

711 Boren Boulevard,
Seminole, OK 74868

MCP MCGRAW
COMMERCIAL
PROPERTIES

FOR SALE

Modern Industrial Facility Below Replacement Cost



Property Overview

Modern 159,196 SF industrial manufacturing facility situated on 41.6 acres, originally constructed in 2006 as a build-to-suit.

An excellent opportunity for an owner-user or single-tenant operation seeking a large-scale, well-built facility with immediate availability.

Main Building: 156,500 SF

- 6,500 SF office (4% of total area)
- 150,000 SF manufacturing floor
- 5,000 SF mezzanine (upholstery room)

Additional Structures:

- 1,800 SF Chemical Storage
- 608 SF Resin Building
- 288 SF Solvent Recovery
- Clear Height: 22'-24'
- Doors: 8 drive-in, 2 dock-high
- Parking: 24 paved + ~200 unpaved spaces
- Zoning: I3 (Heavy Industrial District)
- Year Built: 2006



Asking Price:

\$6,000,000 | Lease Option Available

Lot Size:

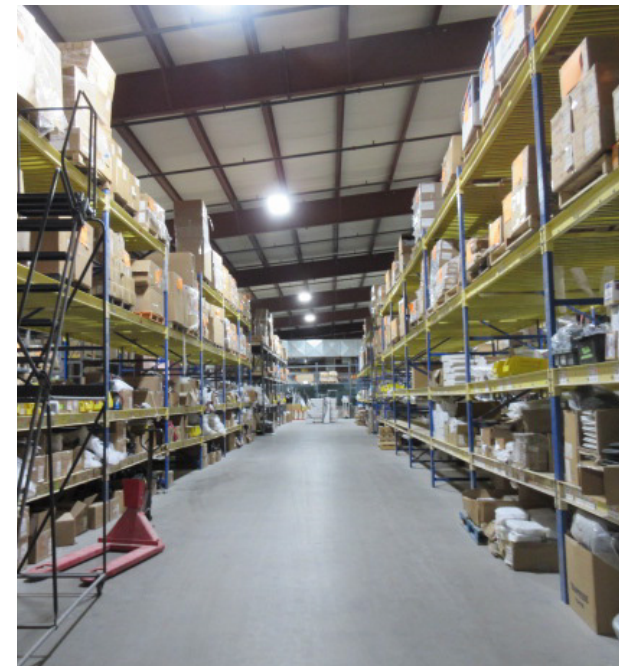
+/- 41.6 acres

- The building is conducive for an owner-user or single-tenant.
- Zoned I3 (Heavy Industrial District)



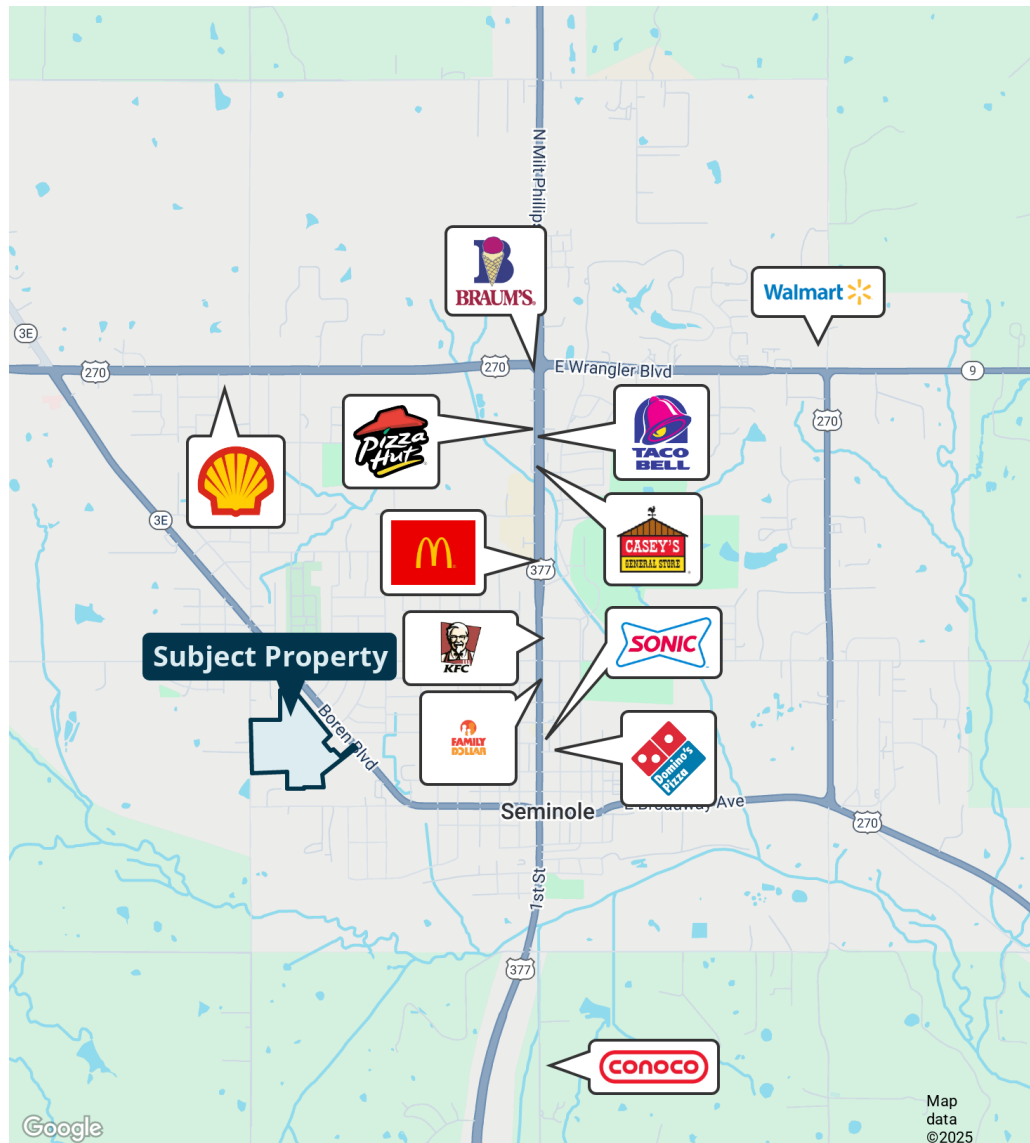
- The building is being sold as is. All remaining desks & other property located on site transfers with the sale.
- 24 Parking Spaces with additional space available

