

**5500 S. FRONTAGE ROAD  
WEATHERFORD, OK 73096**

Industrial Manufacturing Building For Sale or Lease

14,160 SF on 12 Acres MOL

Sales Price: \$2,750,000

Lease Price: \$15,000/Month NNN

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405.985.8424  
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## PROPERTY HIGHLIGHTS

- 6 Offices and Break Room; Furniture Included
- Office Area Includes Safe Room with Floor Safe
- 1,200 SF Office Space
- City Water and Sewer Service
- (2) Two-Ton Bridge Cranes
- 3 Phase Electrical; 850 Amps
- (2) Shop Heaters
- (5) 18' x 14' Overhead Doors
- (1) 14' x 12' Overhead Door
- 2 Drive-Thru Bays
- 2 Air Compressors
- Mezzanine Storage
- Yard Irrigation
- 45' x 40' Out Building used as Paint Booth
- 56' x 40' Powered Storage Shed
- 54' x 40' Storage Barn
- Fenced 12-Acre Yard
- 18' Clear Ceiling Height
- Built in 2012
- Zoned: I-2, General Industrial District

## LOCATION HIGHLIGHTS

- I-40 Access within 1 Mile

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## EXECUTIVE SUMMARY

Constructed in 2012, 5500 S Frontage Rd in Weatherford features three buildings totaling 14,160 SF on 12 acres of fenced yard. The office area is richly appointed with 6 offices and a breakroom with sink. Office furniture is included in the transaction. Extremely well cared for, this industrial property is pristine. The main shop has two 2-ton bridge cranes and two drive-thru bays, with a total of six overhead doors. Three-phase power and 850 amps power the facility, which includes two air compressors. The main shop has two overhead heaters, a mezzanine storage area, as well as an additional breakroom and bathroom. The facility includes two 2,000 SF out buildings and a powered storage shed. One of the outbuildings has functioned as a paint booth. This building has an exhaust fan and is insulated with spray foam. This fantastic industrial facility is perfect for fabrication, assembly, light manufacturing, equipment maintenance, outdoor storage, or nearly any other industrial use you could think of.

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# DEMOGRAPHICS

|                          | 1 MILE    | 3 MILE   | 5 MILE   |
|--------------------------|-----------|----------|----------|
| POPULATION               | 266       | 7,100    | 15,280   |
| AVERAGE HOUSEHOLD INCOME | \$121,460 | \$97,574 | \$77,023 |
| TOTAL HOUSEHOLDS         | 100       | 2,828    | 5,969    |

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