

FOR SALE

11175 EAST SIMPSON ROAD

Guthrie, OK 73044



Chris Castro
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PIVOT

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PROPERTY DESCRIPTION

Explore the potential of this impressive industrial property offering 12800 SF of space across 2 buildings (6400 square feet each), constructed in 2022 to meet modern standards. The property is thoughtfully zoned I-1, catering to a range of industrial and manufacturing operations. Strategically situated in the Oklahoma City Metro area, it benefits from excellent connectivity via nearby interstates and transportation routes. The buildings construction ensure efficiency and functionality for diverse business needs. Situated on 15 acres, this is a prime opportunity for industrial and manufacturing investors seeking a well-equipped, purpose-built facility in a dynamic and strategic location.

PROPERTY HIGHLIGHTS

- 2 6400 SF buildings
- Constructed in 2022
- Zoned I-1
- Located in Oklahoma City Metro area

OFFERING SUMMARY

Sale Price:	\$1,585,000
Number of Units:	2
Lot Size:	15 Acres
Building Size:	12,800 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	0	3	14
Total Population	2	11	45
Average HH Income		\$115,124	\$98,677

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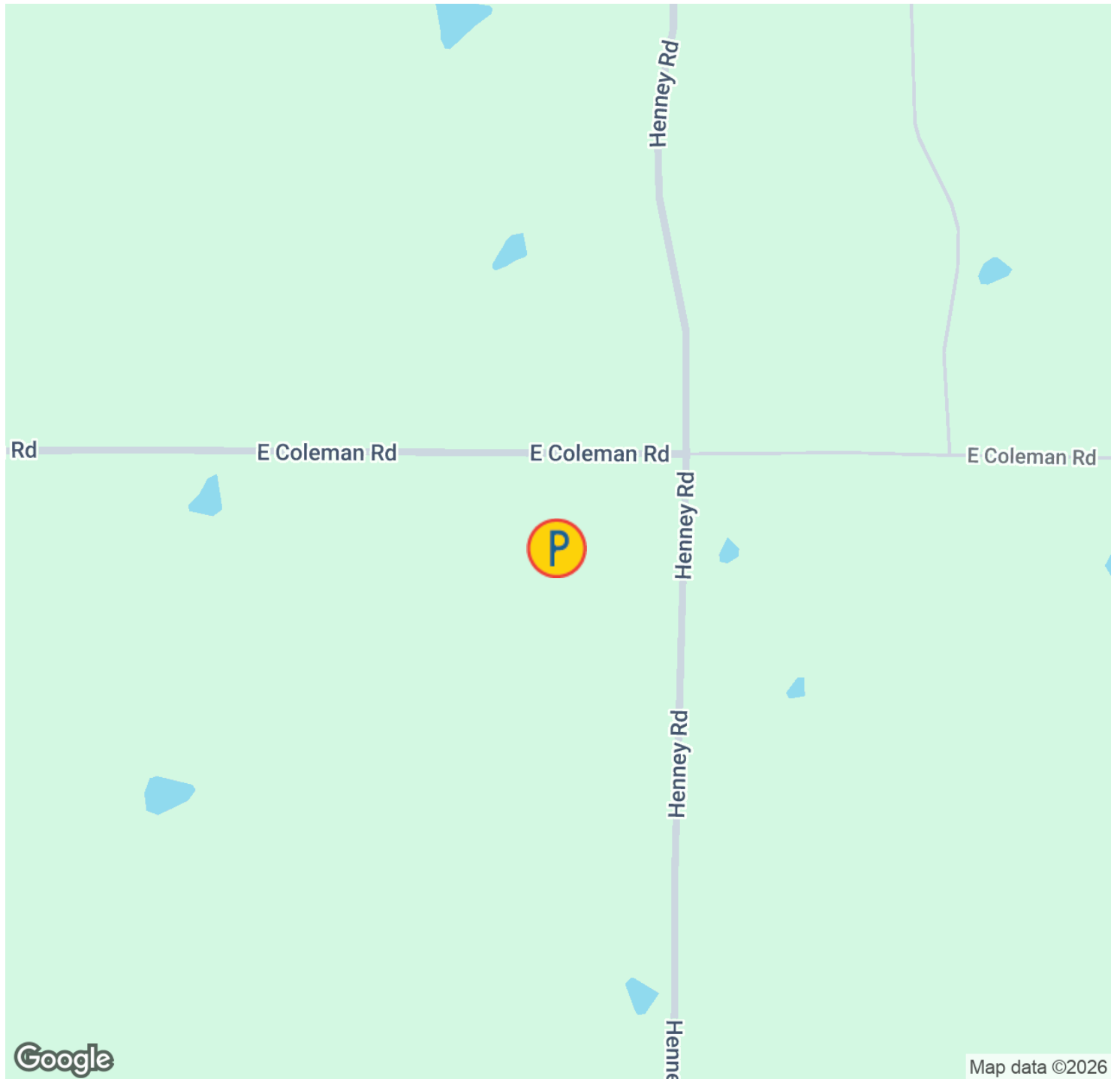
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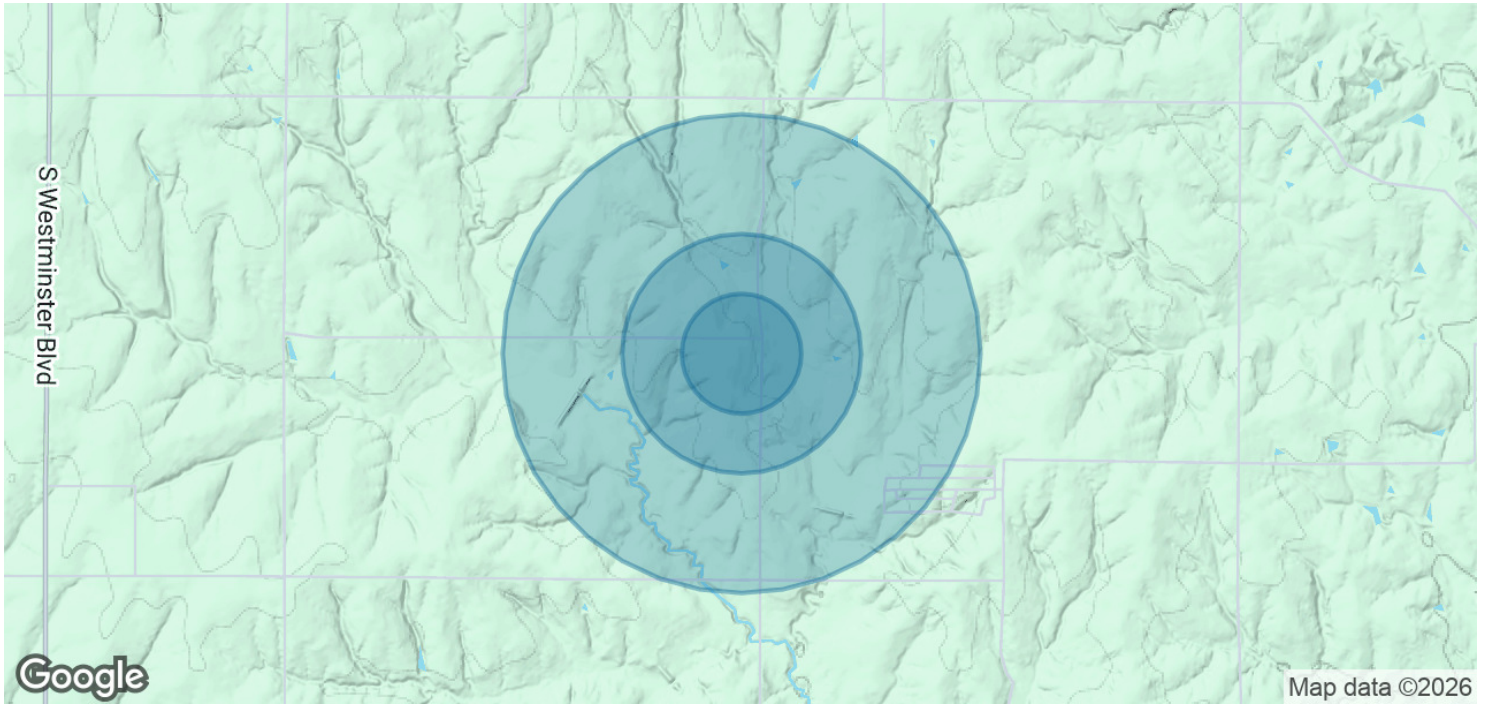
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2	11	45
Average Age	66.6	48.4	47.4
Average Age (Male)	69.0	50.2	49.1
Average Age (Female)	62.9	45.7	44.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	0	3	14
# of Persons per HH		3.7	3.2
Average HH Income		\$115,124	\$98,677
Average House Value		\$657,157	\$606,606

2023 American Community Survey (ACS)

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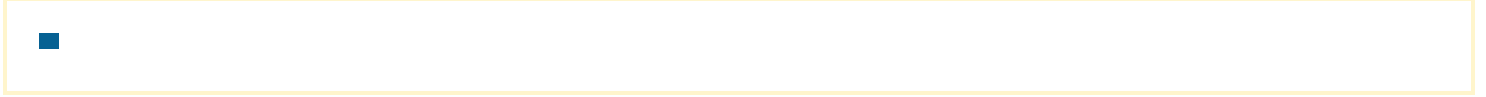
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