

EXECUTIVE SUMMARY



3105 E RENO AVE

OKLAHOMA CITY, OK

OFFERING SUMMARY

Sale Price:	\$2,350,000
Building Size:	30,591 SF
Price / SF:	\$73.55
Lot Size:	2.52 Acres
Number of Units:	6
Dock Doors:	5+

PROPERTY OVERVIEW

3105 E Reno is a 30,591 SF industrial building located in Oklahoma City, offering prime access to major highways I-40 and I-35. This well-positioned facility is ideal for a range of industrial uses, featuring expansive floor space and excellent transportation connectivity. Its strategic location ensures easy distribution and accessibility throughout the region, making it an attractive option for businesses seeking efficiency and visibility. The property is mostly vacant, except for one small office tenant and a tenant paying to park trucks in the back. Both tenants would leave if necessary for a sale. Rent for both tenants totals \$51,000.



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CAMDEN NIGHTENGALE

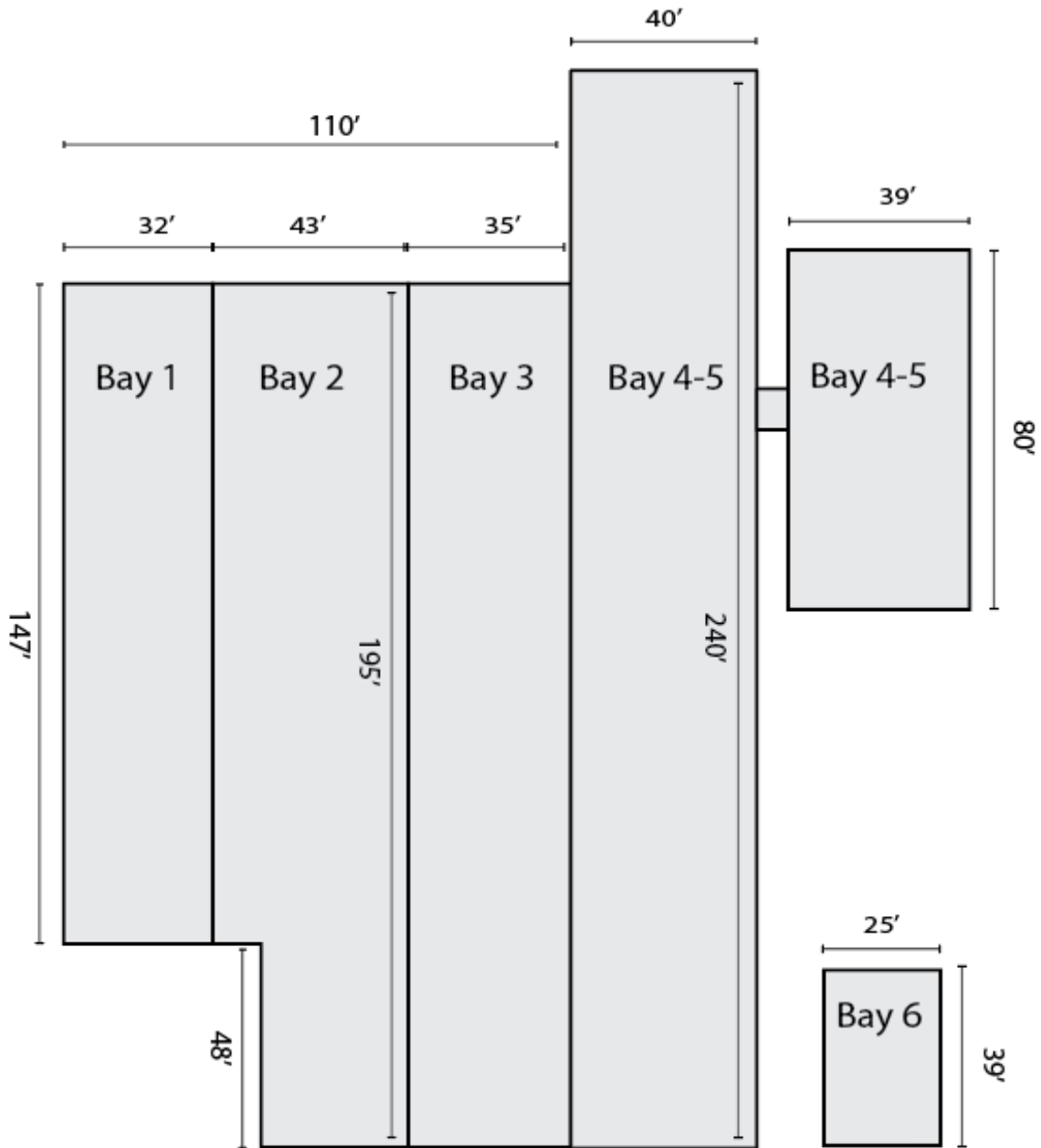
ADDITIONAL PHOTOS



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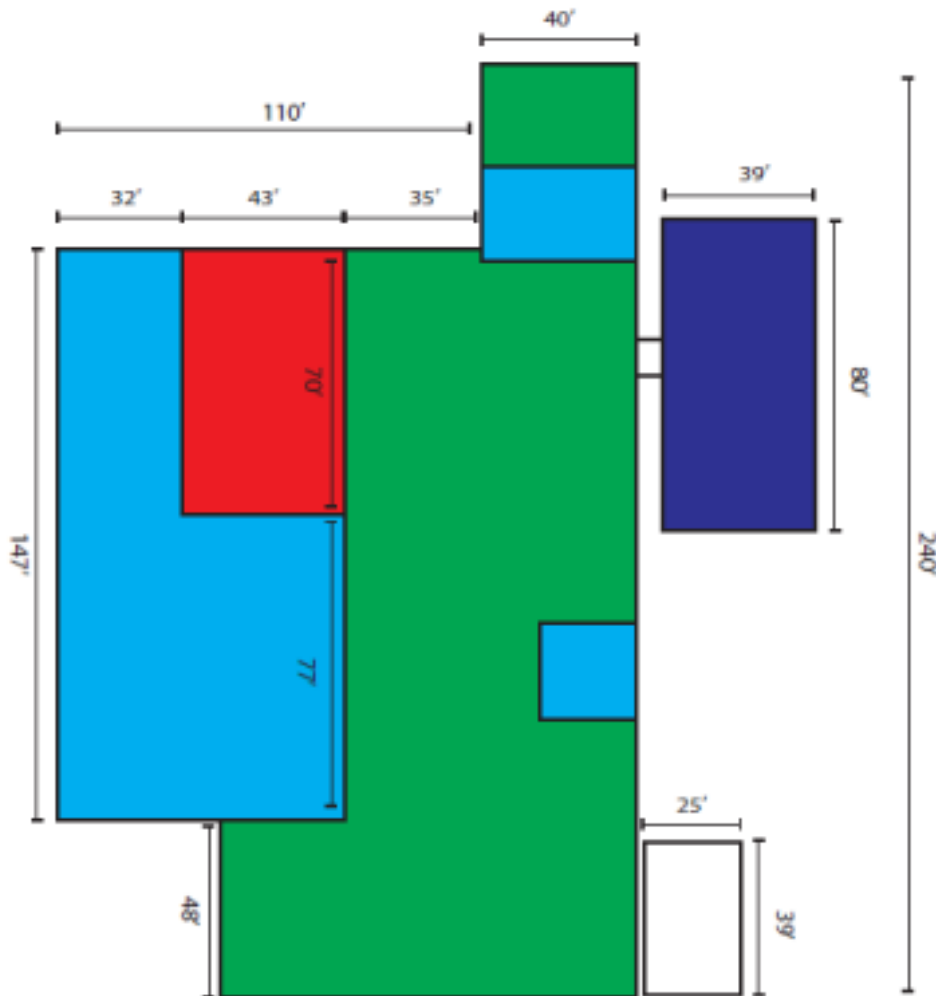
Suite Sizes



