

# 15550 State Highway 39, Lexington, OK 73051

LEXINGTON, OK



## OFFERING MEMORANDUM

**KW COMMERCIAL**  
3421 W. Rock Creek Road,  
Suite 110  
Norman, OK 73072

*PRESENTED BY:*

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LEXINGTON, OK

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15550 STATE HIGHWAY 39

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# PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

# Executive Summary



## OFFERING SUMMARY

|                       |            |
|-----------------------|------------|
| <b>SALE PRICE:</b>    | \$84,000   |
| <b>LOT SIZE:</b>      | 0.43 Acres |
| <b>YEAR BUILT:</b>    | 2003       |
| <b>BUILDING SIZE:</b> | 2,350 SF   |
| <b>ZONING:</b>        | Industrial |
| <b>PRICE / SF:</b>    | \$37.87    |

## CLICK HERE TO VIEW VIDEO

### PROPERTY OVERVIEW

- Building 1000SF (25x40)
  - Roof less than 1 yrs old
  - Central Heat & Air
  - Fluorescent Lighting
  - Drive-Thru Window (facing East)
  - Wood Burning Fireplace
  - 1 Restroom
  - New Exterior & Interior paint
  - Single Door & Double Door access
  - Well & Septic
  - Chain Link Fence ( facing West & South)
  - Concrete Parking

### Warehouse/Metal Shop 1,350SF (45x30)

- Metal Structure
- 1 Tot 10' x 8'
- Concrete Flooring
- Electricity
- Sign Pole
- estimated 20ft

This property was occupied by a former Flooring Company

# Property Description



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## LOCATION OVERVIEW

Corner Lot right of HWY 39 & 156th

# Property Details

## SALE PRICE

**\$89,000**

## LOCATION INFORMATION

|                  |                        |
|------------------|------------------------|
| Street Address   | 15550 State Highway 39 |
| City, State, Zip | Lexington, OK 73051    |
| County/Township  | Cleveland              |
| Cross Streets    | 156th St & HWY 39      |

## BUILDING INFORMATION

|               |          |
|---------------|----------|
| Building Size | 2,350 SF |
| Price / SF    | \$37.87  |
| Year Built    | 2003     |
| Load Factor   | Yes      |

## PROPERTY DETAILS

|                  |  |
|------------------|--|
| Property Type    | Industrial   |
| Property Subtype | Warehouse/Distribution   |
| Zoning           | Industrial   |
| Lot Size         | 0.43 Acres   |
| APN#             | 8-6-1E .43 AC PRT NE/4 NE/4 BEG 150'S<br>NE/C NE/4 S70' W170' N70' E170' TO<br>POB LESS .02 AC FOR HWY 39 & E200'<br>N150' NE/4 LESS .50 AC HWY 39 |

## Additional Photos



15550 STATE HIGHWAY 39

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# LOCATION INFORMATION

# 2

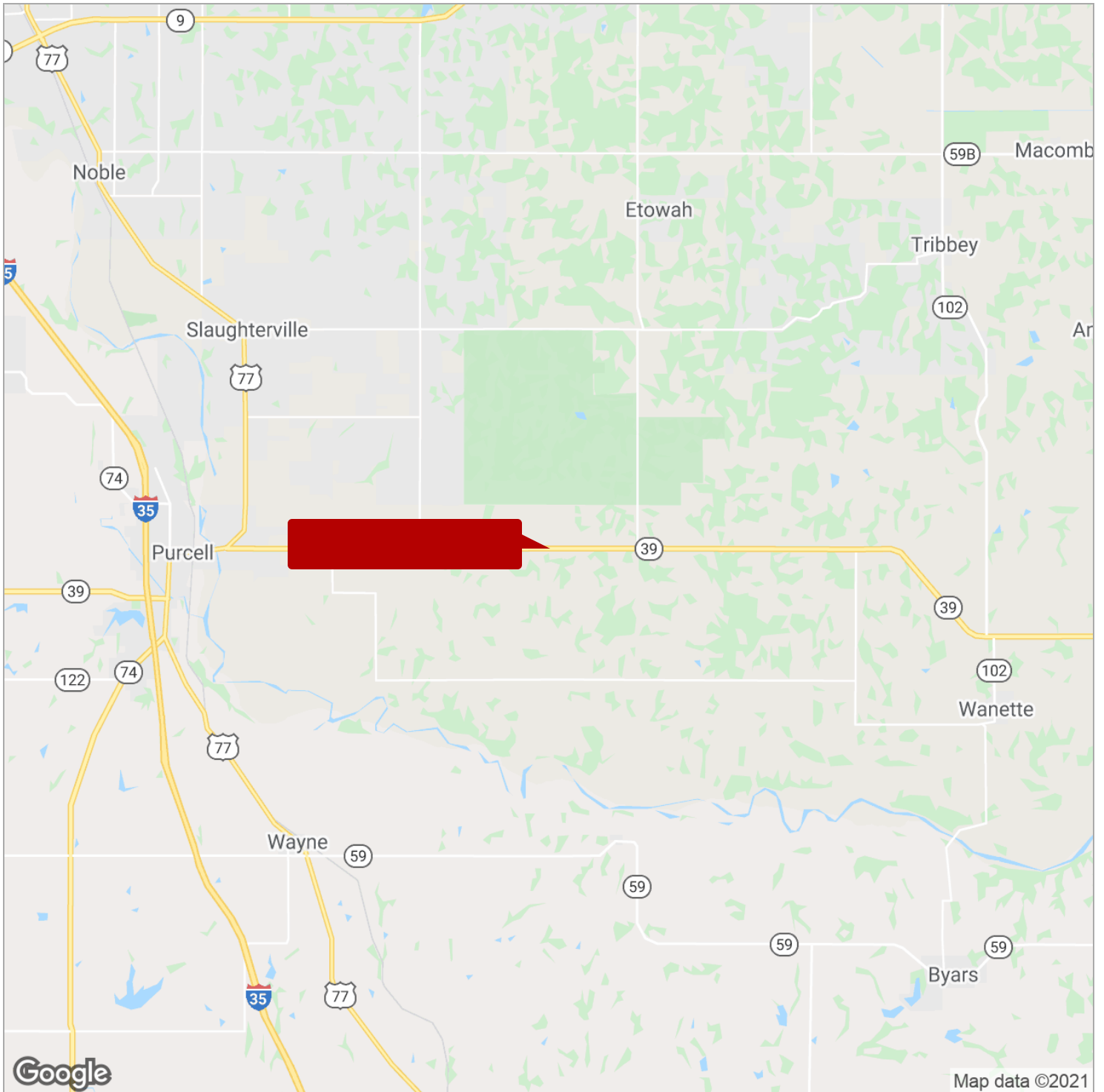
REGIONAL MAP

LOCATION MAPS

AERIAL MAP



# Regional Map



# Location Maps



# Aerial Map

