



PROPERTY DESCRIPTION - MIXED USE | WAREHOUSE

Discover an exceptional opportunity. This vacant commercial property presents the perfect canvas for an owner-user looking to establish or expand their business in a prime location. Zoning: Commercial use, ideal for a variety of business applications.

This property is perfect for small business owners, entrepreneurs, or anyone looking to create a customized space to suit their operational needs. With its vacant status, you have the freedom to design the space that meets your vision.

OFFERING SUMMARY

Sale Price:	\$445,000
Lot Size:	0.68 Acres
Building Size:	3,200 SF
Type:	Mixed Use / Warehouse

PROPERTY HIGHLIGHTS

- **Flexible Layout:** The property includes an office space, restroom, and a spacious shop area, providing the versatility needed for different business operations.
- **Accessibility:** Two 10' overhead doors with openers facilitate easy movement of goods and equipment, making it suitable for a range of industries.
- **Comfort:** Fully air-conditioned with gas heating ensures a productive work environment year-round.
- **Utilities:** Separate utilities are in place, with water/sewage included, plus access to a shared trash dumpster for convenience.
- **Security Lighting:** Bright outdoor lighting enhances safety and visibility during evening hours.
- **Parking:** Ample parking space is available for employees and customers.
- **Strategic Location:** Just 4 miles from I-35 and near key amenities, ensuring ease of access for both clients and suppliers.

