

LIGHT INDUSTRIAL/WAREHOUSE SPACE FOR LEASE - DURANT, OK

724 W Texas St, Durant, OK 74701



INDUSTRIAL SPACE NOW AVAILABLE

Available SF: 1st Floor- 10,000 SF
Mezzanine-2nd floor - 2,000 SF

Lease Rate: Negotiable

Building Size: 12,000 SF (MOL)

Ceiling Height: 25.0 FT

Cross Streets: W Texas St & S 9th

PROPERTY OVERVIEW

Property is being offered for Light Industrial/Warehouse space 10,000 SF (MOL). There is approximately 2,000 SF Upstairs (MOL).

Located in one of the fastest growing communities in Southern Oklahoma this Versatile Mixed Use Building is situated within the Arts District (NEC of 9th Street & West Texas Blvd) in Durant, OK. Choctaw Casino Resort is approximately three (3) miles South of this property and Lake Texoma is only a short ten (10) minute drive West. The Warehouse is adjacent Monterey Art Studios, Wedding Chapel, and Event Center. Ample parking with multiple green space parcels that can be reserved as needed.

- 25' Ceiling Height
- Climate Controlled
- Double Door Front Access
- Large Public Restrooms
- Plenty of Storage/Offices Available
- Commercial Zoning

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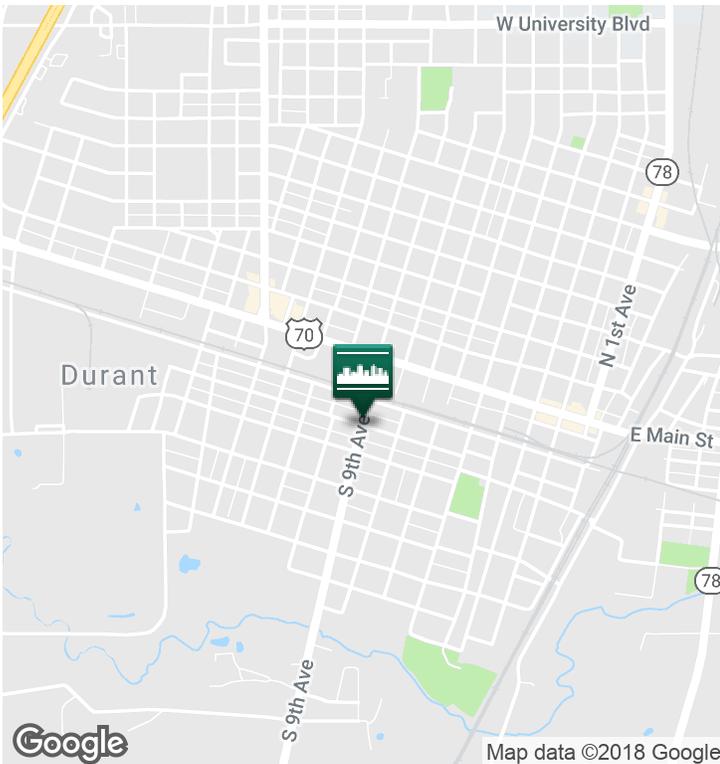
BRANDY RUNDEL

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The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.

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DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	33,190
Population Density	33,190
Median Age	33.6
Median Age (Male)	32.3
Median Age (Female)	35.6
Total Households	12,787
# of Persons Per HH	2.6
Average HH Income	\$46,986
Average House Value	\$108,069

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