

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$5.50 SF/yr (NNN)
Available SF:	513 SF - 8,060 SF
Year Built:	1968
Zoning:	I-2
Market:	Oklahoma City
Submarket:	South Submarket

PROPERTY OVERVIEW

This property offers ample freezer and fridge capacity in Oklahoma City. This 8,060 SF property is specially designed for industrial, refrigerated, and cold storage users. It features multiple cooled rooms, a spacious freezer area, a generous warehouse, two dock-high doors, and a professional office setup. Its central location offers convenient access to the metro area and major highways, making logistics a breeze.

Additionally, the owner is flexible and willing to sublease cold and freezer storage spaces to individuals or businesses needing dedicated refrigerated units—ideal for those not requiring the entire building.

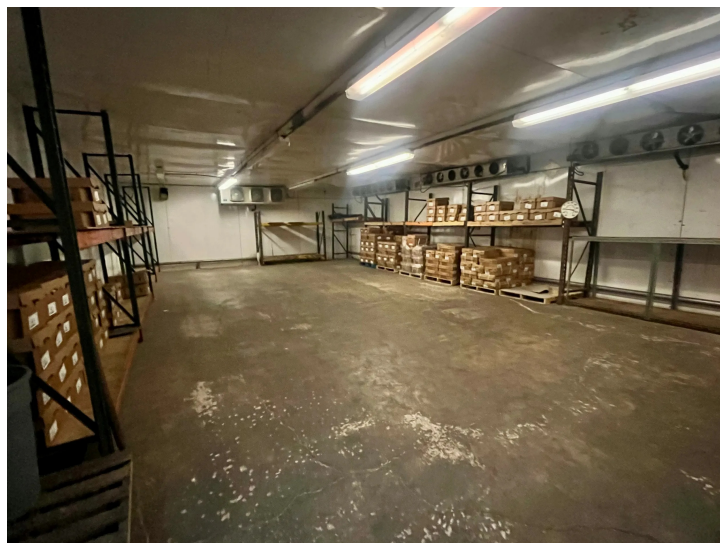
PROPERTY HIGHLIGHTS

- Ideal for industrial or cold storage purposes
- 3 Industrial Cooler Rooms (27' x 27' & 27' x 19' & 35' x 42')
- 1 Industrial Freezer Room (27' x 49' - 1,323 sf)
- Large warehouse space, 3 offices and reception area
- Two (2) dock high loading doors

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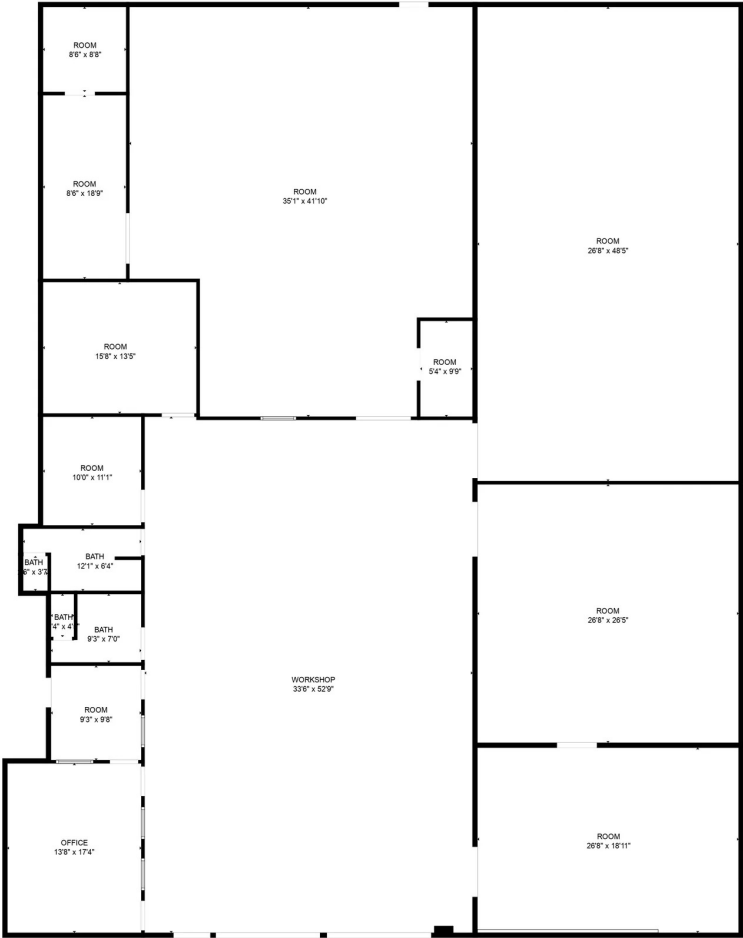
ADDITIONAL PHOTOS



