Property Summary



Property Description

Positioned directly on Interstate 240 with full frontage and immediate highway access, this 12-acre +/- moderate industrial site offers a rare combination of scale, infrastructure, and operational readiness in the Oklahoma City market. Zoned I-2 Moderate Industrial, the property features approximately 12 acres of existing gravel surface — eliminating the time and cost of site preparation for yard-intensive users. A new 24,000 SF industrial building anchors the site, purpose-built with 24 grade-level doors including 10 drive-through bays with 18-ft doors and a 20 ft clear height, a dedicated wash bay with storage tank, full sprinkler system, and a new standby generator. Rail runs directly behind the property. All utilities are in place: city water, city electric, and a lagoon sewer system.

Offering Summary

Sale Price:	$5,470,000
Lot Size:	12 Acres
Building Size:	24,005 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	9	57	271
Total Population	32	186	865
Average HH Income	$52,700	$52,443	$52,636

Property Highlights

- +/-12 acres | I-2 Moderate Industrial zoning
- Direct I-240 frontage with immediate highway access
- Brand-new 24,005 SF industrial building
- 24 grade-level doors | 10 drive-through bays with 18 ft clearance
- Wash bay with dedicated storage tank

ANDREW HOLDER
580.430.5124
aholder@creekpe.com

CHRIS ROBERTS
405.239.1236
croberts@creekpe.com

Additional Photos









ANDREW HOLDER
580.430.5124
aholder@creekpe.com

CHRIS ROBERTS
405.239.1236
croberts@creekpe.com

CREEK PRICE EDWARDS

Aerial Map



ANDREW HOLDER
580.430.5124
aholder@creekpe.com

CHRIS ROBERTS
405.239.1236
croberts@creekpe.com