

**811 SE 3rd St, Lawton, OK 73501**

**\$559,000.00**

**INDUSTRIAL PROPERTY FOR SALE**



**SALE PRICE**

**\$559,000**

### **PROPERTY OVERVIEW**

Industrial property for sale on located on SE 3rd St in the Industrial Park with quick and easy access to I-44. This property is  $\pm 0.98$ ac and houses two buildings totaling  $\pm 8,500$ sf. The main building is  $\pm 7,600$ sf and includes office space, warehouse/work areas, restrooms, and a dedicated wash bay area. The interior office space has packaged HVAC system, ceramic tile, and a full kitchen with granite counter tops within the executive offices. The shop area has three grade level overhead doors, finished concrete floors, and ceiling hung gas heaters. The second  $\pm 900$ sf building offers additional storage or shop space. This property also offers secured chain link fencing with gates, large gravel lot, and concrete parking in the front of the main building.

### **PROPERTY HIGHLIGHTS**

- $\pm 0.98$ ac lot with two buildings totaling  $\pm 8,500$ sf,  $\pm 7,600$ sf main building offers office & warehouse/work space,  $\pm 900$ sf additional building offers additional storage/shop space
- Secured chain link fencing with gates, large gravel lot, and concrete parking in the front of the main building
- Located in Industrial Park with quick and easy access to I-44

### **OFFERING SUMMARY**

Lot Size:  $\pm 1.98$  Acres

Year Built: 2007

Building Size:  $\pm 8,500$  SF

Renovated: 2012

Zoning: I-3

Submarket: Turnpike Industrial

Price / SF: \$65.76

### **JASON WELLS**

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Measurements and other information are obtained from Owner and/or other reliable sources and are offered as an aid for investment analysis. Although deemed reliable, information is not guaranteed and is provided subject to errors, omissions, prior sale or withdrawal.

