



PROPERTY DESCRIPTION - MIXED USE | WAREHOUSE

Discover an ideal space for your business at this conveniently located mixed use-warehouse space. This property offers a comprehensive solution to your business needs with its combination of office and warehouse space in a secured and easily accessible location.

Located just 4 miles from I-35 and near Division (close to Walmart), this property provides easy access for any Guthrie-based business.

OFFERING SUMMARY

Lease Rate: \$12.00 SF/yr (NNN)

Utilities Separate

Building Size: 3,200 SF

PROPERTY HIGHLIGHTS

- Suite consists of Office, Bathroom, shop area, and two 10' overhead doors with openers
- Climate Control: Fully air-conditioned with a gas heater
- Internet: High-speed connectivity via Cox Internet
- Utilities: Water/sewage included alongside a large trash dumpster
- Security & Lighting: Bright outdoor lighting in a secure area
- Parking: Ample space available

ROSHA WOOD

rwood@priceedwards.com

O: 405.239.1219 C: 405.902.8181

410 SIGMA PLACE

GUTHRIE, OK 73044



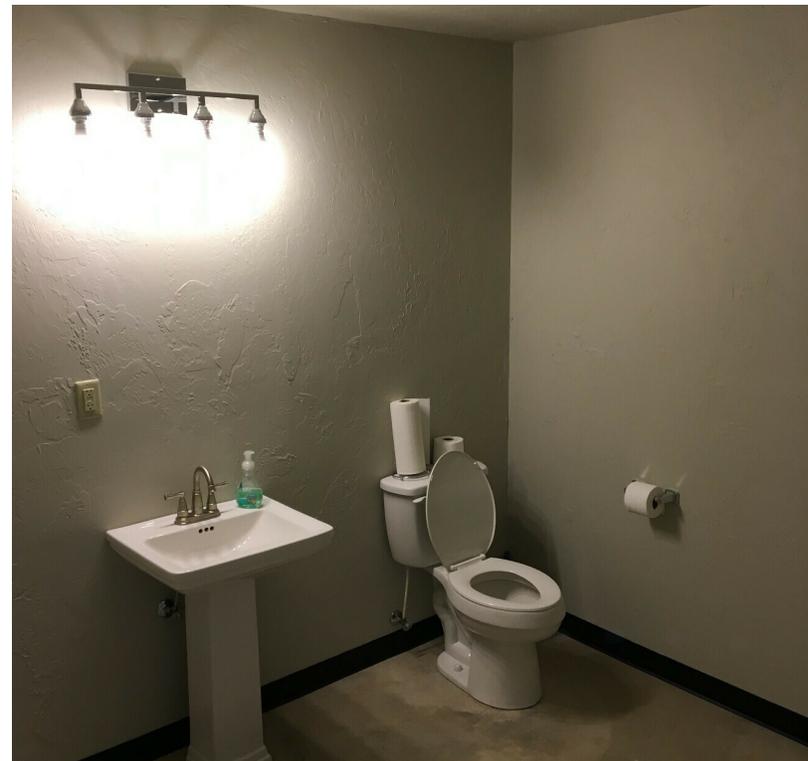
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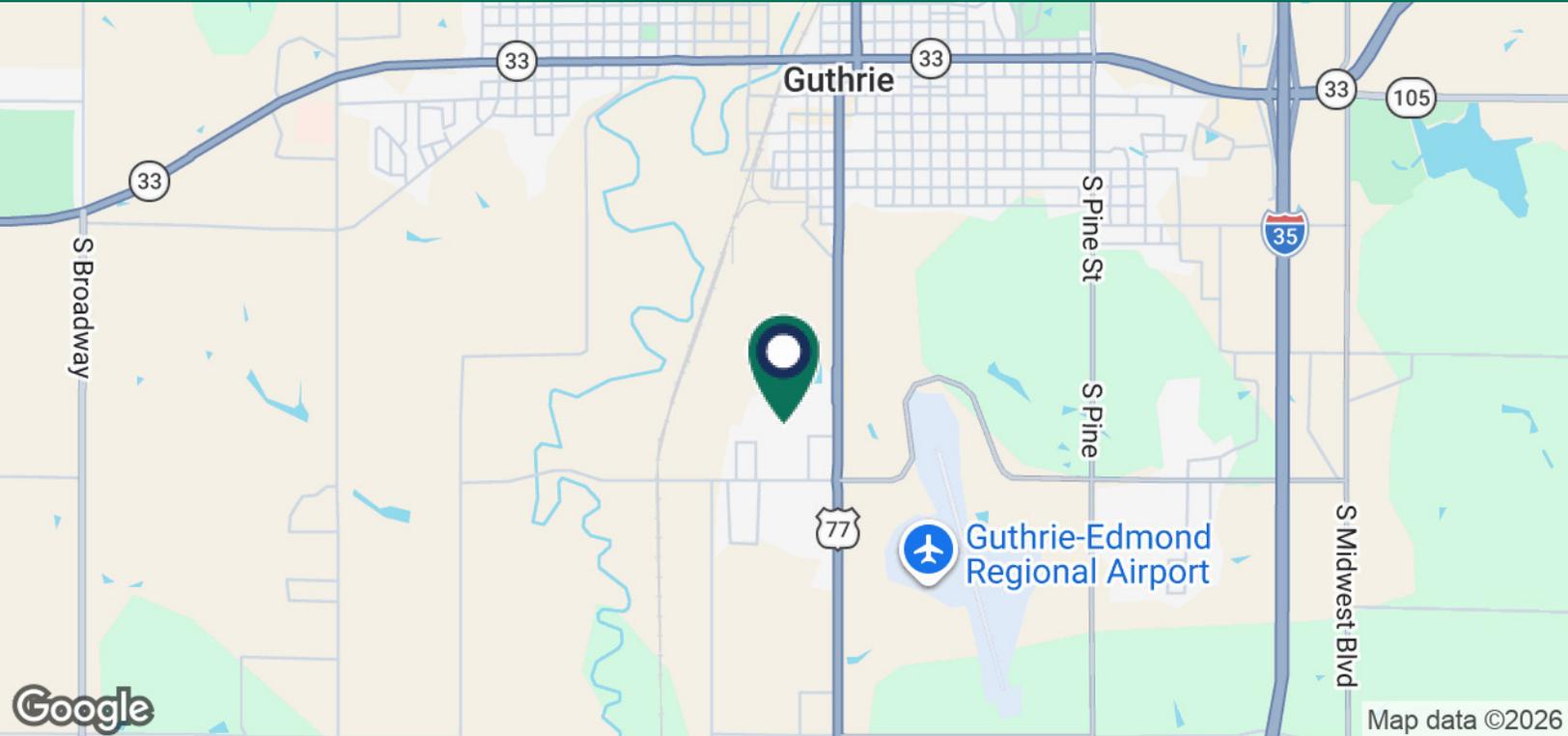
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	12,199	16,424	45,543
Average Age	41	41	40
Average Age (Male)	39	39	39
Average Age (Female)	42	42	40
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	4,717	6,260	16,290
# of Persons per HH	2.6	2.6	2.8
Average HH Income	\$81,850	\$91,578	\$132,450
Average House Value	\$183,115	\$202,563	\$314,703

Demographics data derived from AlphaMap

03182026

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