

Flex Spaces For Lease

FOR LEASE

606 - 608 South 9th Avenue, Durant, OK 74701



Details

Lease Rate:	Negotiable
Available SF:	7,000 SF
Bldg 606 - Size:	4,000 SF
Bldg 606 - Warehouse Rate:	\$6.00 psf NNN
Bldg 608 - Size:	3,000 SF
Bldg 608 - Flex Office/Warehouse Rate:	\$12.00 psf NNN

Overview

Located at 606 and 608 S. 9th Street in Durant, Oklahoma, this flex space opportunity is positioned less than one mile from the Choctaw Nation of Oklahoma Headquarters and the Choctaw Casino & Resort Durant. S. 9th Street serves as the primary corridor between the property and the casino while also providing quick and convenient access to U.S. Highway 69/75. Durant continues to experience strong commercial growth driven by the expansion of the Choctaw Nation, tourism, healthcare, manufacturing, and regional retail development.

Building 606 consists of warehouse space that is not climate controlled, while Building 608 offers climate controlled flex space with office accommodations, making the property well suited for service, distribution, office, and light industrial users. Buildings 606 and 608 may be leased together or separately, offering tenants the flexibility to occupy a single building or create a cohesive operational campus.

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AND COMPANY

Flex Spaces For Lease

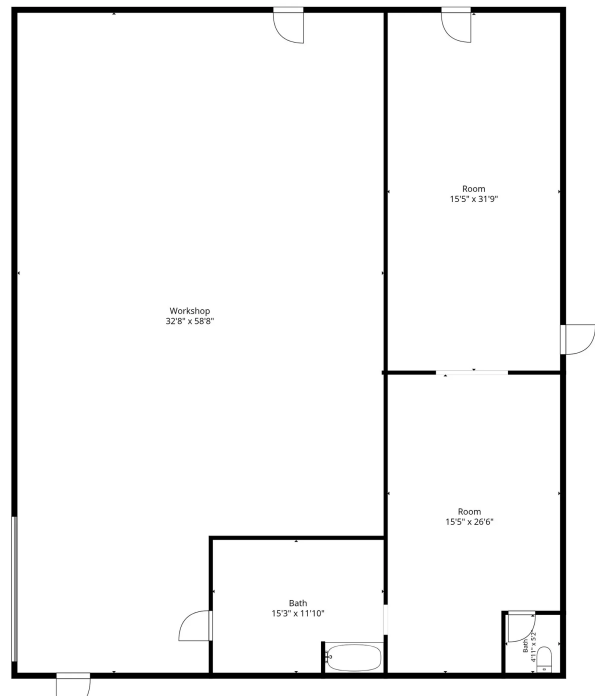
FOR LEASE

BUILDING - 606 South 9th Avenue, Durant, OK 74701 | Warehouse



Building 606

- 3,000 SF (50' x 60')
- Warehouse Space
- 17 Foot Side Walls
- Overhead Door
- Ideal for Storage, Distribution, or Light Industrial Use



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BUILDING - 608 S 9th Ave, Durant, OK 74701 | Flex Office/Warehouse

Building 608

- 4,000 SF (50' x 80')
- Climate Controlled Flex Space
- 29 Inch Dock Height
- 17 Foot Side Walls
- Overhead Door
- Office and Warehouse Configuration



