

VINITA LIGHT INDUSTRIAL
BUILT TO SUIT FOR LEASE

E 260 RD

McGraw
COMMERCIAL PROPERTIES

LOT 1

LOT 5

LOT 6

LOT 7

LOT 2

LOT 4

LOT 3

S 4420 RD

LOT 8 DIVISIBLE TO SUIT

WILL ROGERS TURNPIKE
63 Rd

441773 E. 260 RD | VINITA, OK 74301

\$ Negotiable

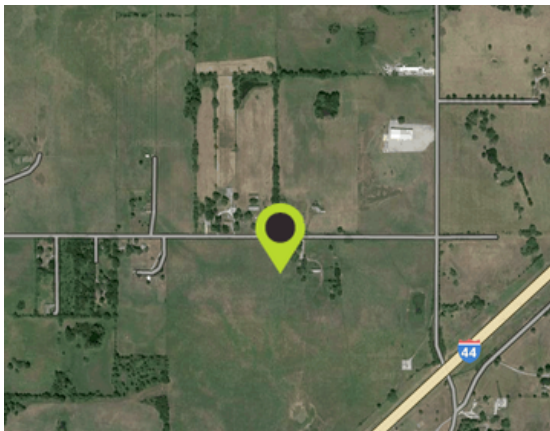
~1 - 80
Acres

OFFERING SUMMARY

Lease Rate: Negotiable

Lot Size: ~1 - 80 Acres

Zoning: IL



SITE DESCRIPTION

New construction, built-to-suit, light industrial, subdivision in Vinita Oklahoma. 7 lots available approximately 1 acre each. Additional ~80 acres available to be parceled off.

PROPERTY HIGHLIGHTS

- Near access to Route 66 and I-44 (Will Rogers Turnpike)
- Available option to purchase at end of lease term
- Potential for rail spur.

FOR MORE
INFORMATION
CONTACT:

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COMMERCIAL PROPERTIES

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CONCEPTUAL SITE PLAN

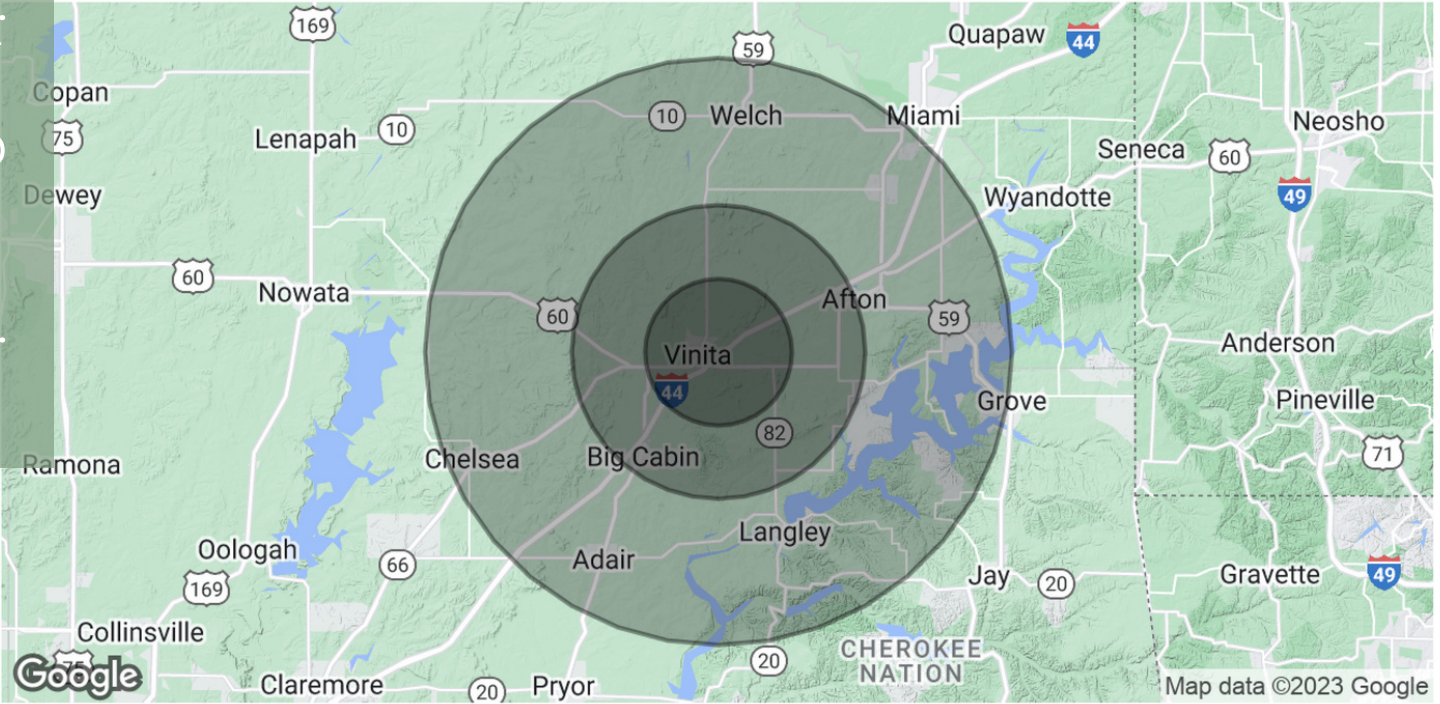


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POPULATION	5 MILES	10 MILES	20 MILES
Total Population	6,891	12,473	47,425
Average Age	41.8	42.2	45.5
Average Age (Male)	38.9	40.0	44.9
Average Age (Female)	45.2	44.6	46.1
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	3,191	6,299	28,287
# of Persons per HH	2.2	2.0	1.7
Average HH Income	\$40,329	\$40,737	\$41,378
Average House Value	\$102,180	\$124,668	\$153,366

* Demographic data derived from 2020 ACS - US Census