

Executive Summary



Details

Sale Price:	\$875,000
Lot Size:	1.002 Acres
Building Size:	14,933 SF
Cross Streets:	NE 3rd Street and Kate Ave
Submarket:	East Oklahoma City

Highlights

- Fully Climate Controlled Warehouse & Office Space
- (2) 14'H X 12'W, (1) 12'H X 16'W & (2) 12'H X 12'W Automatic Overhead Doors
- Clear Span Warehouse Space
- Completely Fenced & Gated Property
- Exhaust Fans In Warehouse
- Yard & Outdoor Storage Potential
- Ample Parking For Employees & Customers

Overview

Located centrally in an established industrial area of northeast Oklahoma City, providing convenient access to major transportation routes including I-35, I-40 and I-235. The property offers a functional industrial layout with clear-span warehouse space, multiple grade-level overhead doors and a large, approximately 1-acre site. The combination of warehouse capacity, loading access and yard area makes the property well suited for a variety of industrial, manufacturing, distribution and contractor uses.

CHRIS CASTRO
405.317.0627
ccastro@creekpe.com

JOHNNY STRADAL
405.990.0569
jstradal@creekpe.com

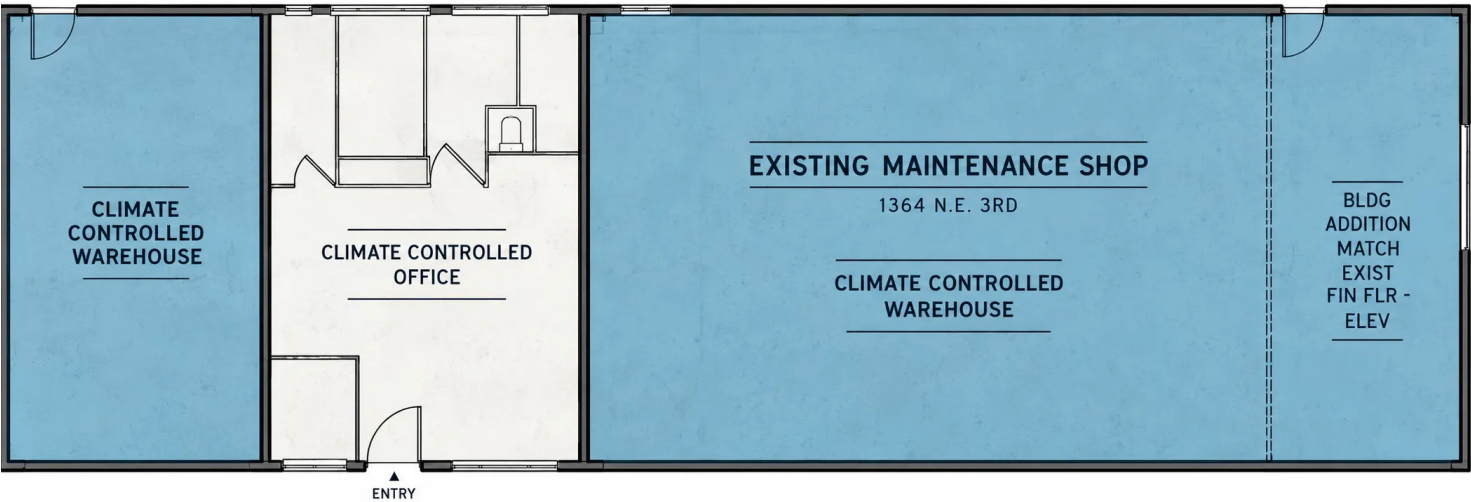
Additional Photos



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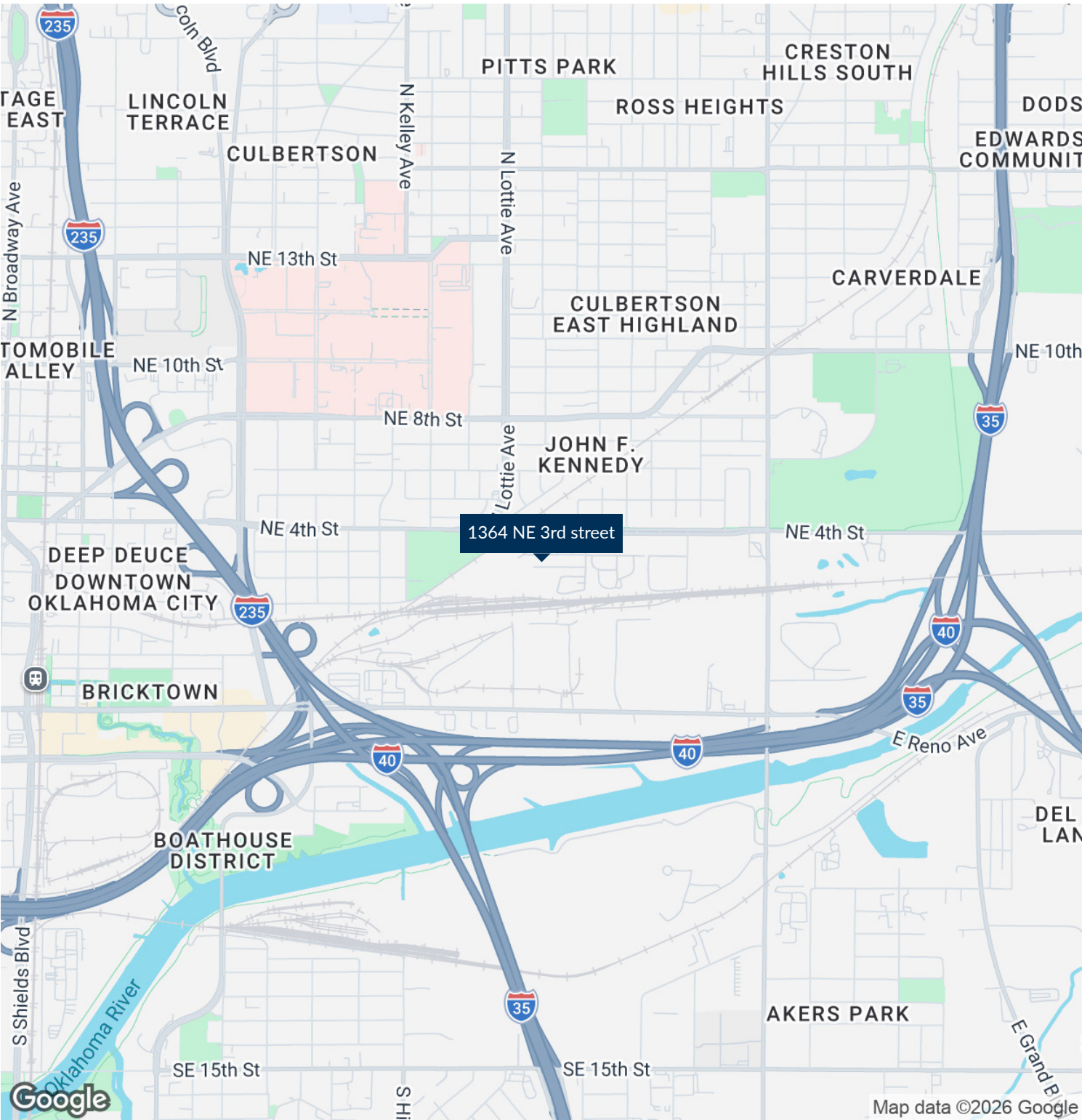
Floor Plan



