



Guthrie Industrial For Sale

326 West College
Avenue
Guthrie, OK 73044

MCP MCGRAW
COMMERCIAL
PROPERTIES

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PROPERTY DESCRIPTION

Uncover the potential of this prime industrial property located in Guthrie, OK. Boasting a 30,000 SF building constructed in 1960, this investment opportunity offers ample space for manufacturing or distribution operations. With 30% occupancy, there's significant potential for expansion and increased returns. The property's strategic location provides efficient access to major transportation routes, consolidating its position as a valuable asset for industrial and manufacturing enterprises. Take advantage of this versatile space, ready to accommodate your business needs and fuel your growth. Don't miss the chance to make your mark in this thriving industrial hub with this promising property at the heart of it all.

PROPERTY HIGHLIGHTS

- 4 overhead doors,
- 2 dock high.
- 31,800 sqft
- 21k sqft climate-controlled, with approximately 3k sqft of built-out office, including a kitchen and conference room.
- The entire property has a fenced yard.
- 30% left for expansion
- Built in 1960

OFFERING SUMMARY	
Sale Price:	\$2,000,000
Lot Size:	2.58 Acres
Building Size:	31,800 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	36	225	1,093
Total Population	64	525	2,867
Average HH Income	\$39,209	\$65,956	\$80,608



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LOCATION DESCRIPTION

Discover the potential of Guthrie, OK, for your next industrial or manufacturing investment. Positioned strategically for business success, the area offers proximity to major transportation routes like I-35 and I-44, providing efficient access to regional and national markets. Beyond its logistical advantages, Guthrie boasts a supportive business environment, a skilled labor force, and access to robust utility infrastructure. Embrace the rich history and vibrant community of Guthrie while securing your business's future in an area known for its strong work ethic and commitment to economic growth. Don't miss this opportunity to establish your operations in a location with room to grow and thrive.

