

Executive Summary



Offering Summary

Sale Price:	\$715,000
Building Size:	14,400 SF
Price / SF:	\$49.65
Lot Size:	21,290 SF
Year Built:	1968
Zoning:	I-2
Market:	Oklahoma City

Highlights

- 12,922 SF Warehouse & 1,408 SF Office
- Durable / Heavy Duty Construction (concrete girder roof support & cinder block construction)
- 3 Phase Power
- I-2 Industrial (Moderate Industrial)
- 2 Grade level overhead doors
- Quick access to major OKC thoroughfares
- Fenced yard space
- Parking on both sides of the property

Overview

The property is centrally located in Oklahoma City with access to I-40, I-44, downtown, and the surrounding metro.

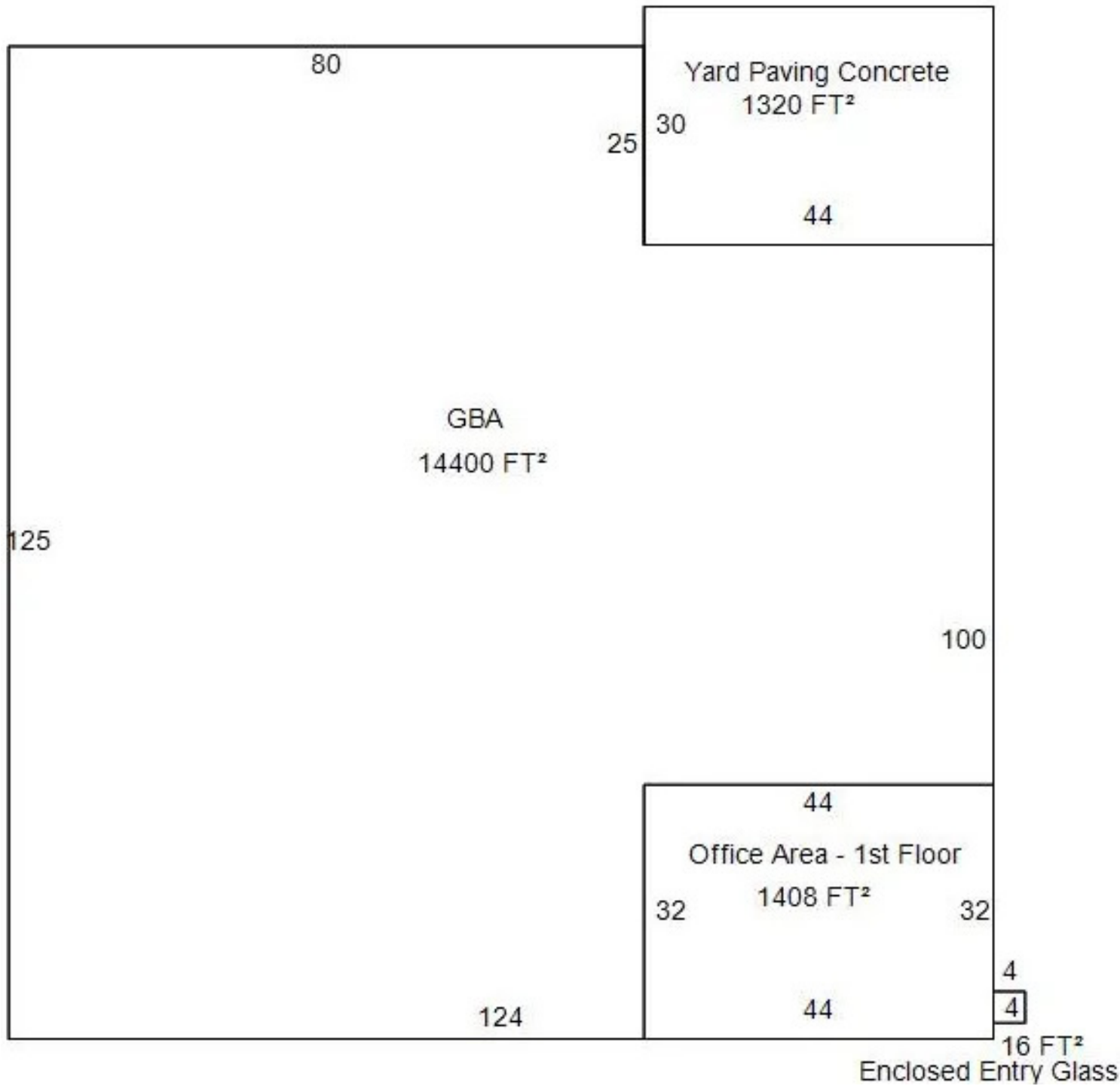
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Additional Photos



