

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

|                |                   |
|----------------|-------------------|
| Sale Price:    | \$1,300,000       |
| Lease Rate:    | \$7.00 SF/yr (NN) |
| Building Size: | 15,187 SF         |
| Available SF:  | 15,187 SF         |
| Lot Size:      | 1.28 Acres MOL    |
| Year Built:    | 1982              |
| Zoning:        | I-2               |
| Market:        | Oklahoma City     |

### PROPERTY OVERVIEW

This strategically located property is just off I-40, near the newly developed intersection of S. Council Rd. and Reno Ave, offering easy access to the surrounding metro area. With a spacious warehouse, nice sized office space, and a secure fenced yard, this property is ideal for a wide range of industrial applications.

Call us today for more information or to schedule a property tour.

### PROPERTY HIGHLIGHTS

- 14' x 16' & 8' x 10' grade level doors
- Fenced & gated concrete yard
- 3 phase, 440V
- 9,540 SF warehouse space & 5,732 SF office
- 18'-19' clear height
- Heated warehouse
- Employee & customer parking with Reno frontage
- Camera security system
- Drive around capability

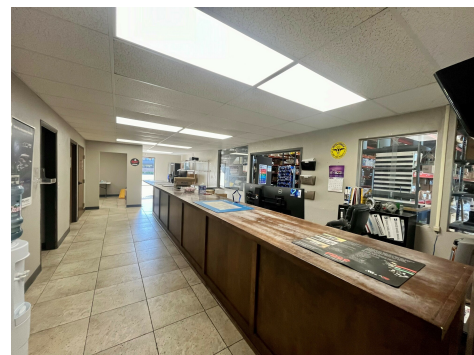
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**JOHNNY STRADAL**

