

FOR SALE

Industrial Facility
± 57,210 SF | ± 42.48 AC



NOW AVAILABLE

IOS Building For Sale

**3401 S RADIO ROAD
EL RENO, OK 73036**



CUSHMAN & WAKEFIELD | **COMMERCIAL OKLAHOMA**

ALLAN MEADORS, SIOR

+ 1 405 297 9915

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Industrial Facility FOR SALE

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PROPERTY SIZE:	± 57,210 SF
OFFICE:	± 11,420 SF
SITE AREA:	± 42.48 Acres
YEAR BUILT:	2007
PROPERTY USE:	Manufacturing
ZONING:	I-3; Heavy Industrial
CLEAR HEIGHT:	31' - 44'
POWER:	1200+ Amp / 480v / 3 Ph
DRIVE-INS:	(12) 25' x 20' (3) 35' x 20' (2) 14' x 14'
CRANES:	(2) 20 Ton Bridge 29' hook height (2) 5 Ton Jib
WASH BAY:	Yes
STANDBY POWER:	Backup Generator
NOI:	\$915,360 (3% escalations)
LEASE STRUCTURE:	NNN
TENANT:	Superior Wellbore Technologies
LEASE EXP: 02/28/2031	(1) One Five Year Option
GUARANTOR:	Superior Energy Services
SALES PRICE:	\$12,500,000



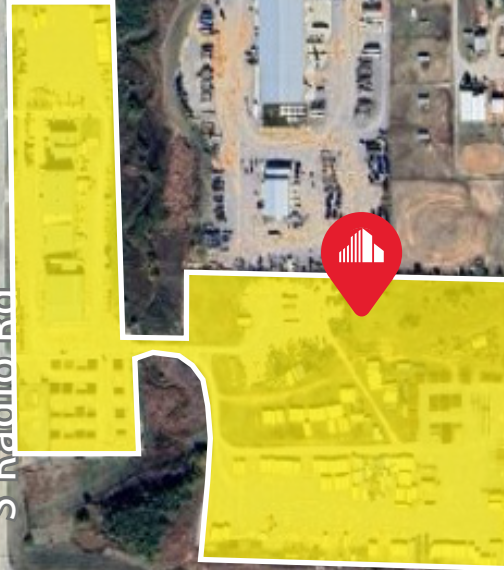
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