


FOR SALE

509 E Ponca St

PROPERTY DESCRIPTION

This prime industrial investment property spans 17,282 SF across four structures, developed between 1978 and 2008. Featuring a gravel-paved parking lot, chain link fencing, access gates, and concrete sidewalks, the site is well-equipped for long-term functionality. The property is fully leased through February 2028, generating a net operating income (NOI) of \$108,000.00, with multiple renewal options providing long-term stability.

PROPERTY OVERVIEW

- Building 1: 13,559 SF +/- metal building with office and warehouse, six 16' overhead doors, and 23.5' ceilings
- Building 2: 2,511 SF +/- metal building with small office
- Building 3: 812 SF +/- frame office building
- Building 4: 400 SF +/- metal storage

LOCATION DESCRIPTION

Located along SH 76 in South Lindsay. Centrally located between I-35 and I-44 with various neighboring industrial properties.

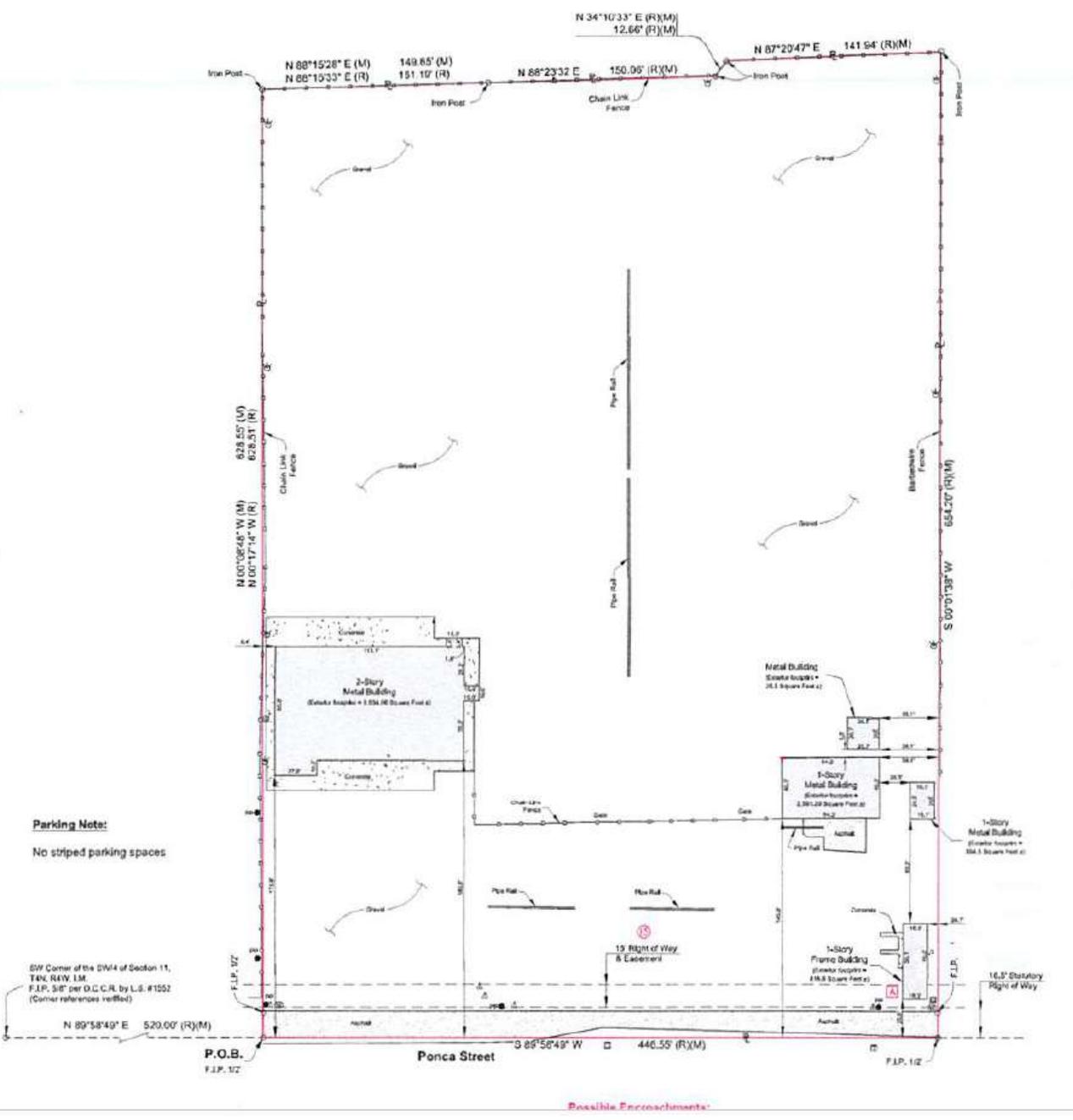
OFFERING SUMMARY

Sale Price:	\$1,775,000
Lot Size:	6.6 Acres
Building Size:	17,282 SF
Zoning:	I-2
NOI:	\$108,000.00
Cap Rate:	6.08%