**\*\*PRIME OKC INDUSTRIAL PROPERTY FOR LEASE!\*\***  
8130 W RENO AVE | OKLAHOMA CITY, OK 73127



## ADDITIONAL PHOTOS



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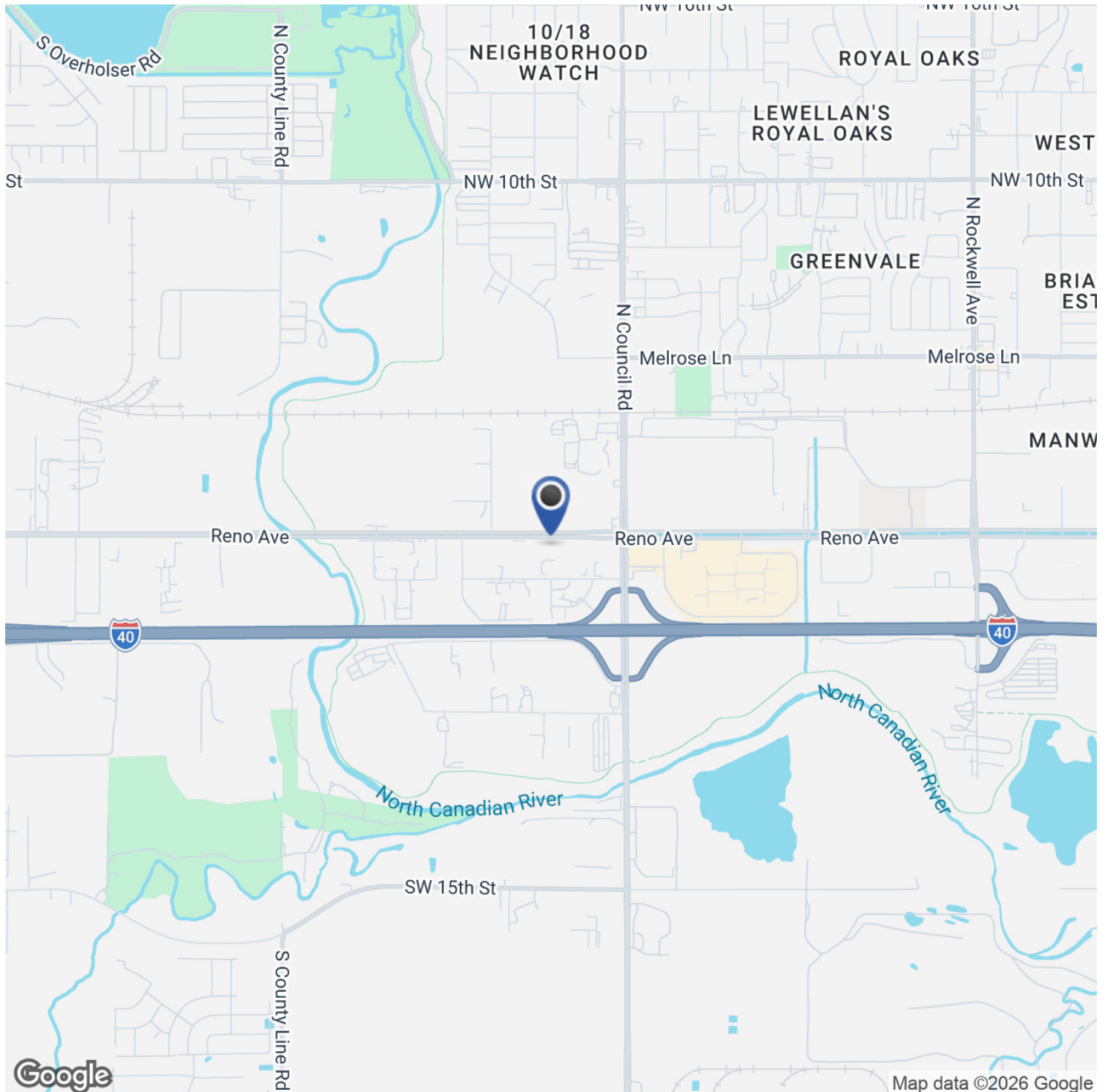
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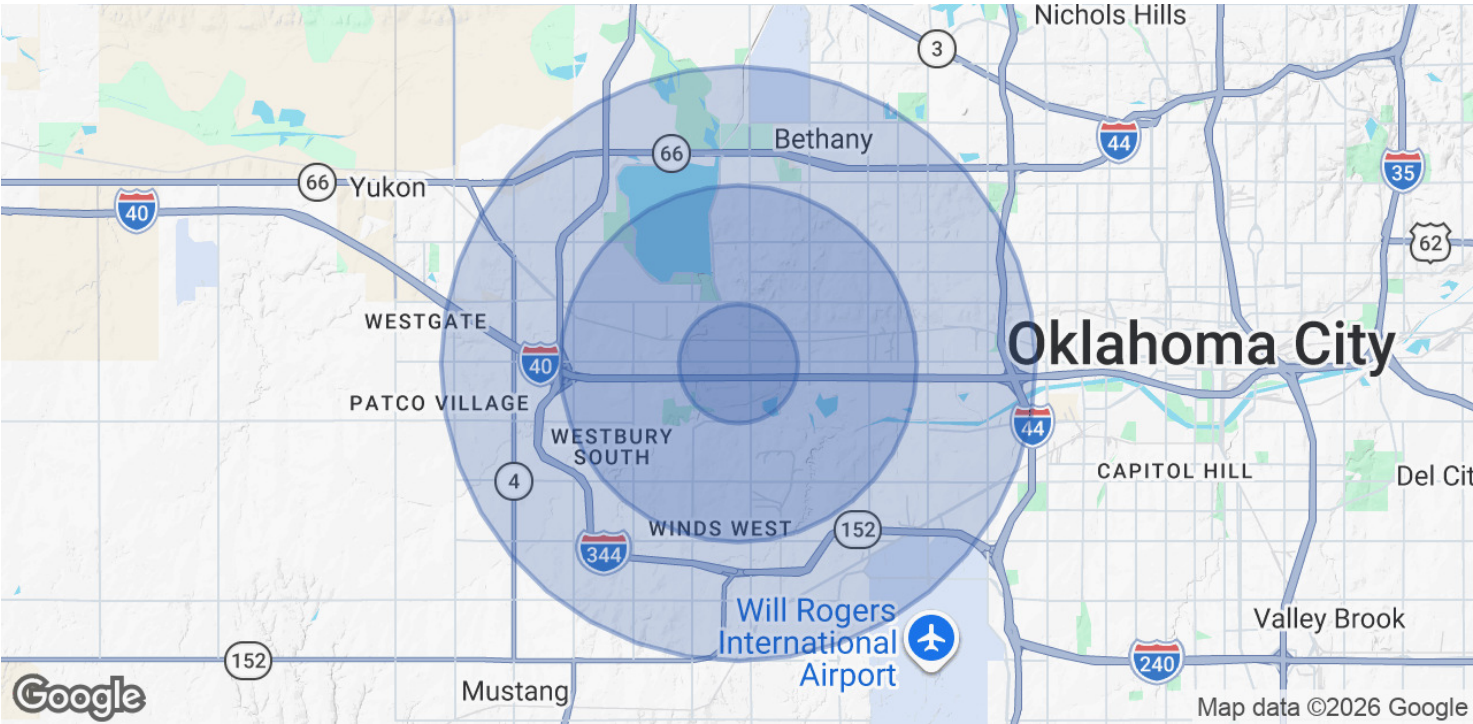
## LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 2,246  | 49,588  | 148,052 |
| Average Age          | 35     | 37      | 37      |
| Average Age (Male)   | 35     | 36      | 36      |
| Average Age (Female) | 35     | 37      | 38      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 885       | 18,704    | 55,853    |
| # of Persons per HH | 2.5       | 2.7       | 2.7       |
| Average HH Income   | \$54,278  | \$77,890  | \$80,967  |
| Average House Value | \$142,392 | \$227,935 | \$219,078 |

2020 American Community Survey (ACS)

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