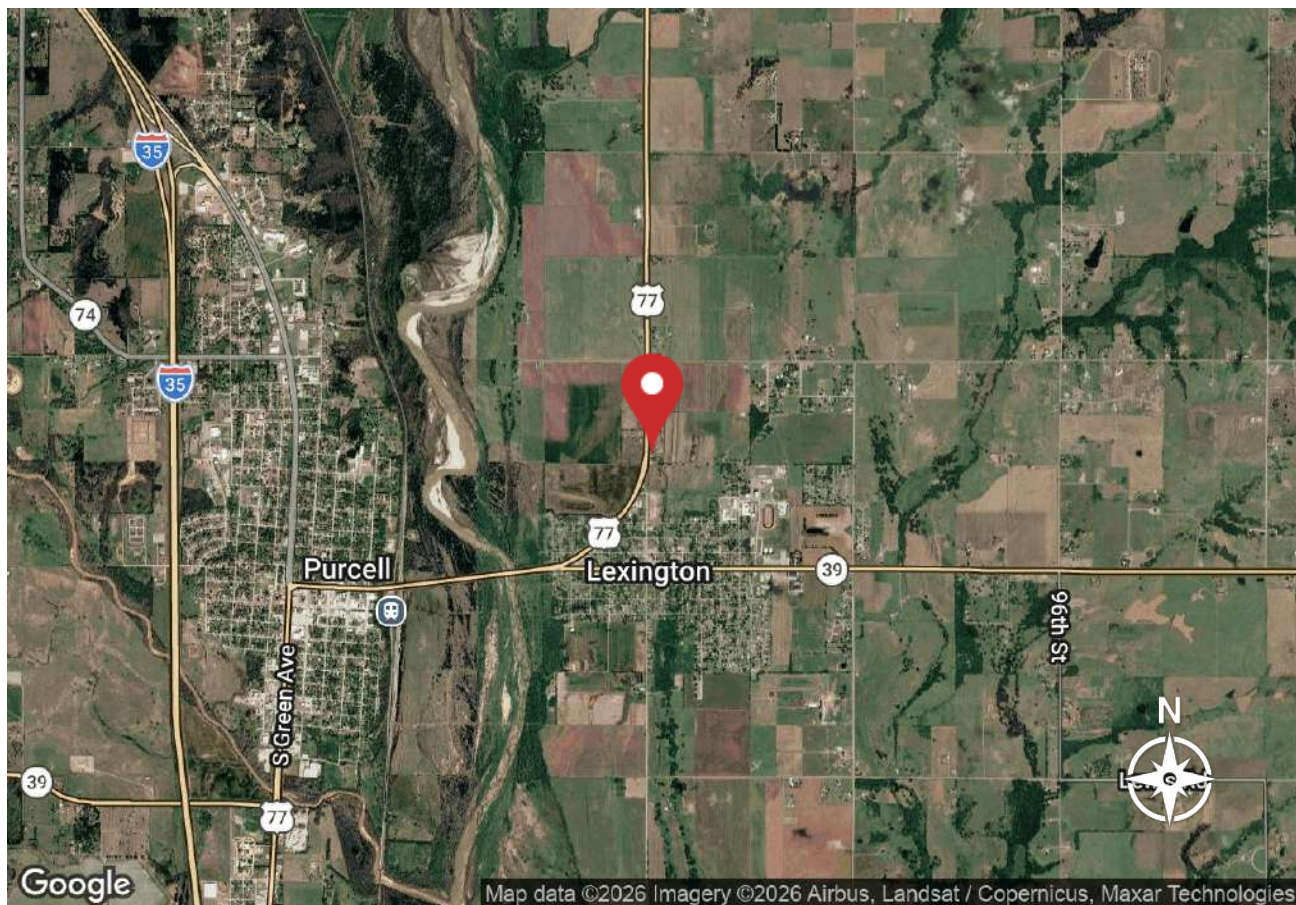
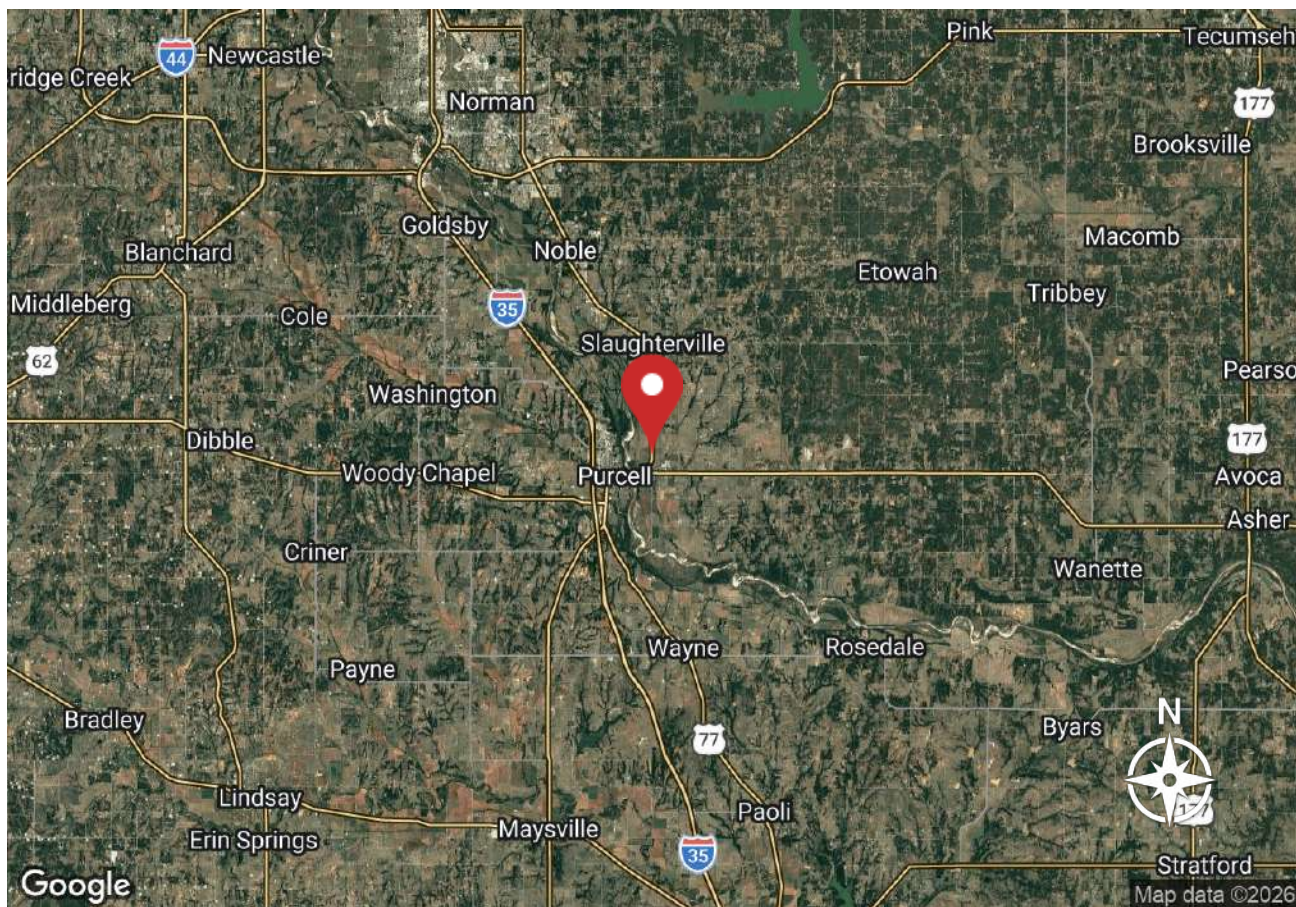
Kendra Streeter
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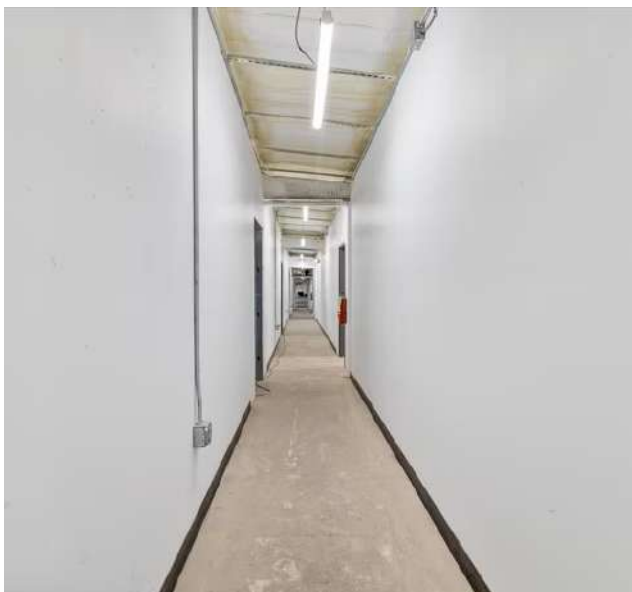
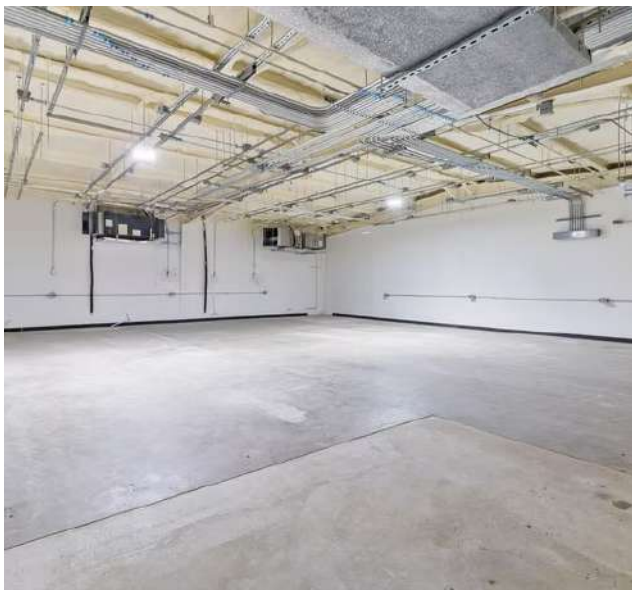
