

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,300,000
Building Size:	15,187 SF
Lot Size:	43,745 SF (~1 Acre)
Number of Units:	1
Price / SF:	\$85.60
Year Built:	1982
Zoning:	I-2
Market:	Oklahoma City

PROPERTY OVERVIEW

Located just off I-40, near the 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.

PROPERTY HIGHLIGHTS

- 2 Overhead grade level doors (14'W x 16'H & 8'W x 10'H)
- Fenced and gated concrete paved yard
- 3 Phase, 440V
- Warehouse (9,455 SF) and office space (5,732 SF)
- 18' - 19' Clear Height in the warehouse
- Heaters and plumbing in the warehouse
- Frontage on Reno and rear access to N. Council Rd for access to I-40 Highway
- Drive around access capability

ethan@creekcre.com
405.830.0252
ETHAN SLAVIN

johnny@creekcre.com
405.990.0569
JOHNNY STRADAL

ADDITIONAL PHOTOS



GATED ACCESS TO YARD



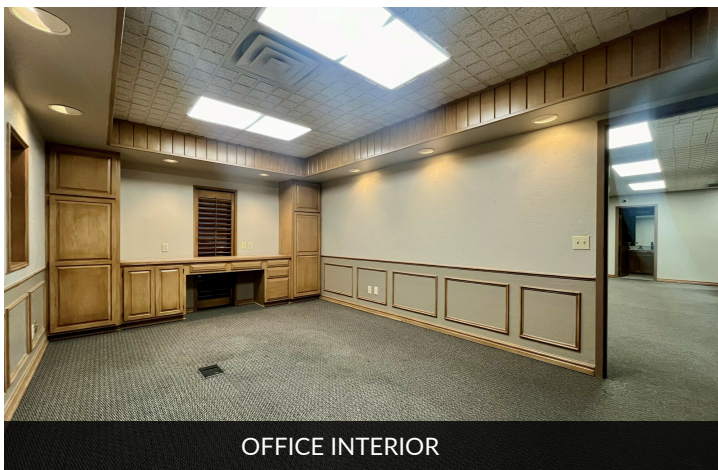
EXTERIOR YARD (CONCRETE PAVED)



WAREHOUSE INTERIOR (NORTH)



WAREHOUSE INTERIOR (SOUTH)



OFFICE INTERIOR

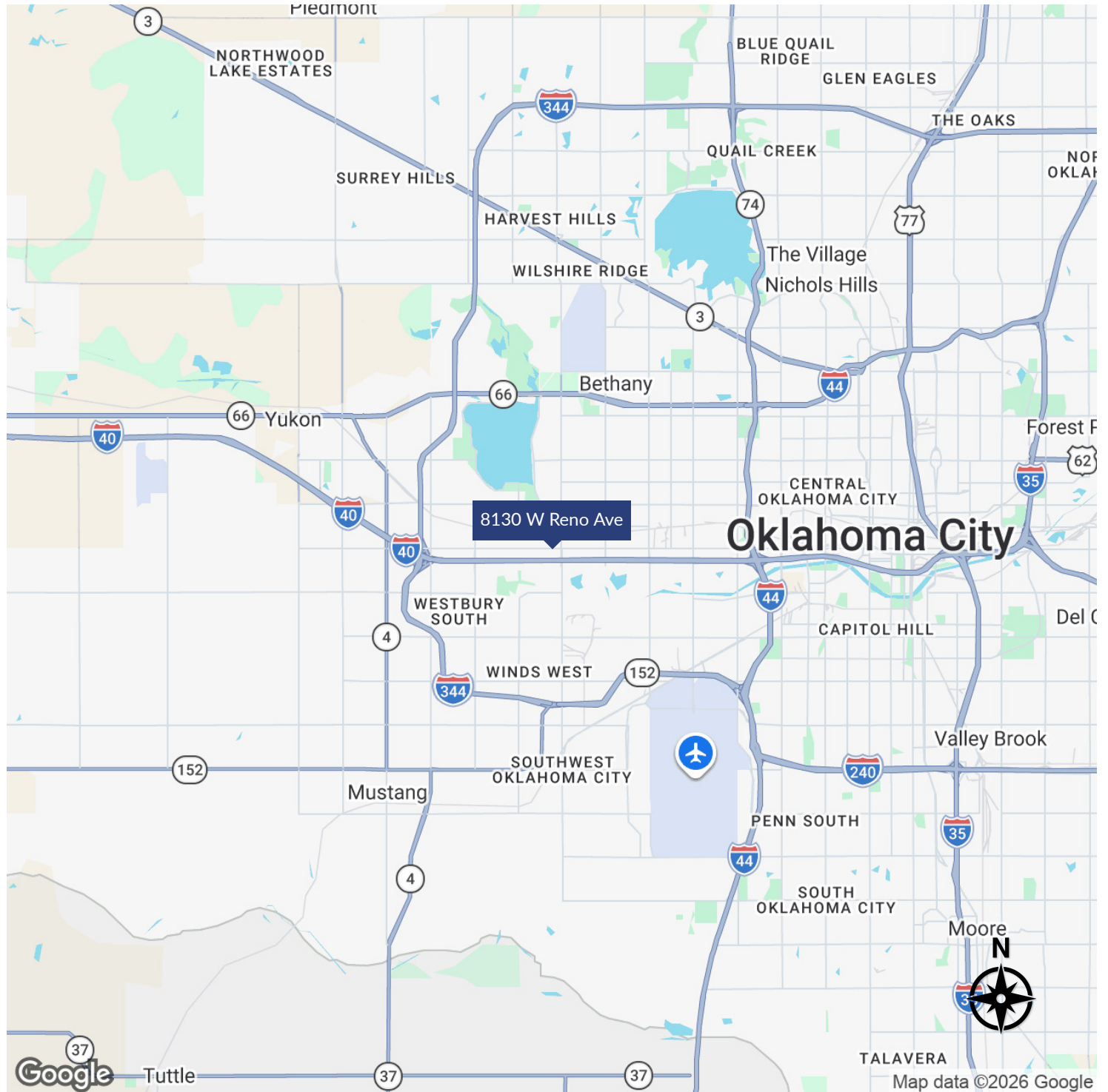


WAREHOUSE OFFICE (CUSTOMER ENTRANCE)

ethan@creekcre.com
405.830.0252
ETHAN SLAVIN

johnny@creekcre.com
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LOCATION MAP



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