

# Distribution Building | For Sale

215 SE Simpson St., Lawton, OK 73051



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**ITG** INDUSTRIAL  
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# 215 SE Simpson St., Lawton, OK 73501



The primary building features concrete tilt-up construction and a rare, durable concrete roof – a feature seldom seen in modern construction. It offers tall clear height, three dock doors, two oversized drive-in doors, and approximately 0.5 acres of fenced outdoor storage, making it well suited for companies with frequent commercial vehicle use.

Located minutes from Interstate 44. Lawton is just south of Ft. Sill, a United States Army post which covers almost 94,000 acres. Fort Sill is designated as a National Historic Landmark and serves as home of the United States Army Field Artillery School. Lawton-Ft. Sill airport serves both the military and their families traveling to and from the base and the city of Lawton. Nearby businesses include Comanche Nation Casino, Apache Casino hotel and convention center, & Central Plaza

## DETAILS

List Price: **\$1,138,500**

Total SF: **25,300 +/-**

lot Size: **1.16 Acres +/-**

Clear Height: **19' - 25.5'**

Zoning: **I-3**

County: **Comanche**

Dock Doors: **(3) w Pit Levelers**

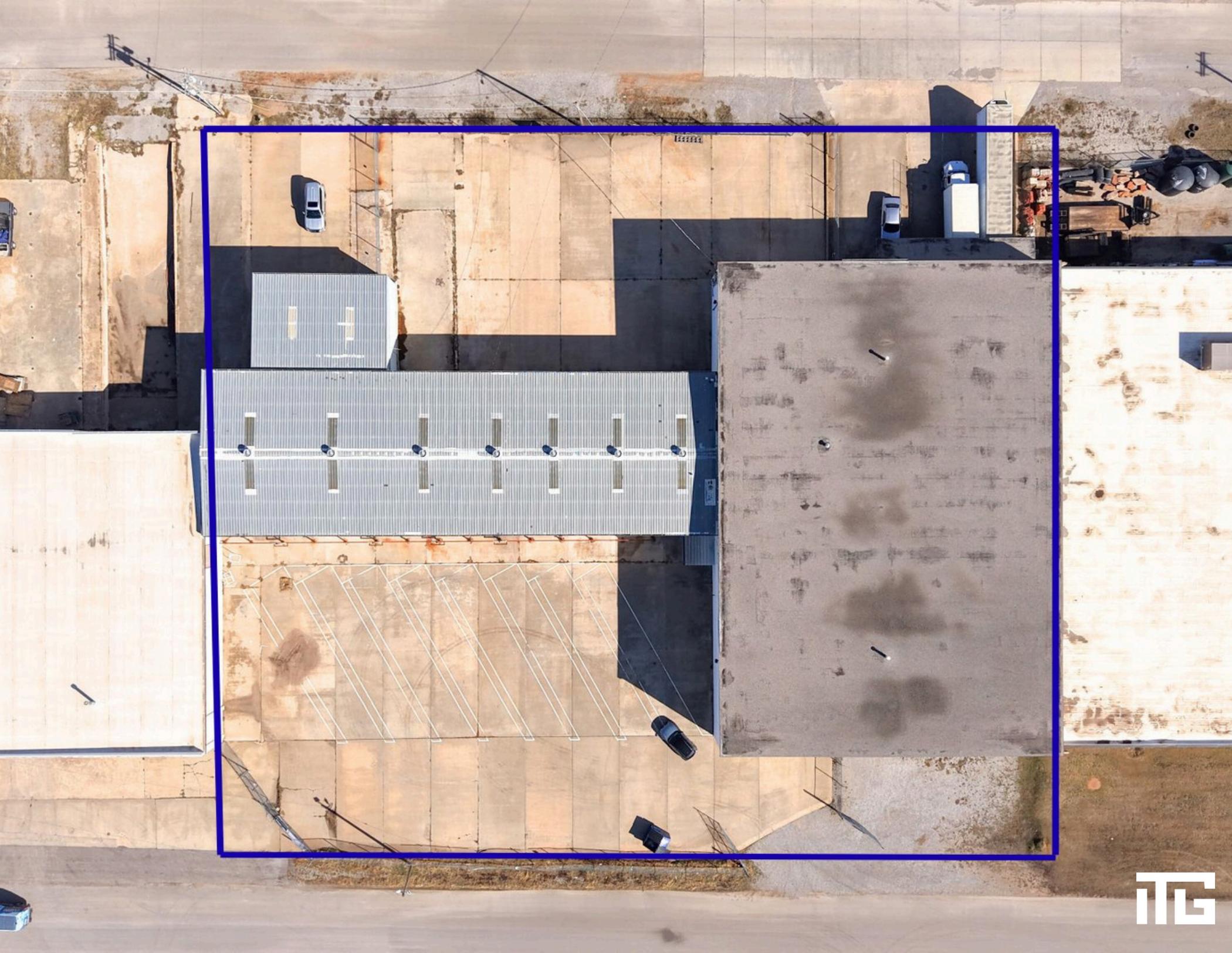
Drive in Doors: **(2) Oversized**

Power: **3 Phase**











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