- 8 drive-in doors
- 2 dock-high doors
- 156,500 SF
- 41.6 acres
- Built in 2006
- Warehouse 22 - 24 ft clear height





Location Overview

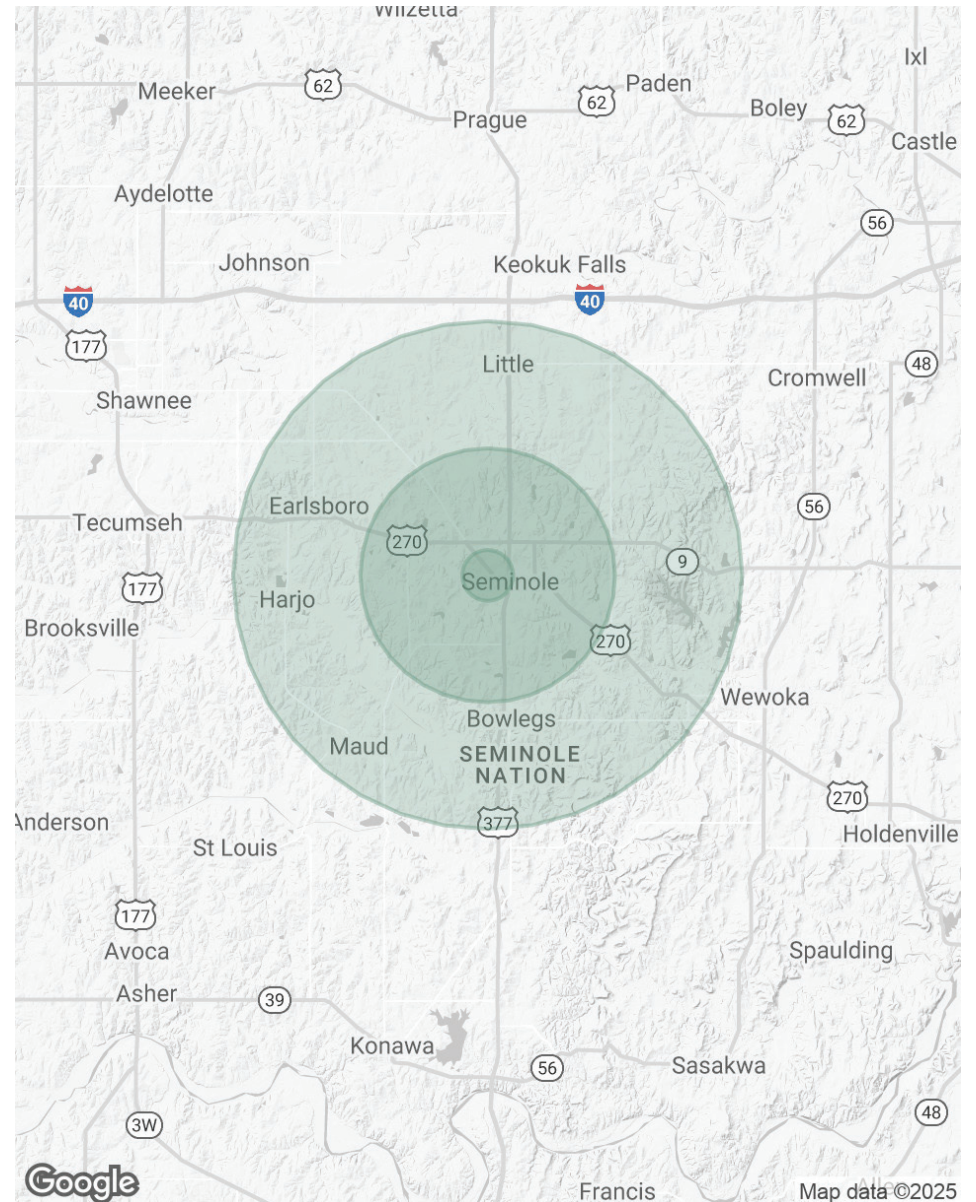


Demographics

Population	1 Mile	5 Miles	10 Miles
Total Population	3,531	9,430	15,348
Average Age	37	39	40
Average Age (Male)	35	38	39
Average Age (Female)	39	40	41

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,376	3,599	5,831
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$49,407	\$55,889	\$63,574
Average House Value	\$96,760	\$130,712	\$156,033

Demographics data derived from AlphaMap



Contact & Disclaimer

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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.



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