ROSHA WOOD

rwood@priceedwards.com
 O: 405.239.1219 C: 405.902.8181

410 SIGMA PLACE | FOR SALE

GUTHRIE, OK 73044



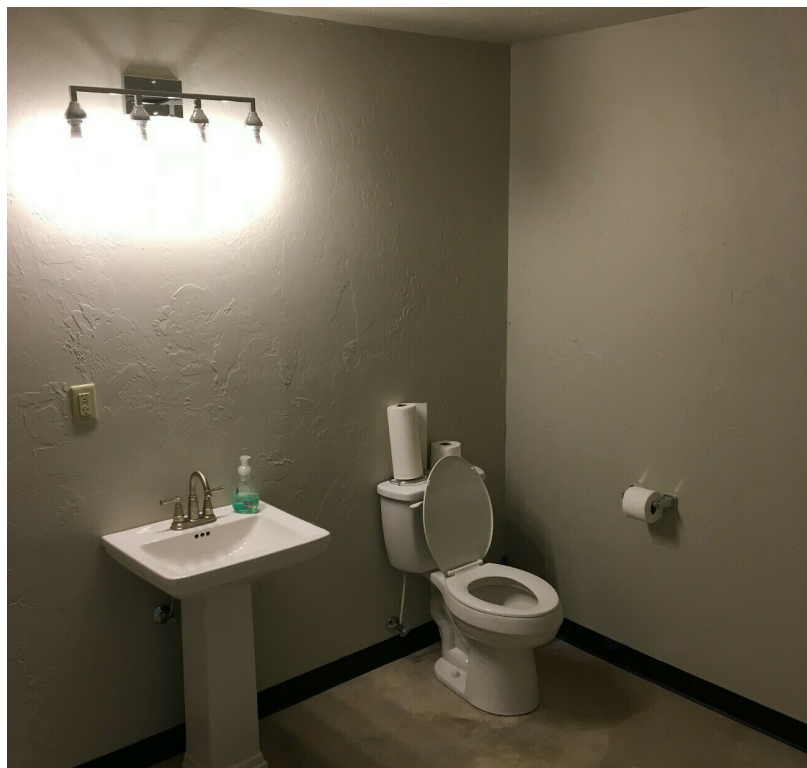
ROSHA WOOD

rwood@priceedwards.com

O: 405.239.1219 C: 405.902.8181

410 SIGMA PLACE | FOR SALE

410 SIGMA PLACE GUTHRIE, OK 73044



ROSHA WOOD

rwood@priceedwards.com

O: 405.239.1219 C: 405.902.8181

410 SIGMA PLACE | FOR SALE

410 SIGMA PLACE GUTHRIE, OK 73044



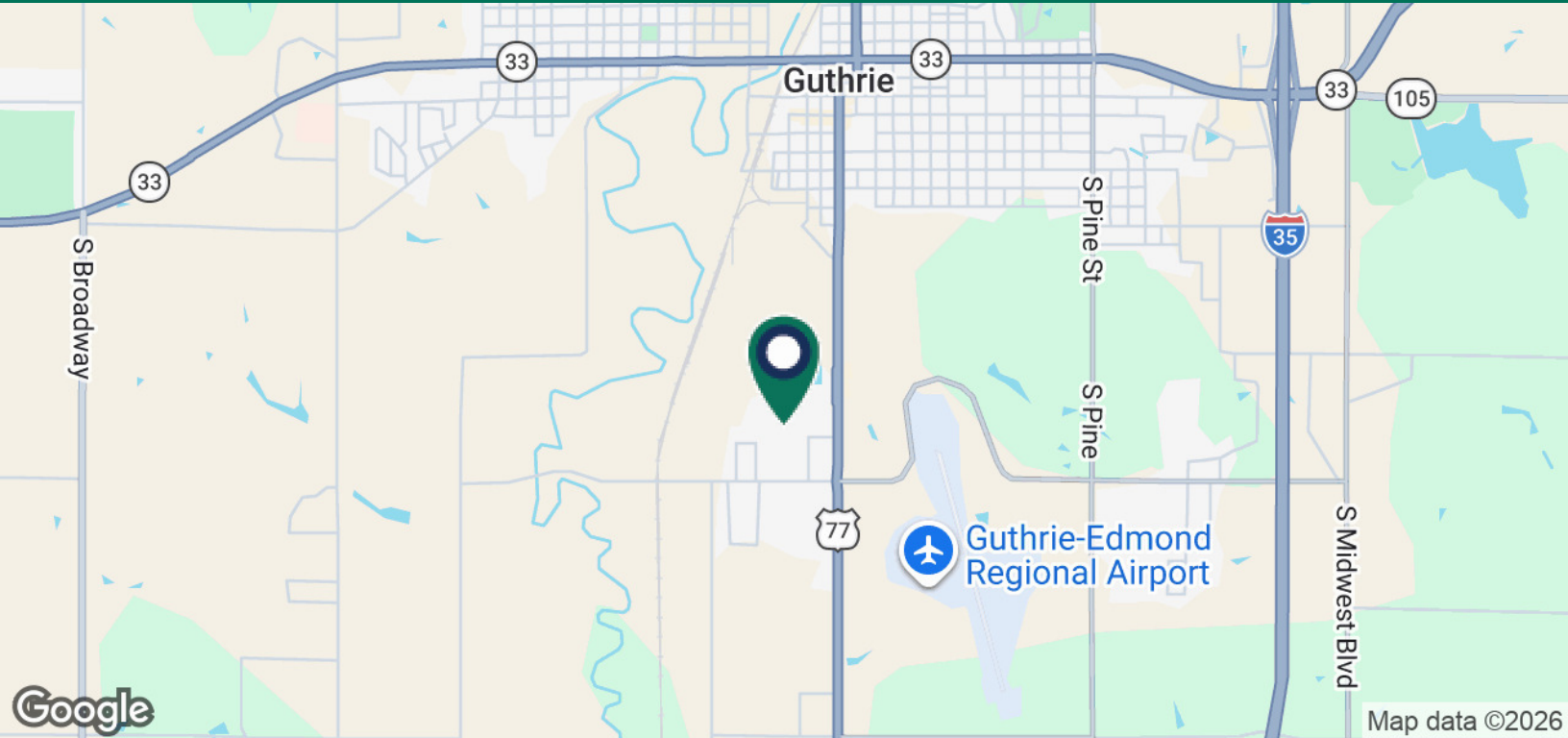
ROSHA WOOD

rwood@priceedwards.com

O: 405.239.1219 C: 405.902.8181

410 SIGMA PLACE | FOR SALE

GUTHRIE, OK 73044



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	954	15,804	41,684
Average Age	41.8	40.0	40.5
Average Age (Male)	39.4	39.7	40.4
Average Age (Female)	42.7	42.1	41.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	316	5,378	14,263
# of Persons per HH	3.0	2.9	2.9
Average HH Income	\$65,622	\$79,615	\$121,169
Average House Value	\$185,302	\$184,570	\$286,032

Demographics data derived from AlphaMap

06102026

ROSHA WOOD

rwood@priceedwards.com

O: 405.239.1219 C: 405.902.8181