



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: \$10 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



ROSHA WOOD

rwood@priceedwards.com

O: 405.239.1219 C: 405.902.8181

410 SIGMA PLACE

410 SIGMA PLACE GUTHRIE, OK 73044



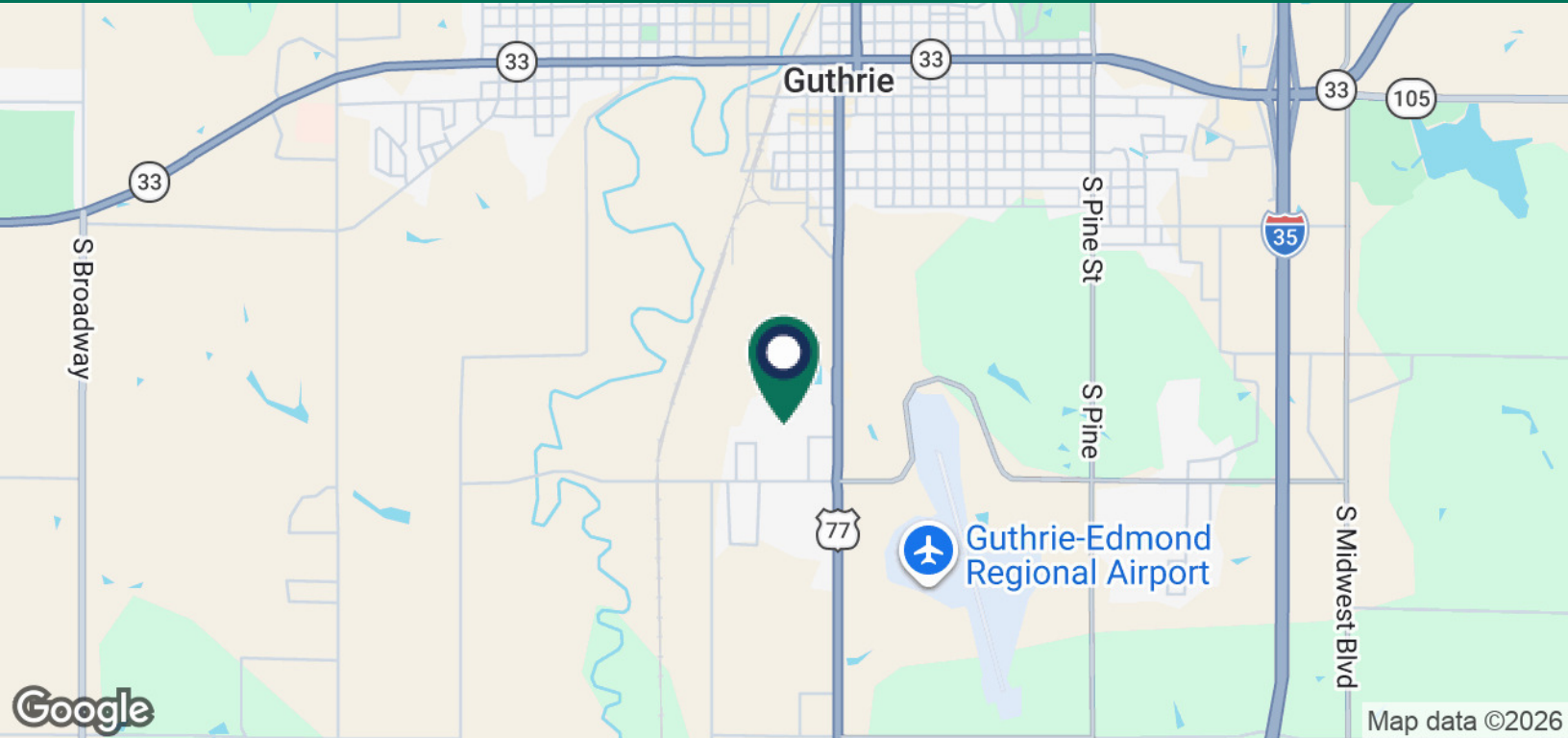
ROSHA WOOD

rwood@priceedwards.com

O: 405.239.1219 C: 405.902.8181

410 SIGMA PLACE

GUTHRIE, OK 73044



| 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

06102016

ROSHA WOOD

rwood@priceedwards.com

O: 405.239.1219 C: 405.902.8181