

Industrial Distribution Space For Sale or Lease



Sale Price: \$950,000

Lease Rate: \$6,100/Mo MG

- Located Minutes From I-44
- Fenced outside storage
- Close proximity to Ft. Sill
- Main building is concrete tilt wall construction
- Property can be accessed from both SE Simpson St & SE Wallock St



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Details

Cross Streets	Property is located between SE B Ave & SE D Ave and can be accessed from both SE Simpson St & SE Wallock st	Market	Lawton
Total Building SF	25,300	County	Comanche
Available SF for lease	21,905 MOL	Clear Height	19' - 25'.5"
Zoning	I-3	Grade Level Doors	Two overside drive in doors.
		Dock High Doors	Three total. Two available for options 1 or 3.

The primary building boasts concrete tilt-up construction with a rare and durable concrete roof—a feature rarely seen in modern construction. It offers a tall clear height, three dock doors, and two oversized drive-in doors, making it perfect for warehousing or manufacturing needs. The add-on space, constructed with a bolt-up frame and R-panel, provides ample additional storage or operational space to suit your requirements. The fully fenced storage and parking area enhances both security and functionality. Conveniently located just minutes from I-44 and in close proximity to Fort Sill, this property is ideally positioned for accessibility and growth.

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



Lawton has become the regional employment and retail center for southwest Oklahoma. Lawton supports a retail community of almost 300,000 people, all within a 45 minute drive. The greater Lawton region includes Wichita Falls, TX and the smaller towns of Cache, Duncan, Altus, Geronimo, Walters, Elgin, Chickasha, Marlow and Rush Springs, as well as the Fort Sill military installation and the Wichita Mountains Wildlife Refuge.

LABOR FORCE The greater Lawton area has gone through some healthy growth over the past 6 years that has resulted in a larger workforce. One of the strongest assets of the region is the population of skilled workers. Not only does the region recruit from its own residents in LawtonFort Sill, but also from the nearby communities and unincorporated areas of the 7 county area. On average, in a 45 minute radius from different points within the region, you can find an available work

FORT SILL is one of the largest employers in Oklahoma with about 7,300 civilian employees, 9,000 soldiers stationed at the fort and another 5,500 soldiers rotating through for training. It has become a technology test and training hub of the United States. Fort Sill really is a twin city to Lawton right next door. The Army post has hotels, restaurants, day care centers, homes, shops – a city all by itself. But Fort Sill relies as much on Lawton as Lawton benefits from the \$2 billion economic impact generated by Fort Sill. Fort Sill is more than a great community partner and a major economic generator for the state of Oklahoma, it is also a



Space has two dock high doors, two oversized grade level drive in doors , minimal office space and fenced outside storage. Clear height 19' - 25'6". Partially sprinkled.



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