

FOR SALE / LEASE

5909 AERO DR

Tuttle, OK 73089

VERONICA BAKER
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JOHNNY STRADAL
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$562,500
Lease Rate:	\$4.25 + NNN
Building Size:	12,500 SF
Lot Size:	2.067 Acres
Price / SF:	\$45.00
Year Built:	1981
Zoning:	C-5

PROPERTY OVERVIEW

The property is located approximately 6 miles west of I-44 at the signalized intersection of Highway 37 and Sara Road, providing efficient connectivity to the south Oklahoma City metro and surrounding trade areas. The building features a large, mostly clear-span layout, accommodating a broad range of industrial, warehouse, and service uses. Direct frontage and visibility along Highway 37 support strong ingress/egress for employees, customers, and fleet traffic. The site is positioned near the expanding corridor and growing community of Tuttle.

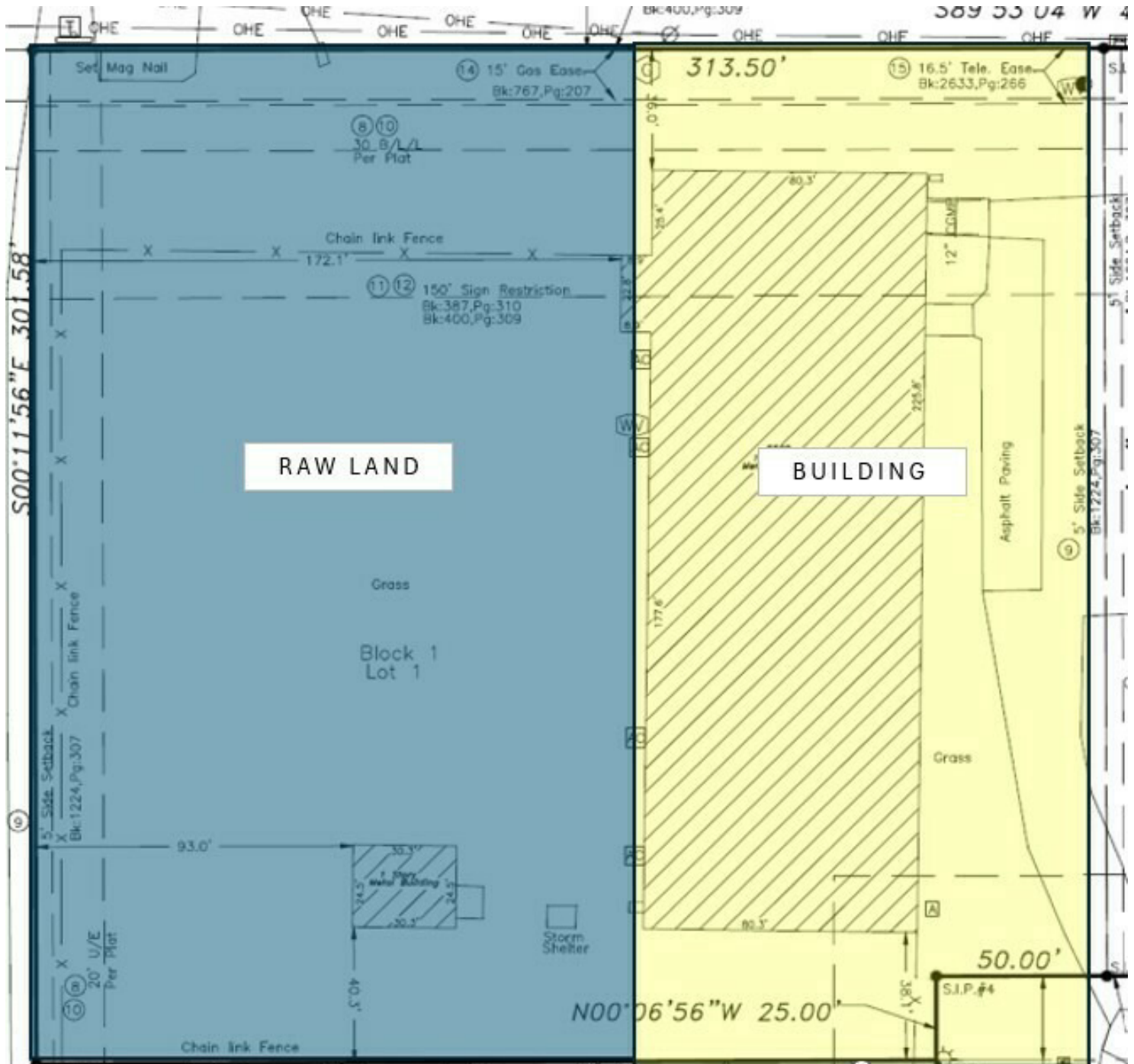
PROPERTY HIGHLIGHTS

- 3 phase electricity to the property
- Seller will entertain lot split or division of parcel
- Dedicated curb cut on E. Highway 37 (10,169 VPD) with eastbound access from S. Sara Rd. (3,460 VPD)
- Climate controlled clear span building
- One grade level overhead door (10'H x 10'W)
- 14' clear height
- Opportunity for customization and expansion with highway visibility

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LOTS CAN BE PURCHASED SEPERATELY



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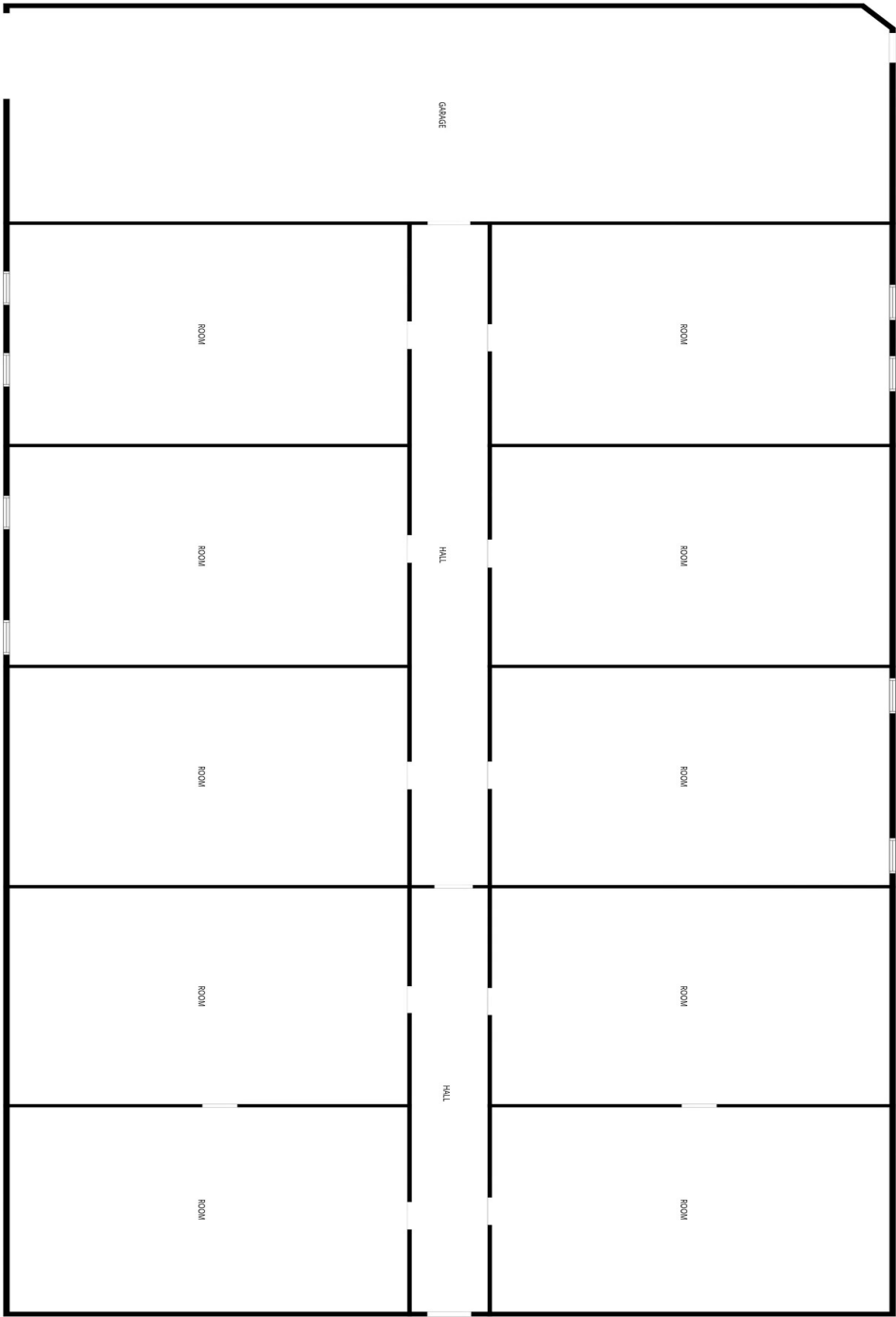
ADDITIONAL PHOTOS



