

INDUSTRIAL FOR SALE

1300 WEST MAIN STREET

Oklahoma City, OK 73106

TYLER HUXLEY
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GARRETT MCGINNIS
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,699,000
Building Size:	36,000 SF
Primary Lot Size:	56,000 SF
Price / SF:	\$47.19

PROPERTY OVERVIEW

This 36,000 square foot industrial building is available for sale in Oklahoma City, suitable for manufacturing, warehousing, distribution, or logistics operations.

The facility includes six (6) dock-high doors and one (1) grade-level door, supporting efficient loading and unloading for a variety of industrial uses.

The sale includes the adjacent undeveloped lot at 18 N Douglas Ave. (14,000 s.f.), providing additional space for outdoor storage, trailer parking, or future expansion.

Located at 1300 W Main St, the property offers convenient access to Oklahoma City's major thoroughfares.

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ADDITIONAL PHOTOS



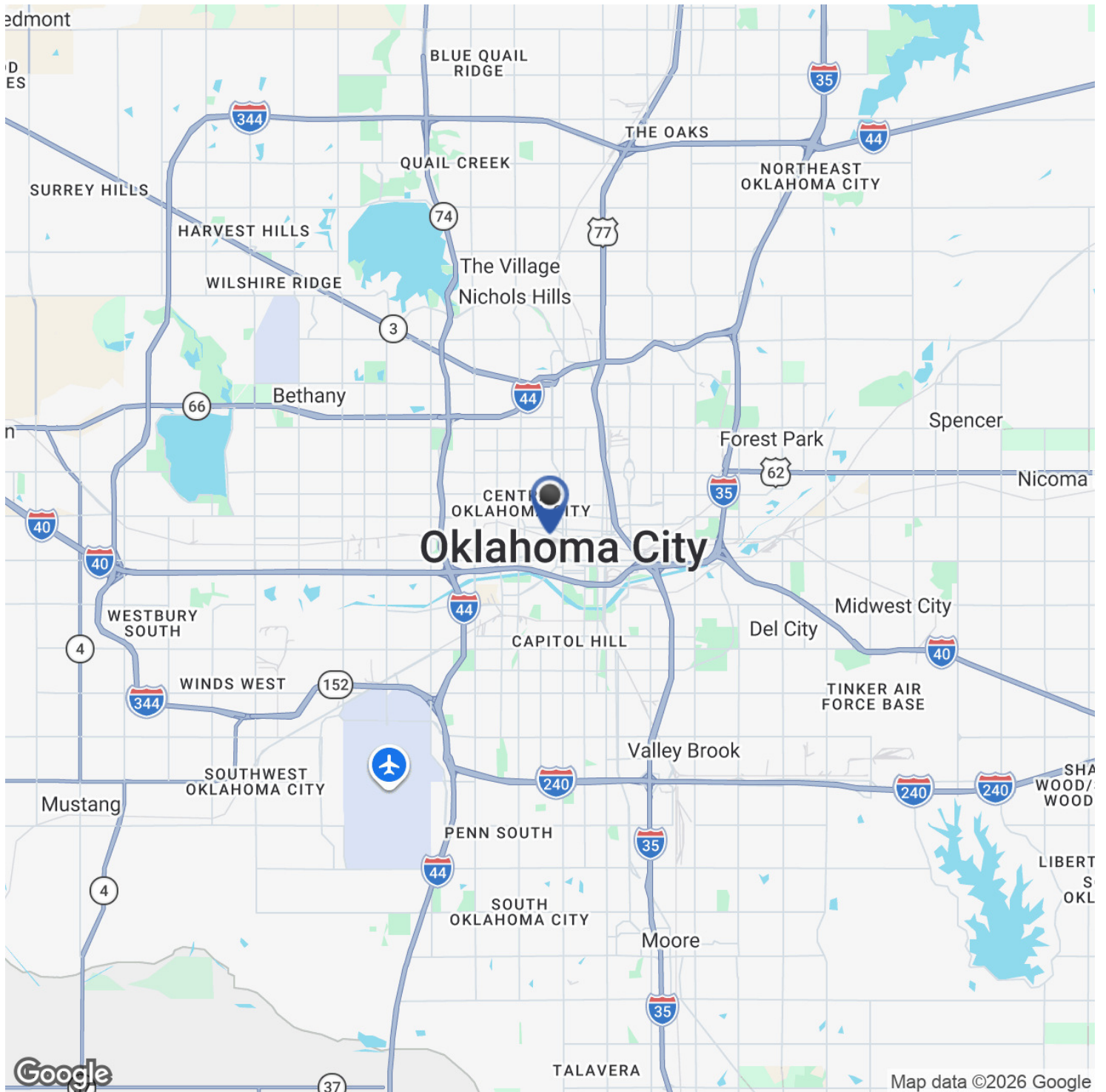
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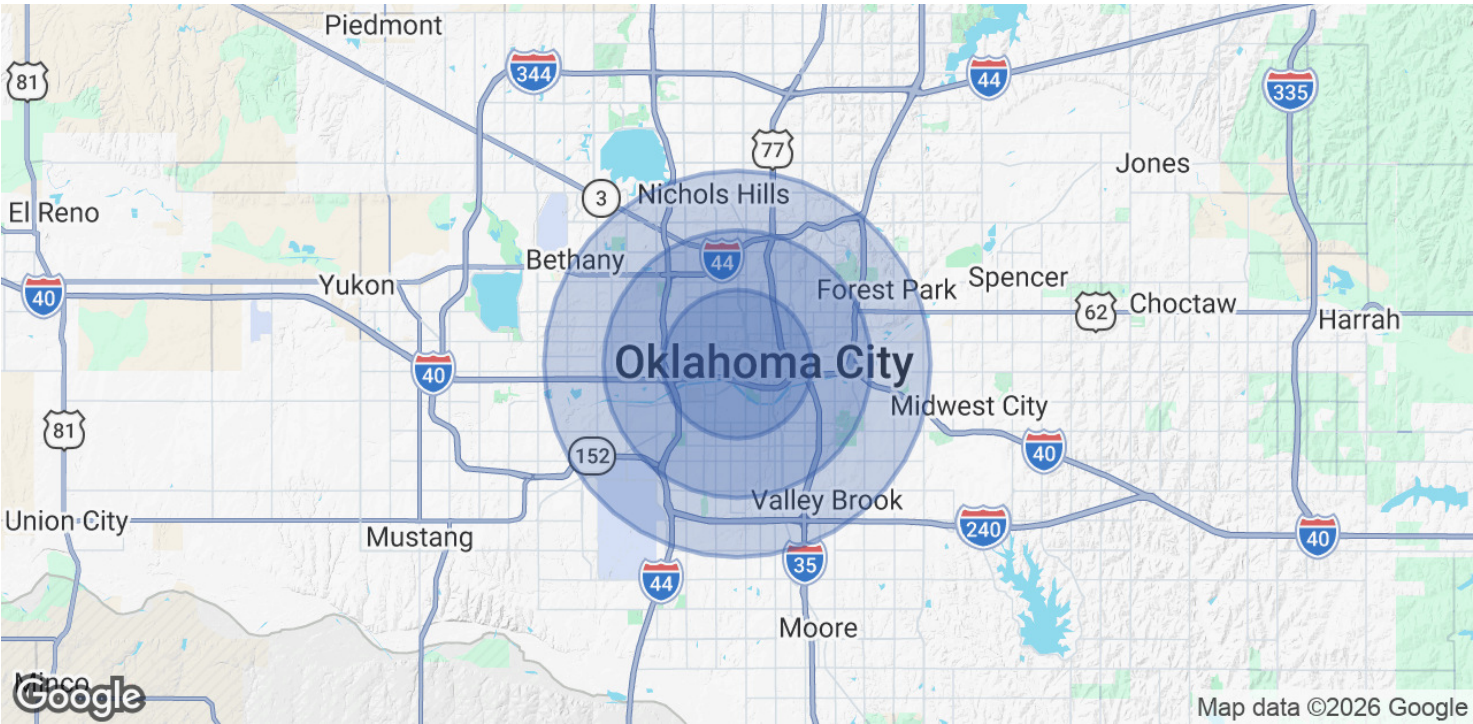
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	2.5 MILES	4.5 MILES	6.5 MILES
Total Population	117	1,765	7,927
Average Age	26.1	32.5	32.6
Average Age (Male)	40.2	35.9	33.3
Average Age (Female)	21.8	29.8	32.8

HOUSEHOLDS & INCOME	2.5 MILES	4.5 MILES	6.5 MILES
Total Households	30	306	2,764
# of Persons per HH	3.9	5.8	2.9
Average HH Income	\$36,796	\$74,753	\$71,712
Average House Value	\$0	\$117,992	\$108,772

2023 American Community Survey (ACS)

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