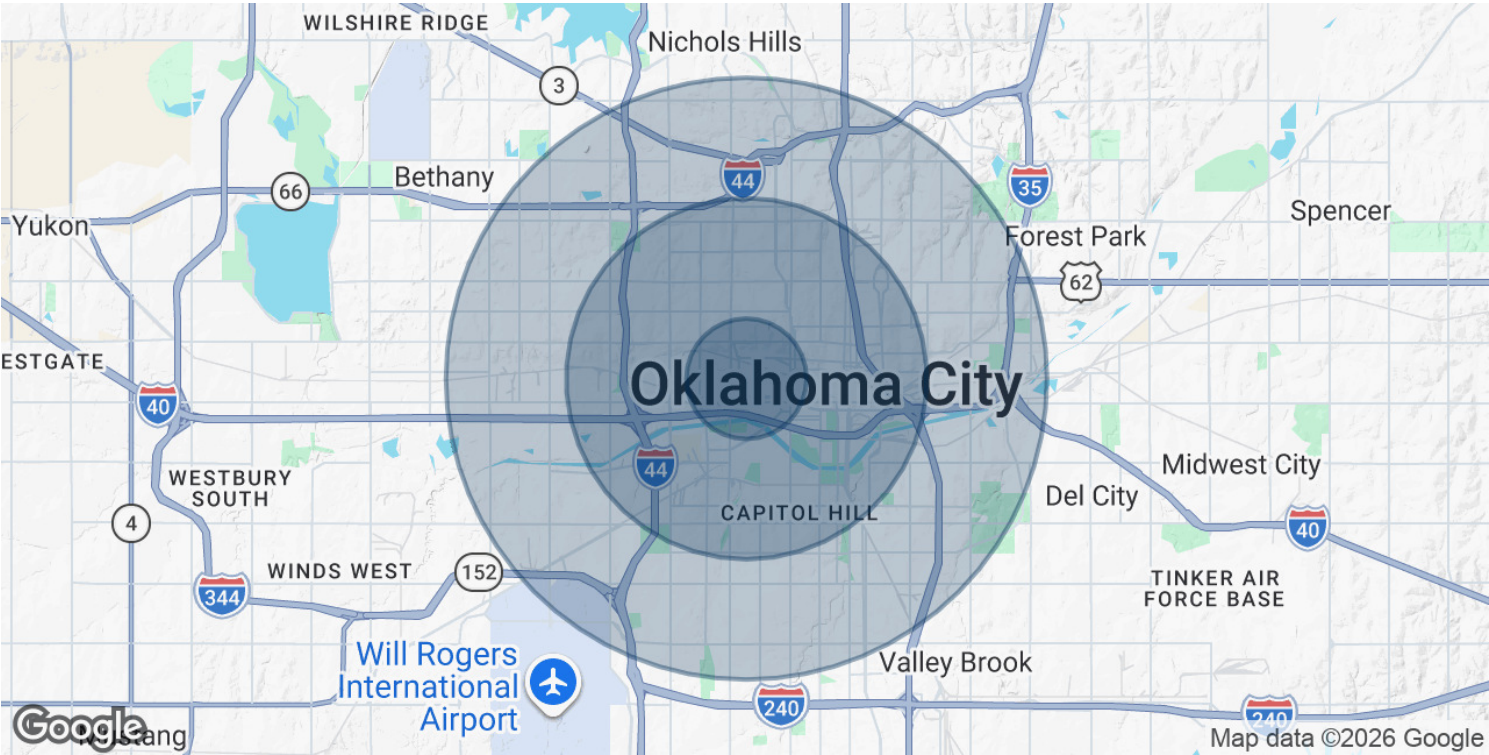
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Floor Plan



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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	8,516	86,709	226,960
Average Age	33.1	32.8	33.3
Average Age (Male)	34.8	33.5	33.6
Average Age (Female)	32.5	32.7	33.6

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,800	36,434	92,891
# of Persons per HH	3.0	2.4	2.4
Average HH Income	\$74,437	\$77,754	\$69,649
Average House Value	\$122,464	\$201,915	\$177,556

2023 American Community Survey (ACS)

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