

MANNFORDMAX

26981 W HIGHWAY 51 SAND SPRINGS, OK 74063



PROPERTY DESCRIPTION

MannfordMax provides flexible industrial space at 26891 W Hwy 51, just east of Mannford with easy access to Highway 51 and Highway 412 and close proximity to Sand Springs. Units range from 2,480-4,500 SF, with up to 10,350 SF contiguous across one of the three buildings. Features include drive-through access for vehicles up to 90 feet, 14-foot drive-in doors, insulated construction, and concrete floors. The facility offers 24/7 access, video surveillance, plus covered and outdoor storage options.

PROPERTY HIGHLIGHTS

- Location: 26891 W Hwy 51, Mannford, OK (near Keystone Lake, easy access to Hwy 51 & Hwy 412)
- Unit sizes: 2,480-4,500 SF, with 10,350 SF contiguous available across one of the three buildings
- Drive-through access
- 14' drive-in doors, insulated walls/ceilings/doors, and concrete floors
- 24/7 access with video surveillance
- Covered vehicle parking and outdoor storage options

OFFERING SUMMARY

Lease Rate:	\$7.00 SF/yr (MG)
Number of Units:	7
Available SF:	2,480 - 10,350 SF
Lot Size:	5 Acres
Building Total SF:	25,070 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	182	1,117	3,848
Total Population	473	2,859	9,870
Average HH Income	\$94,622	\$93,041	\$85,712

JOSH LOVE

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Bldg A: A1-4, 11-14	Available	4,400 SF	Modified Gross	\$7.00 SF/yr	55' x 80'. 8 roll up doors (4 on each side) for drive through access that are all 12' wide and 14 high. 80' x 55'.
Bldg A: A5-10	Available	3,440 SF	Modified Gross	\$7.00 SF/yr	43' x 80'. 6 rollup doors (3 each side) for drive through access that are 14' high. 4 doors are 12' wide and 2 doors are 14' wide. Drive in door is the same width as drive out door.
Bldg B: B1-2, 11-12	Available	2,480 SF	Modified Gross	\$7.00 SF/yr	31' x 80'. 4 rollup doors (2 each side) for drive through access that are 12' wide and 14' high.
Bldg B: B3-10	Available	4,400 SF	Modified Gross	\$7.00 SF/yr	55' x 80'. 8 rollup doors (4 each side) for drive through access that are 12' wide and 14'high.
Bldg C: C1-2, 11-12	Available	2,880 SF	Modified Gross	\$7.00 SF/yr	32' x 90'. 4 rollup doors (2 each side) for drive through access that are 14' wide and 14'high.
Bldg C: C3-5, 10-12	Available	4,500 SF	Modified Gross	\$7.00 SF/yr	50' x 90'. 6 rollup doors (3 each side) for drive through access that are 14'wide and 14' high.
Bldg C: C6-9	Available	2,970 SF	Modified Gross	\$7.00 SF/yr	33' x 90'. 4 rollup doors (2 each side) for drive through access that are 14'wide and 14' high.

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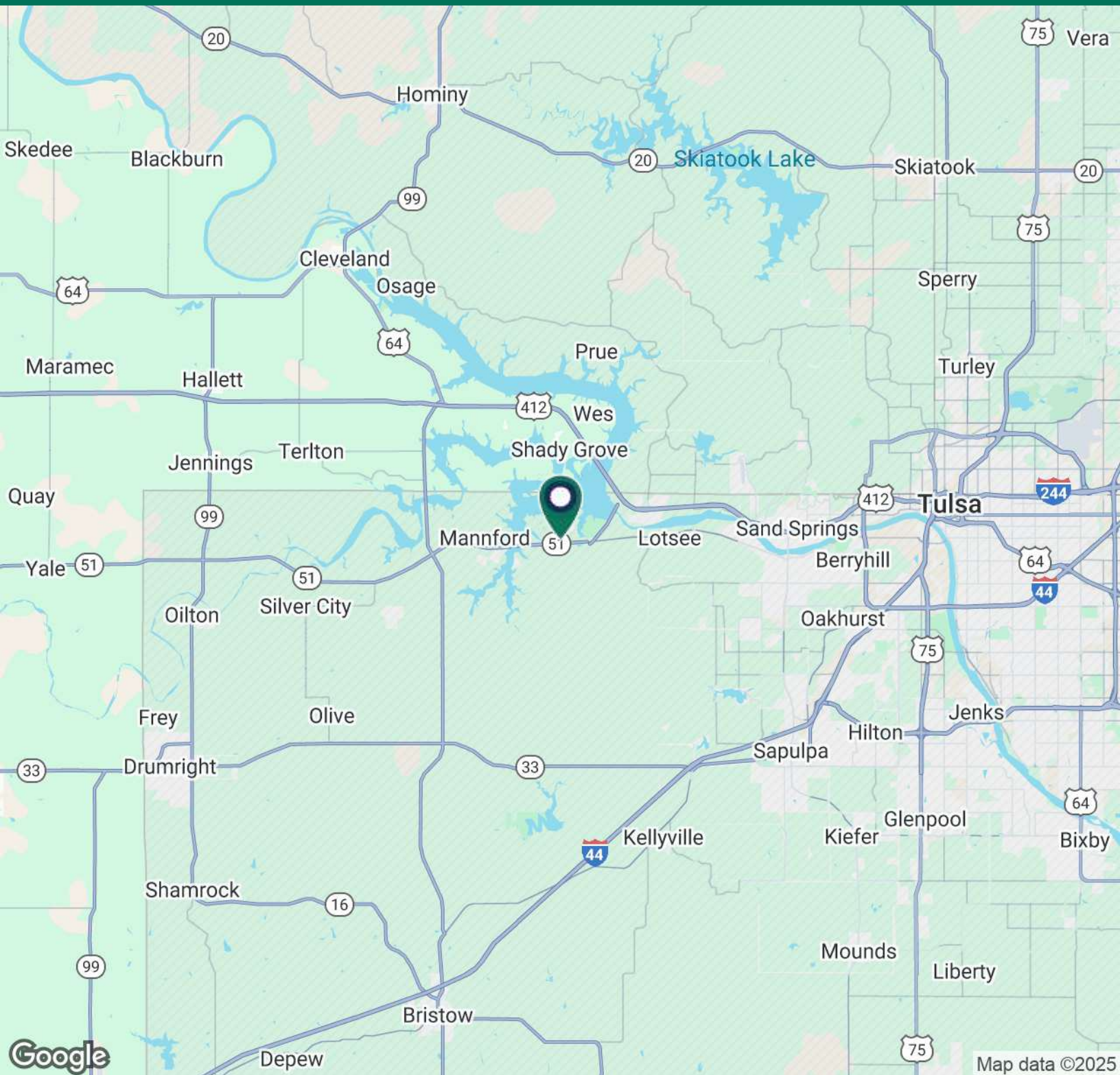
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