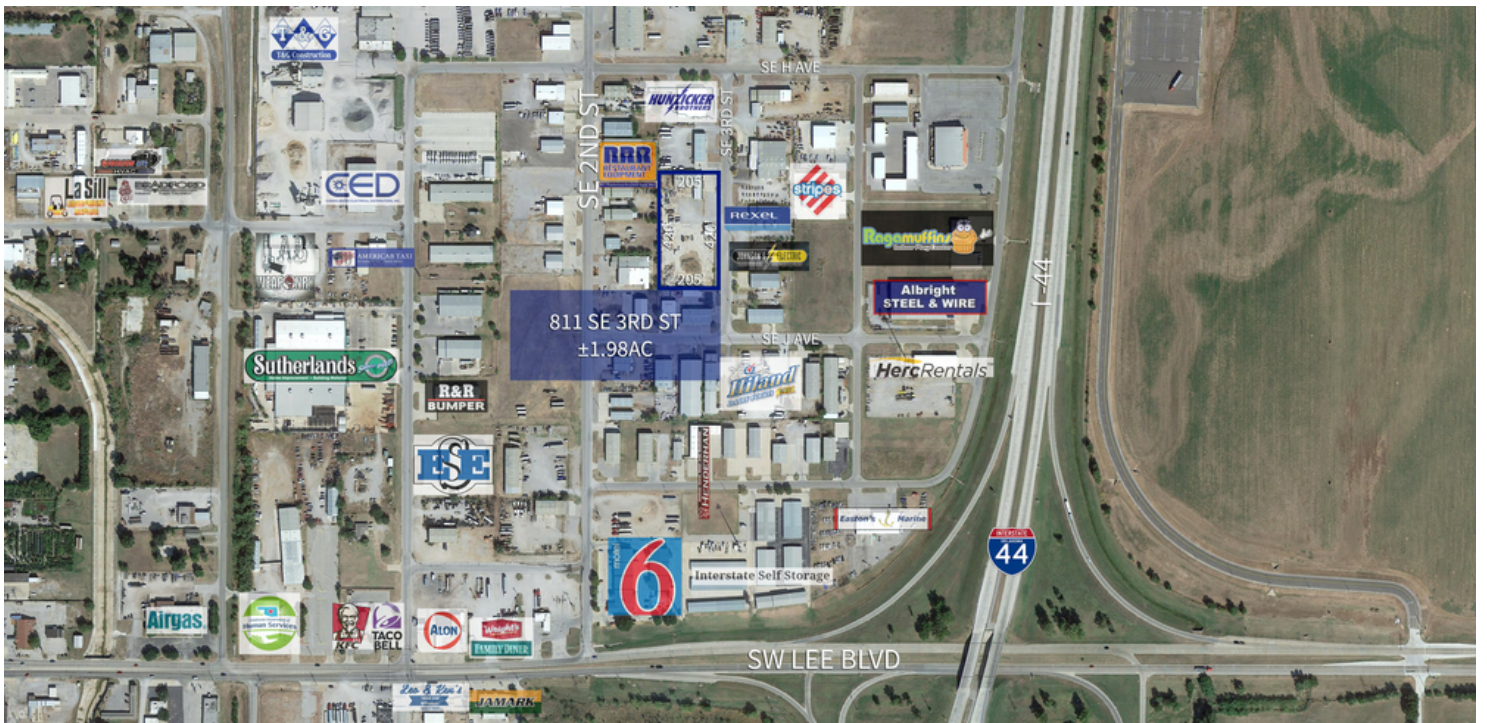


Insight Commercial Real Estate Brokerage, LLC

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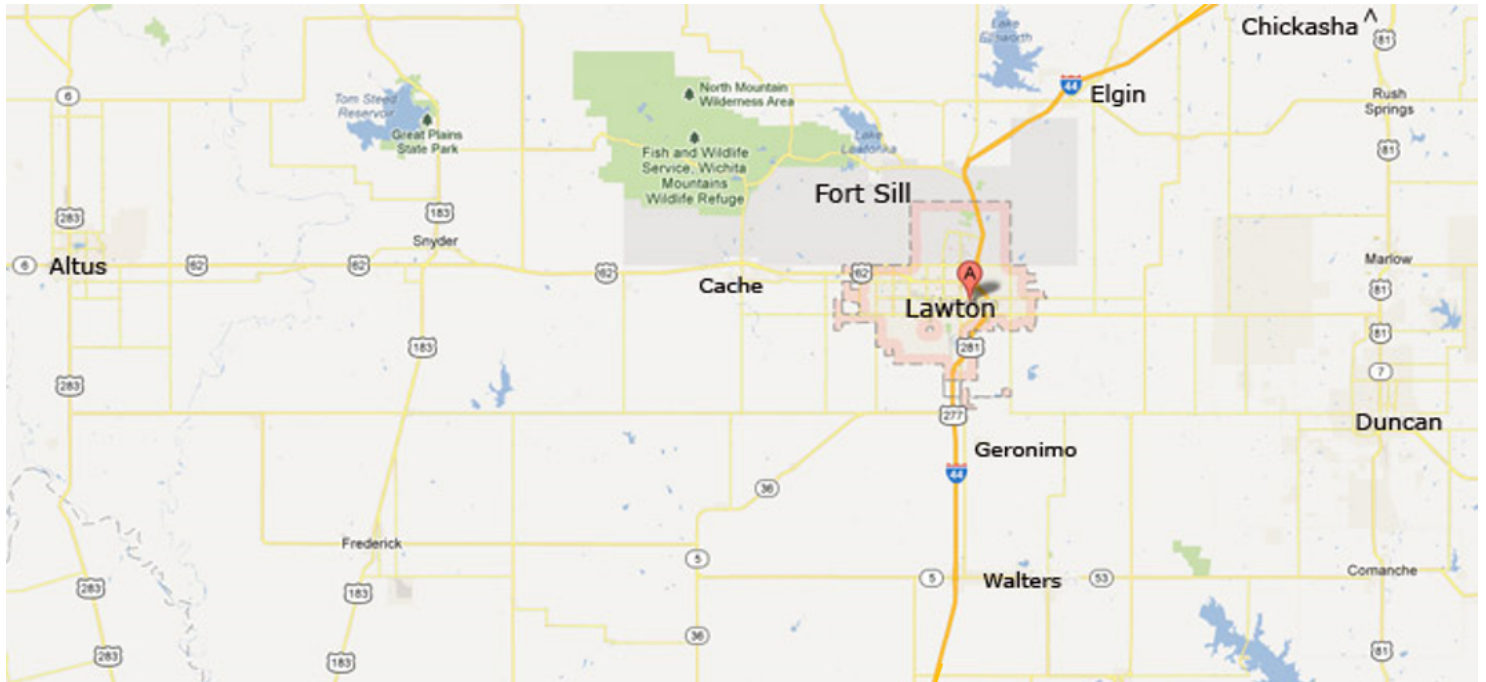
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## REGION

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 Lawton-Fort 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 workforce of approximately 350,000.

## FORT SILL

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 workforce producer that delivers quality and technically experienced personnel when they leave the military.

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