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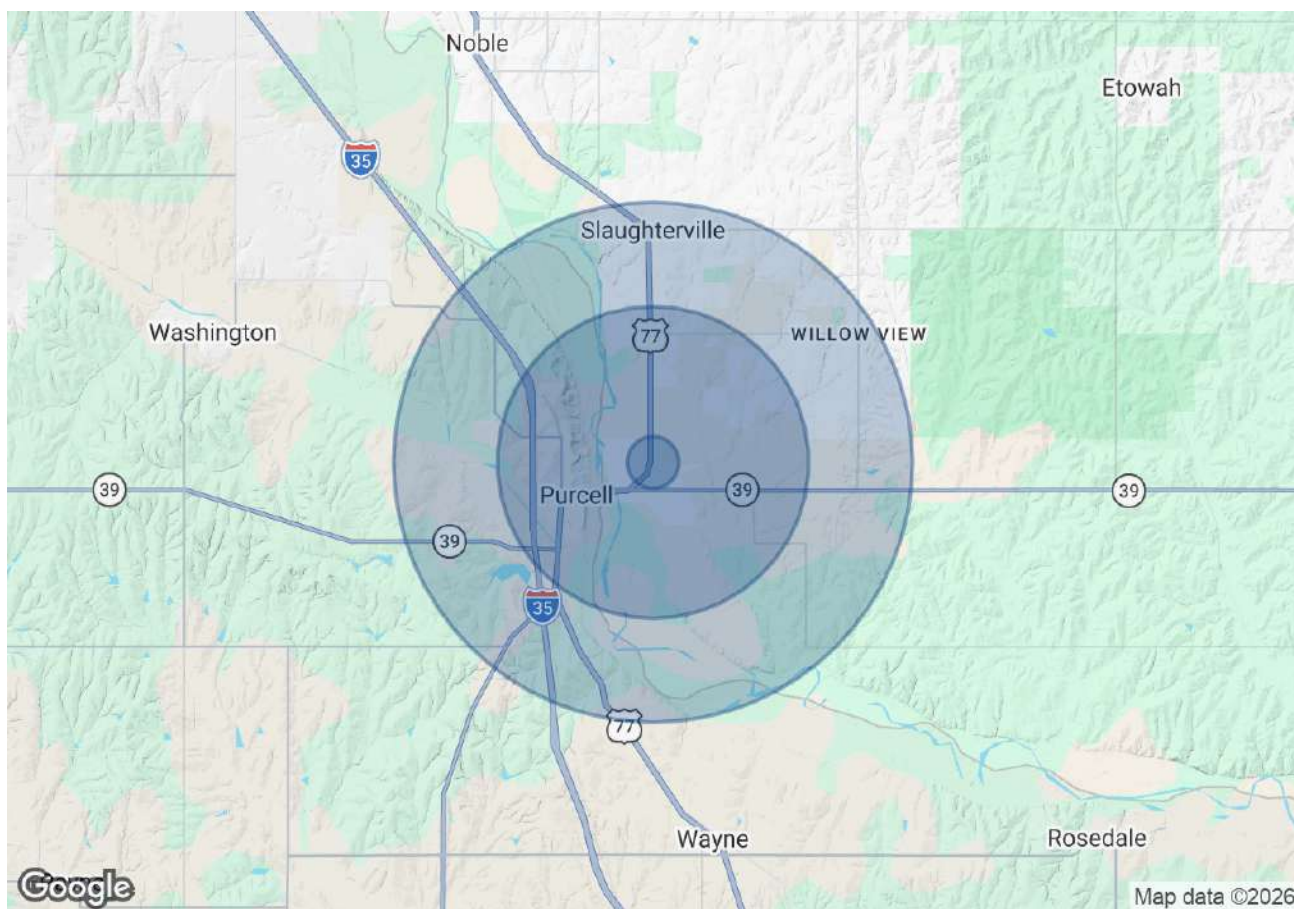
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POPULATION	0.5 MILES	3 MILES	5 MILES
Total Population	455	7,024	11,133
Average Age	44.7	37.4	38.6
Average Age (Male)	55.7	36.7	38.0
Average Age (Female)	35.0	35.6	37.2

HOUSEHOLDS & INCOME	0.5 MILES	3 MILES	5 MILES
Total Households	205	2,542	3,987
# of Persons per HH	2.2	2.8	2.8
Average HH Income	\$49,066	\$70,526	\$77,056
Average House Value	\$43,627	\$153,641	\$179,569

2023 American Community Survey (ACS)