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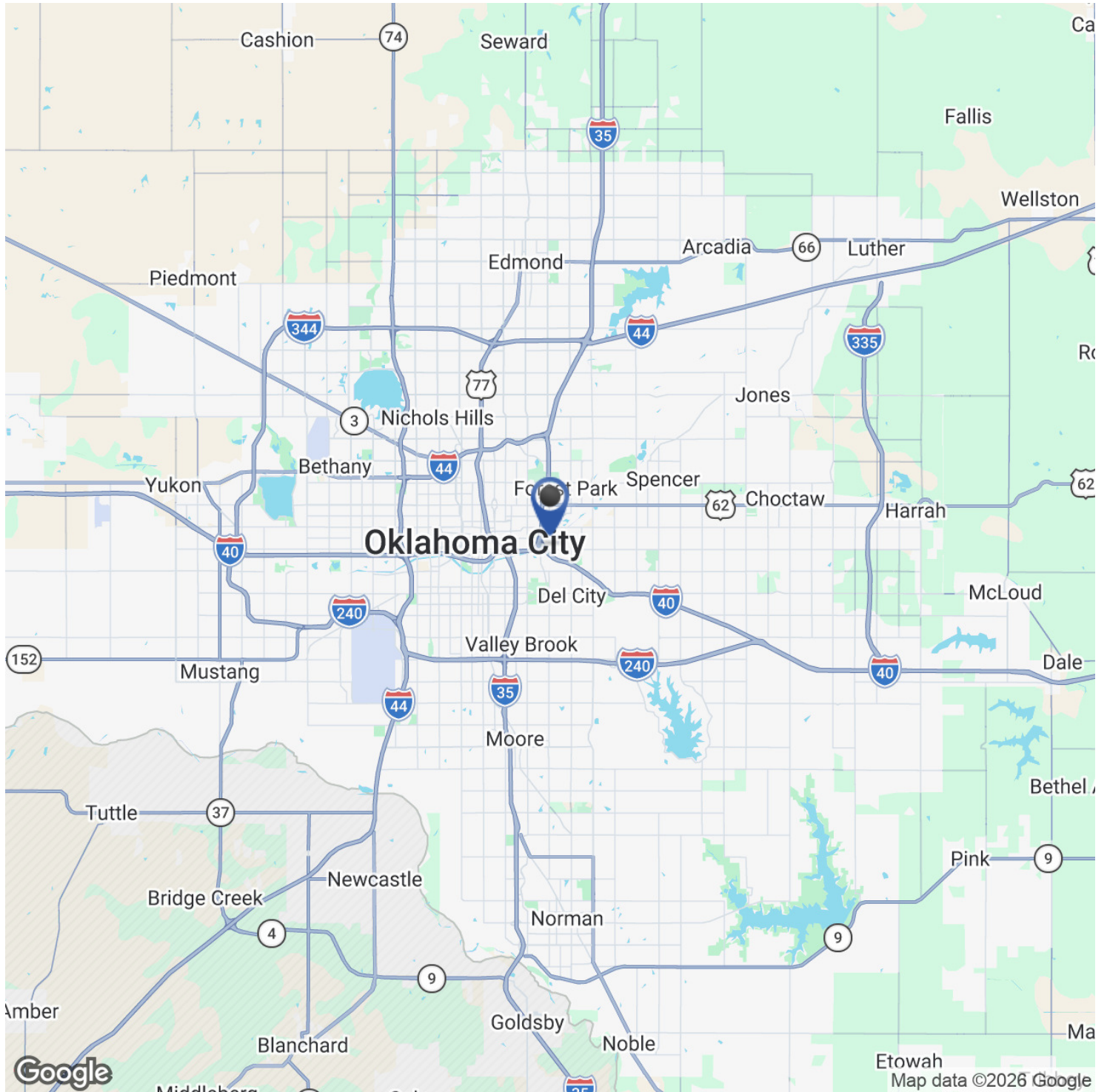
ADDITIONAL PHOTOS

Clear Height
(at lowest point in bay)



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LOCATION MAP



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