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FLOOR PLAN (CLEAR SPAN / CUSTOMIZABLE)



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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AERIAL PHOTO

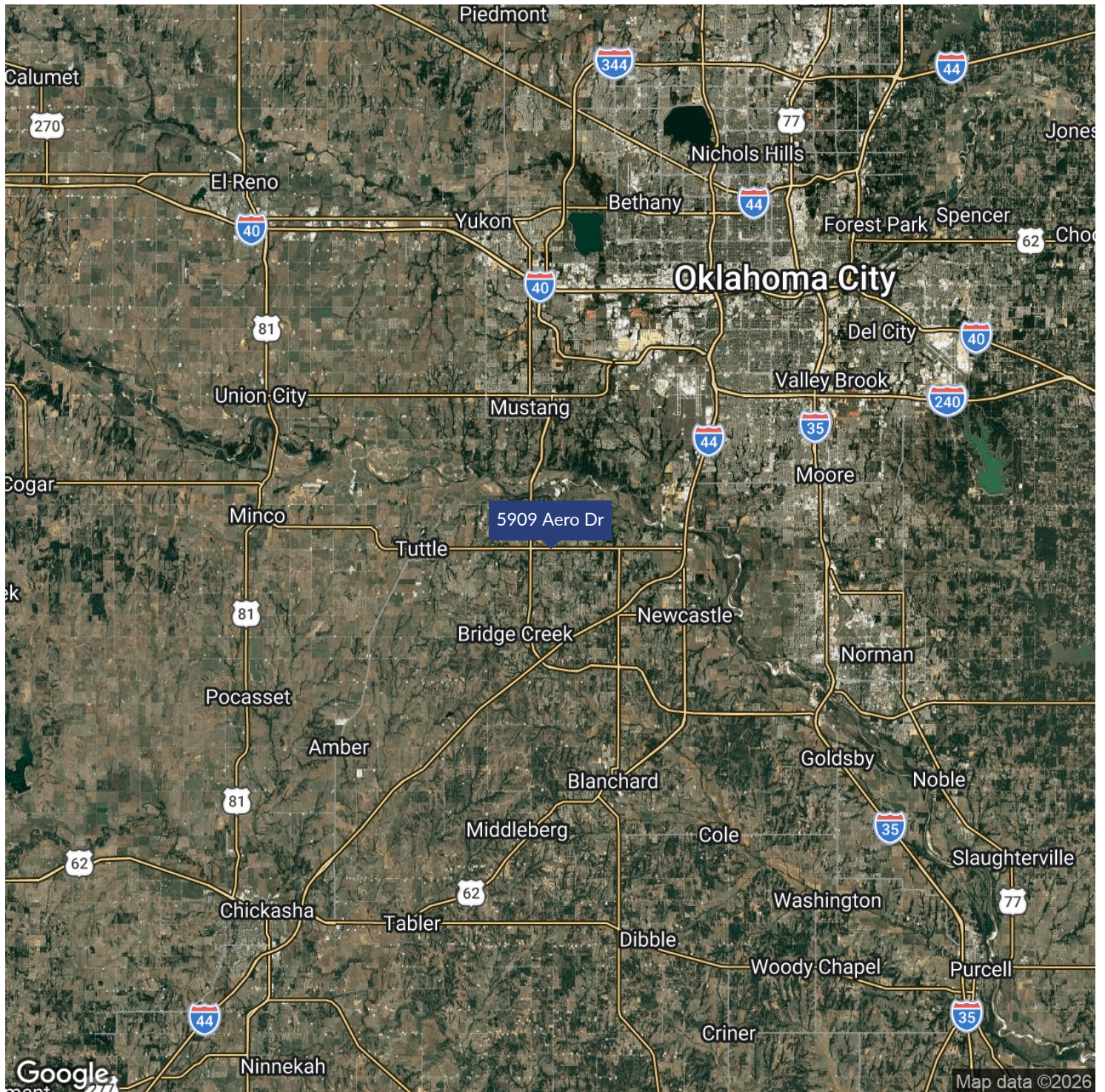


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LOCATION MAP



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