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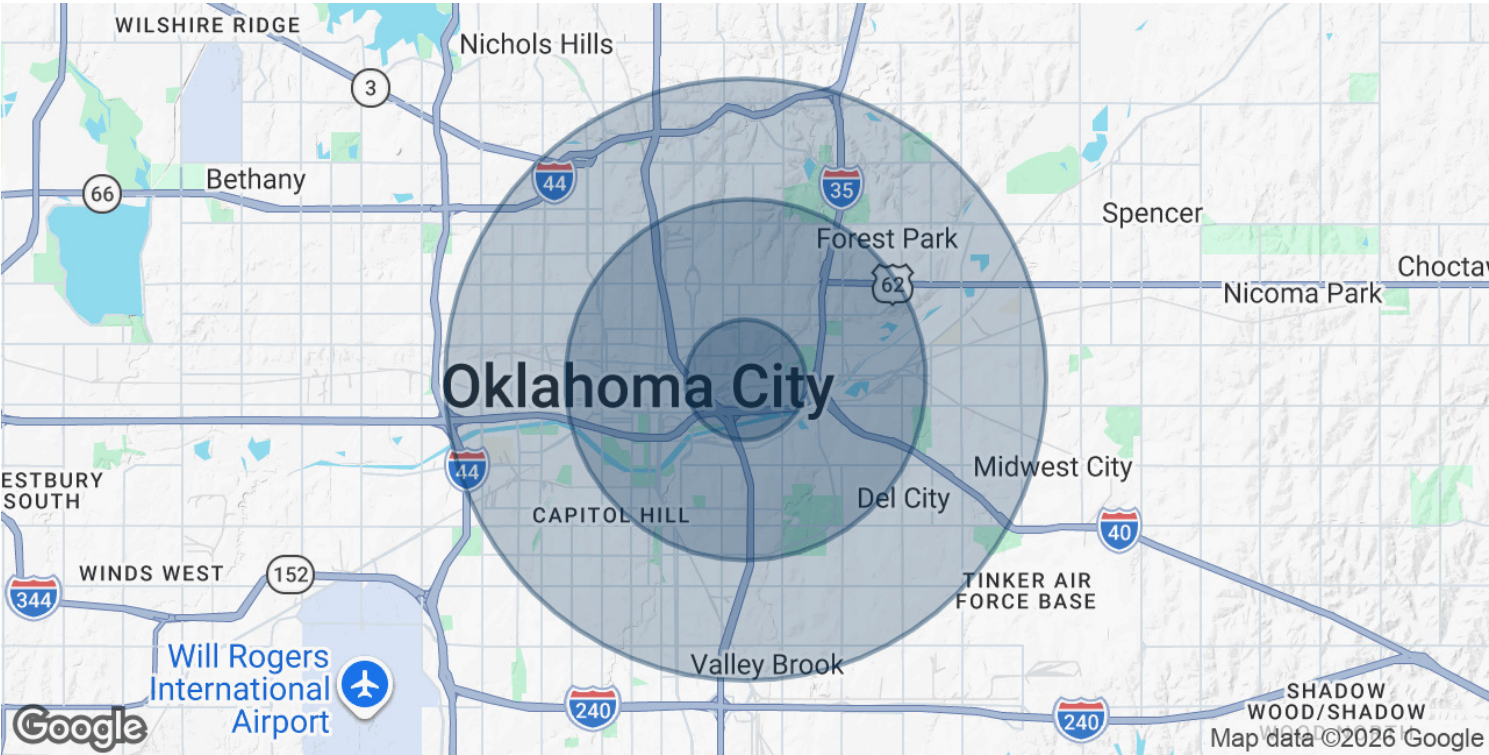
Location Map



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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	4,173	55,141	187,472
Average Age	35.9	34.4	34.0
Average Age (Male)	36.7	34.0	33.7
Average Age (Female)	35.8	34.2	34.1
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,316	23,981	77,089
# of Persons per HH	1.8	2.3	2.4
Average HH Income	\$85,050	\$71,269	\$70,363
Average House Value	\$144,837	\$207,948	\$166,754

2023 American Community Survey (ACS) 10162026

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