



PRICE: \$570,000 | \$9 SF/YR

5286 NE HWY 33

Guthrie, OK 73044

Jake Wilburn

Associate
405.248.8016
jake@moriahrealestate.com

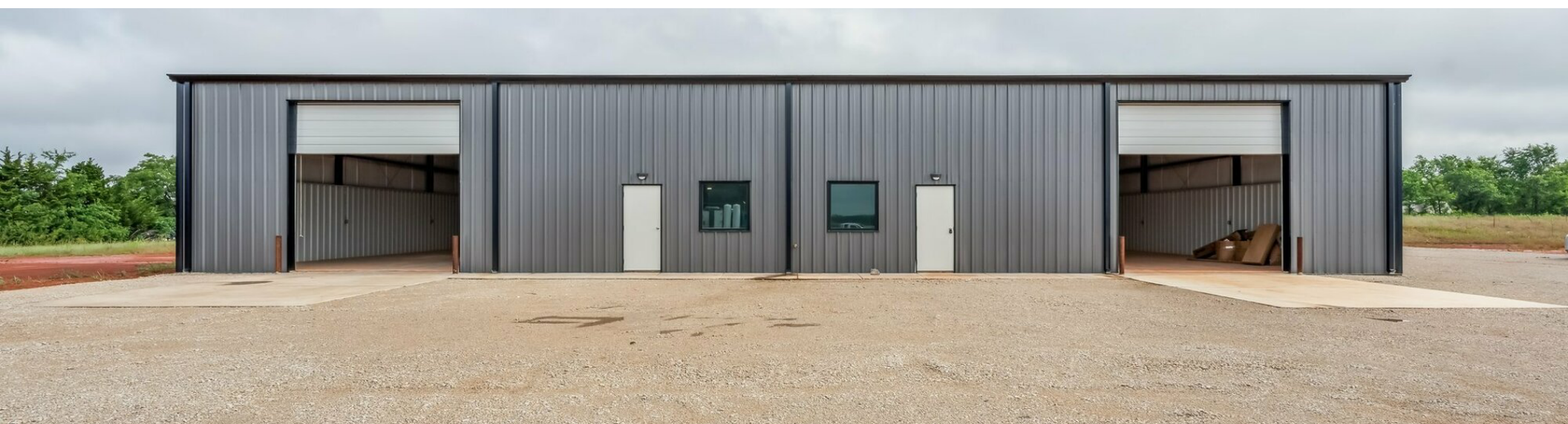
Brock Lytton

President/Managing Broker (OK)
405.250.9596
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Property Description

Now available: a newly listed industrial property offering exceptional value and visibility in Guthrie, Oklahoma. This brand-new 6,000-square-foot warehouse was completed in late 2024 and combines modern construction with a prime, high-traffic location ideal for growing businesses. Divisible into two 3,000 SF spaces.

Positioned on a one-acre lot with direct Highway 33 frontage and just minutes from I-35, the property offers convenient access and excellent exposure. Built to accommodate a range of industrial operations, it features 3-phase power, no zoning restrictions, and the flexibility to be configured as a single unit or split into two 3,000-square-foot spaces to suit specific business needs.

As part of a thoughtfully planned four-building industrial development, this property is at the heart of a rapidly expanding area that's attracting both commercial and residential investment. Its central location between Oklahoma City and Stillwater makes it especially attractive for logistics, warehousing, and service-based businesses looking for strategic regional access.

Offering Summary

Sale Price:	\$570,000
Lease Rate:	\$9 SF/yr (NNN)
Available SF:	3,000 or 6,000 SF
Lot Size:	1 Acres
Building Size:	6,000 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	4	11	91
Total Population	11	30	263
Average HH Income	\$108,736	\$108,736	\$108,736

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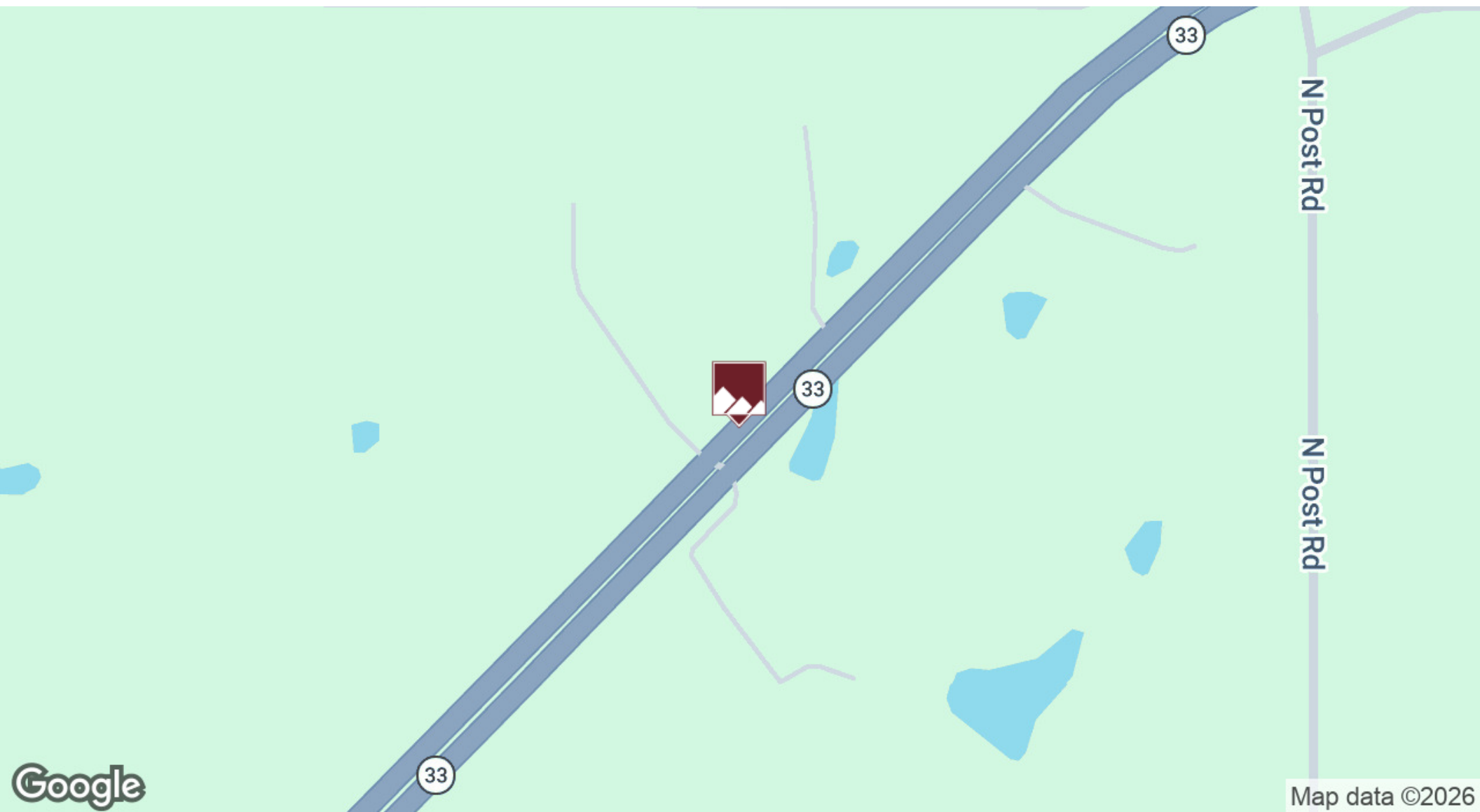
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 **MORIAH**
BROKERAGE SERVICES, LLC

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