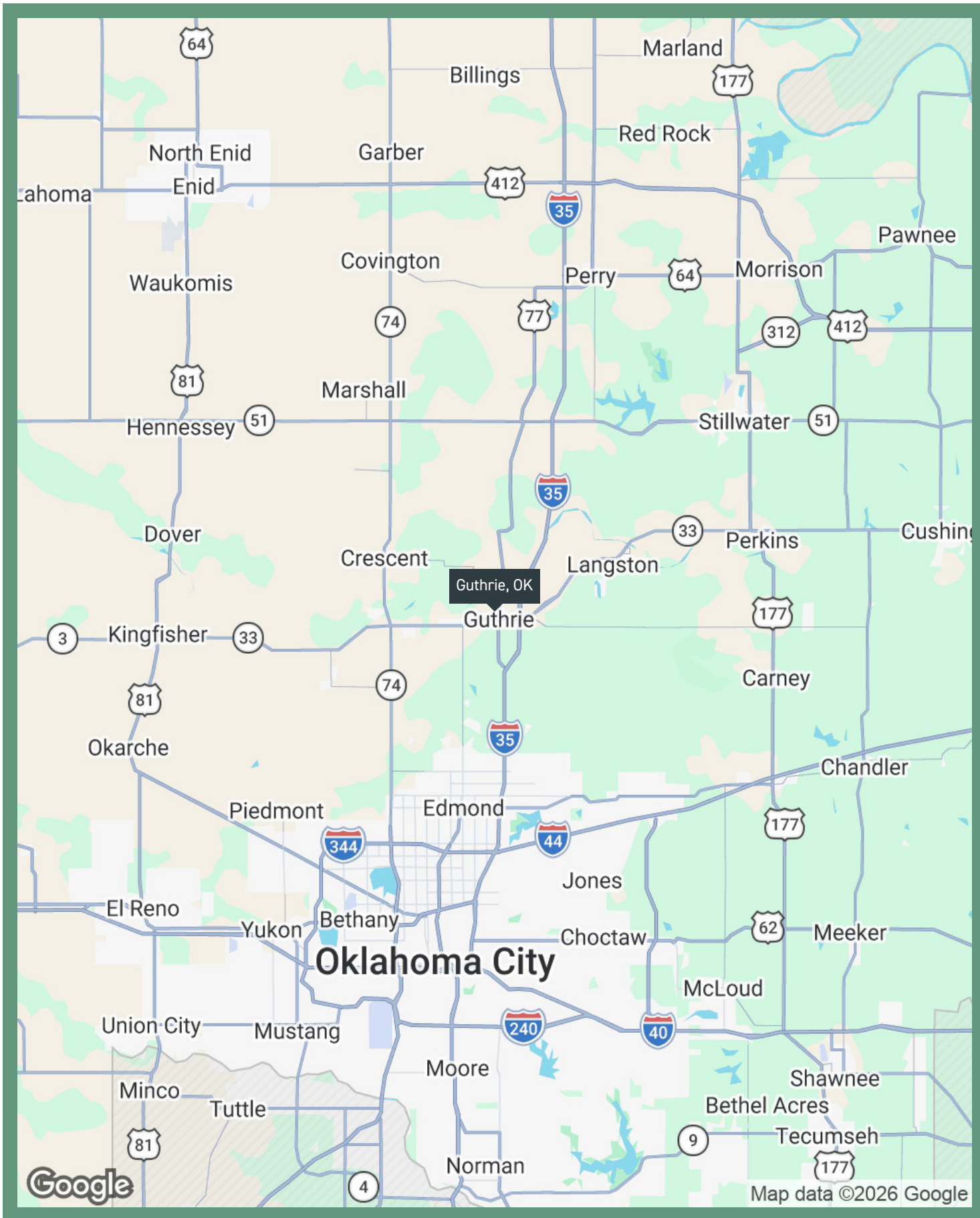
LOCATION

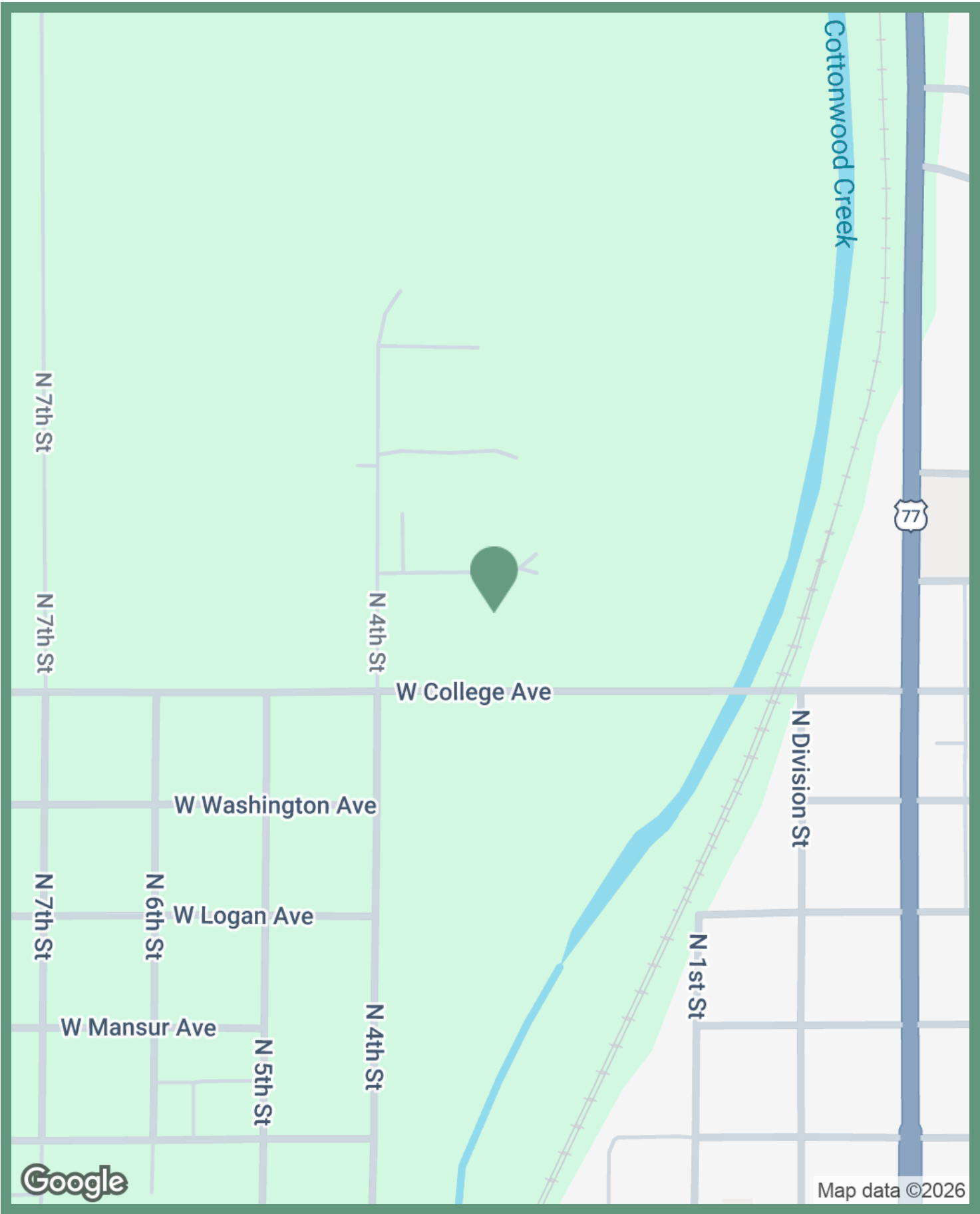


INFORMATION

Regional Map

MCP









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OK #143513