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FLOOR PLAN

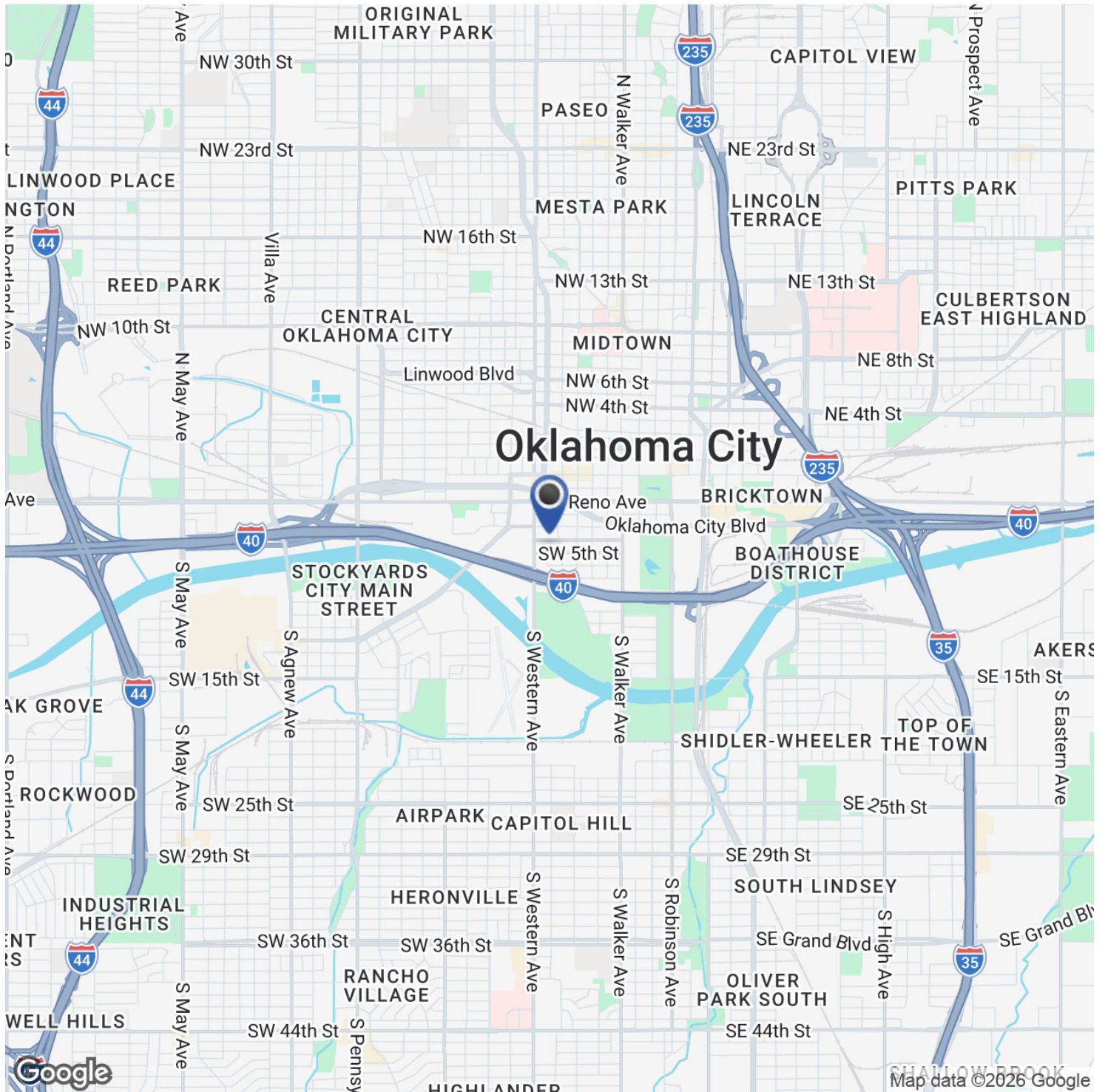


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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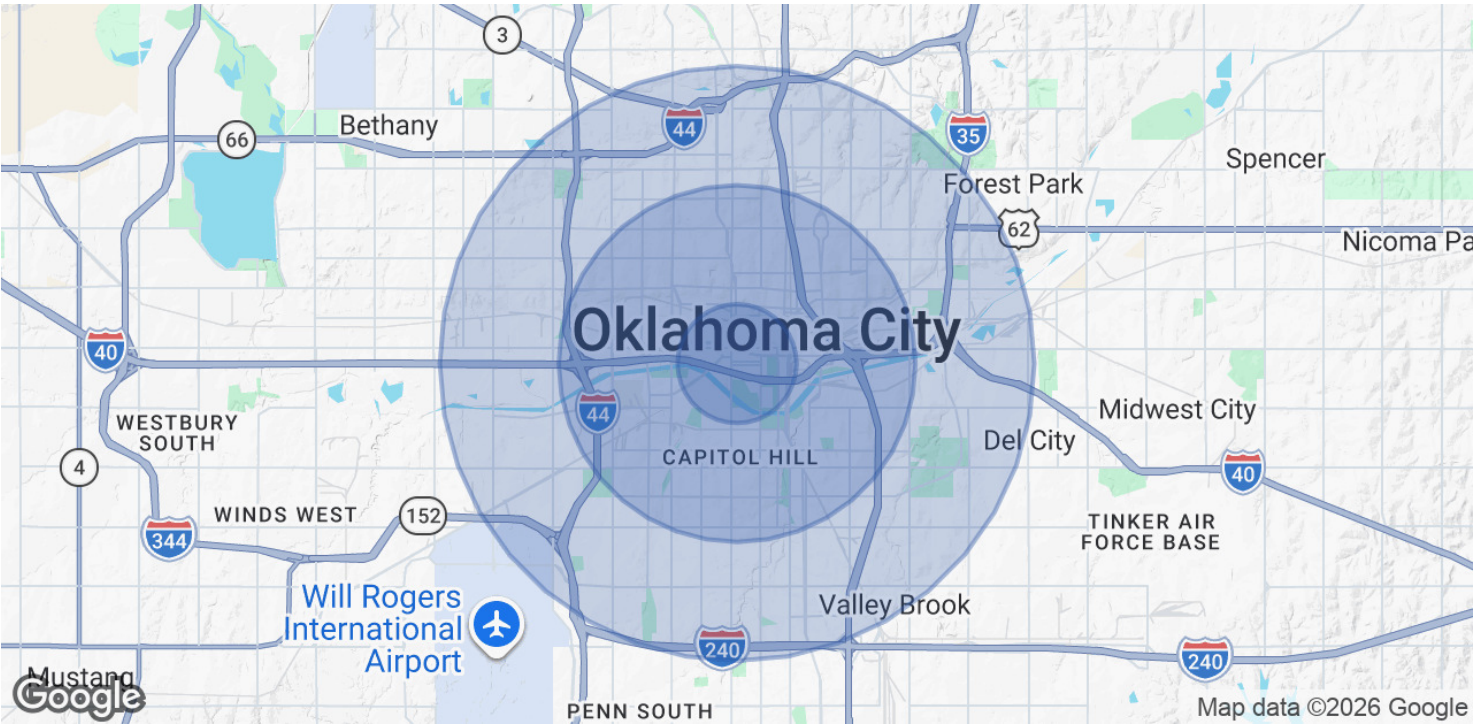
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,324	83,794	223,630
Average Age	37	35	36
Average Age (Male)	38	35	35
Average Age (Female)	37	35	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,622	33,207	87,698
# of Persons per HH	3.3	2.5	2.6
Average HH Income	\$55,932	\$64,993	\$61,112
Average House Value	\$242,239	\$223,580	\$182,142

2020 American Community Survey (ACS)

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