PYLON SIGNAGE



SECURED FENCING AROUND ENTIRE PROPERTY



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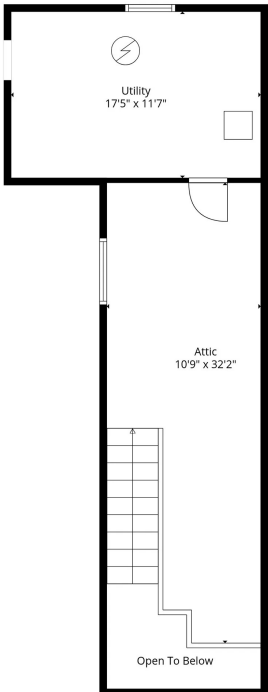
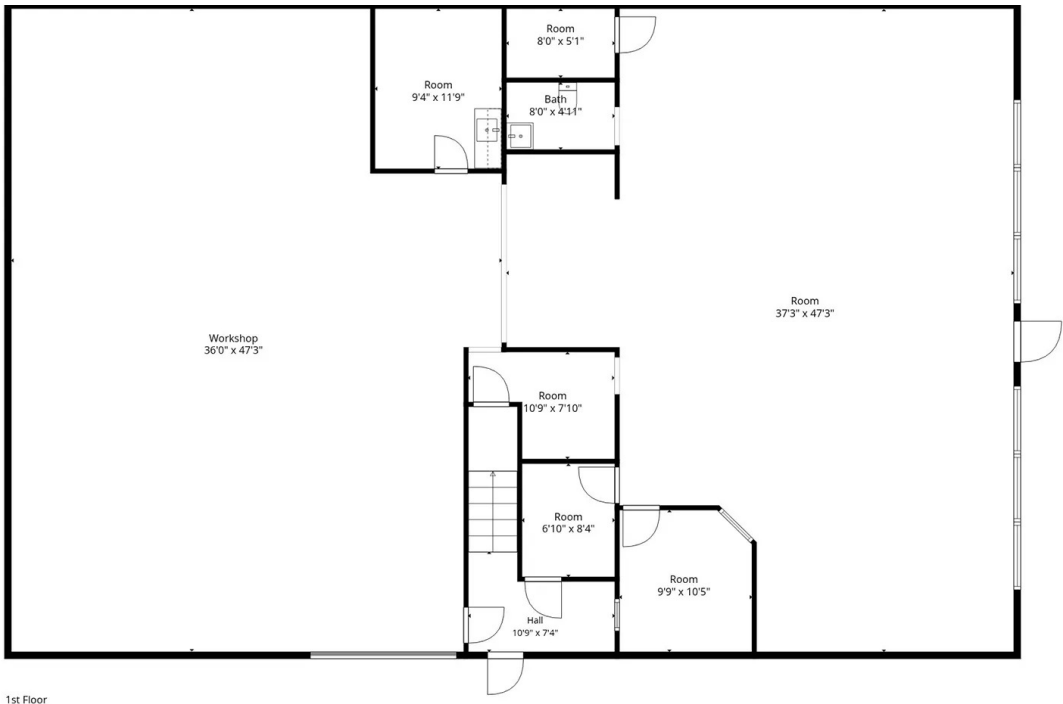
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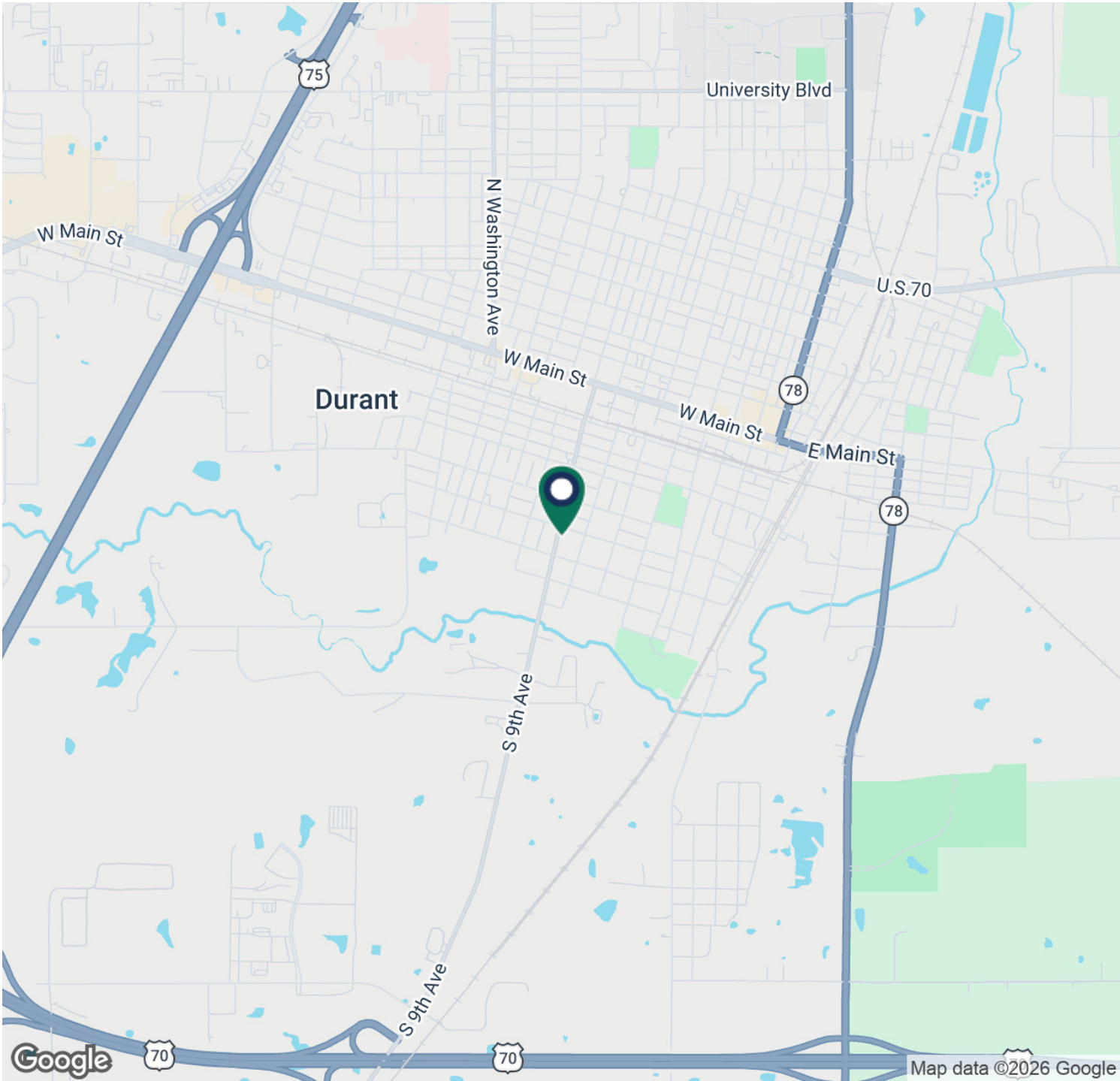
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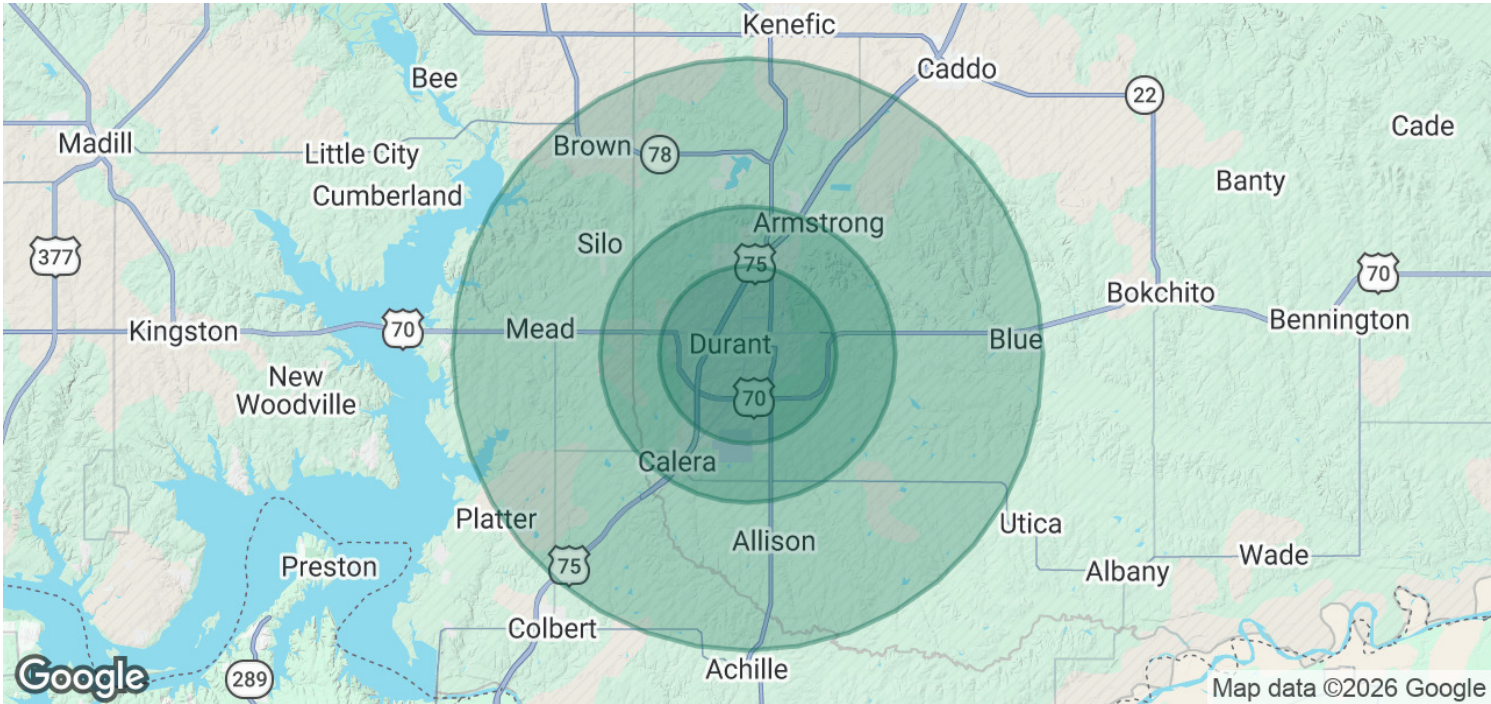
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	16,184	25,144	34,908
Average Age	33.6	34.7	36.4
Average Age (Male)	31.9	33.0	35.2
Average Age (Female)	35.3	36.2	37.1
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	6,297	9,620	13,419
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$61,681	\$68,652	\$71,723
Average House Value	\$149,899	\$185,480	\$182,502
2023 American Community Survey (ACS)			07202026

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