Kendra Streeter
405.590.7202 kendra@fleskeholding.com

Josh White
405.417.6761 josh@fleskeholding.com





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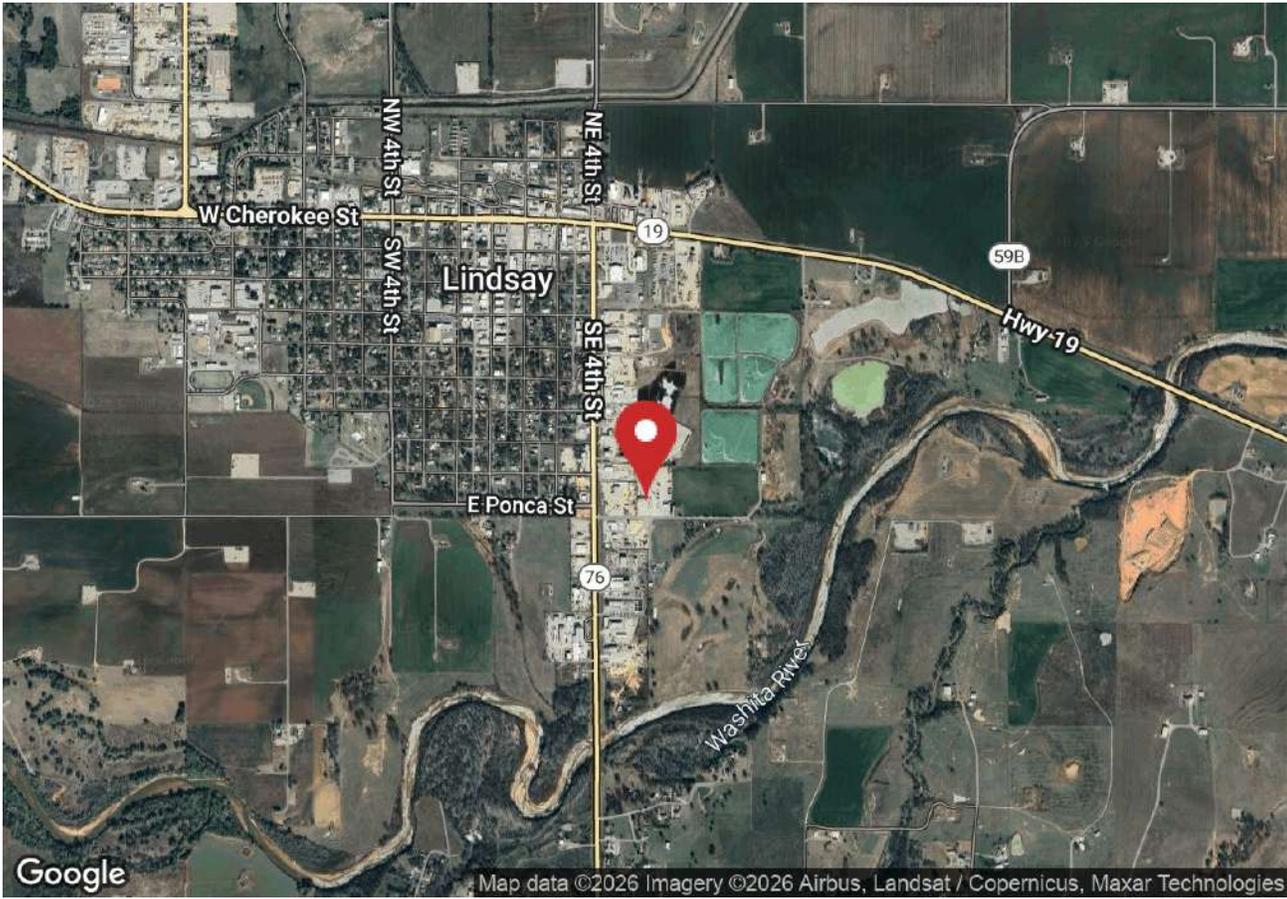
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	597	4,704	8,650
Average Age	36.9	36.9	37.5
Average Age (Male)	35.5	34.8	34.8
Average Age (Female)	37.2	37.2	38.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	242	1,861	3,330
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$63,261	\$63,923	\$62,175
Average House Value		\$149,120	\$90,566

2020 American Community Survey (ACS)

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