

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,395,000
Building Size:	15,934 SF
Lot Size:	43,745 SF (~1 Acre)
Number of Units:	1
Price / SF:	\$87.55
Year Built:	1982
Zoning:	I-2
Market:	Oklahoma City

PROPERTY OVERVIEW

Located just off I-40, near the intersection of S. Council Rd. and Reno Ave, offering easy access to the surrounding metro area. With a spacious warehouse, nice sized office space, and a secure fenced yard, this property is ideal for a wide range of industrial applications.

PROPERTY HIGHLIGHTS

- 2 Overhead grade level doors (14'W x 16'H & 8'W x 10'H)
- Fenced and gated concrete paved yard
- 3 Phase, 440V
- Warehouse and office space
- 18'-19' Clear Height in the warehouse
- Heaters and plumbing in the warehouse
- Frontage on Reno and rear access to N. Council Rd for access to I-40 Highway
- Drive around access capability

ETHAN SLAVIN
405.830.0252
ethan@creekcre.com

JOHNNY STRADAL
405.990.0569
johnny@creekcre.com

ADDITIONAL PHOTOS



GATED ACCESS TO YARD



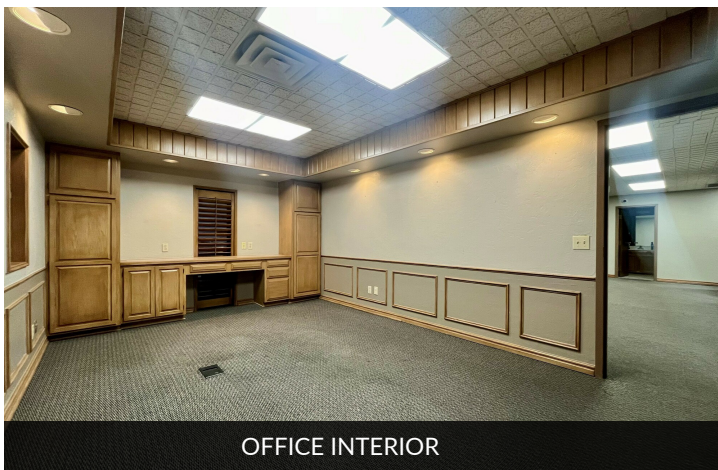
EXTERIOR YARD (CONCRETE PAVED)



WAREHOUSE INTERIOR (NORTH)



WAREHOUSE INTERIOR (SOUTH)



OFFICE INTERIOR

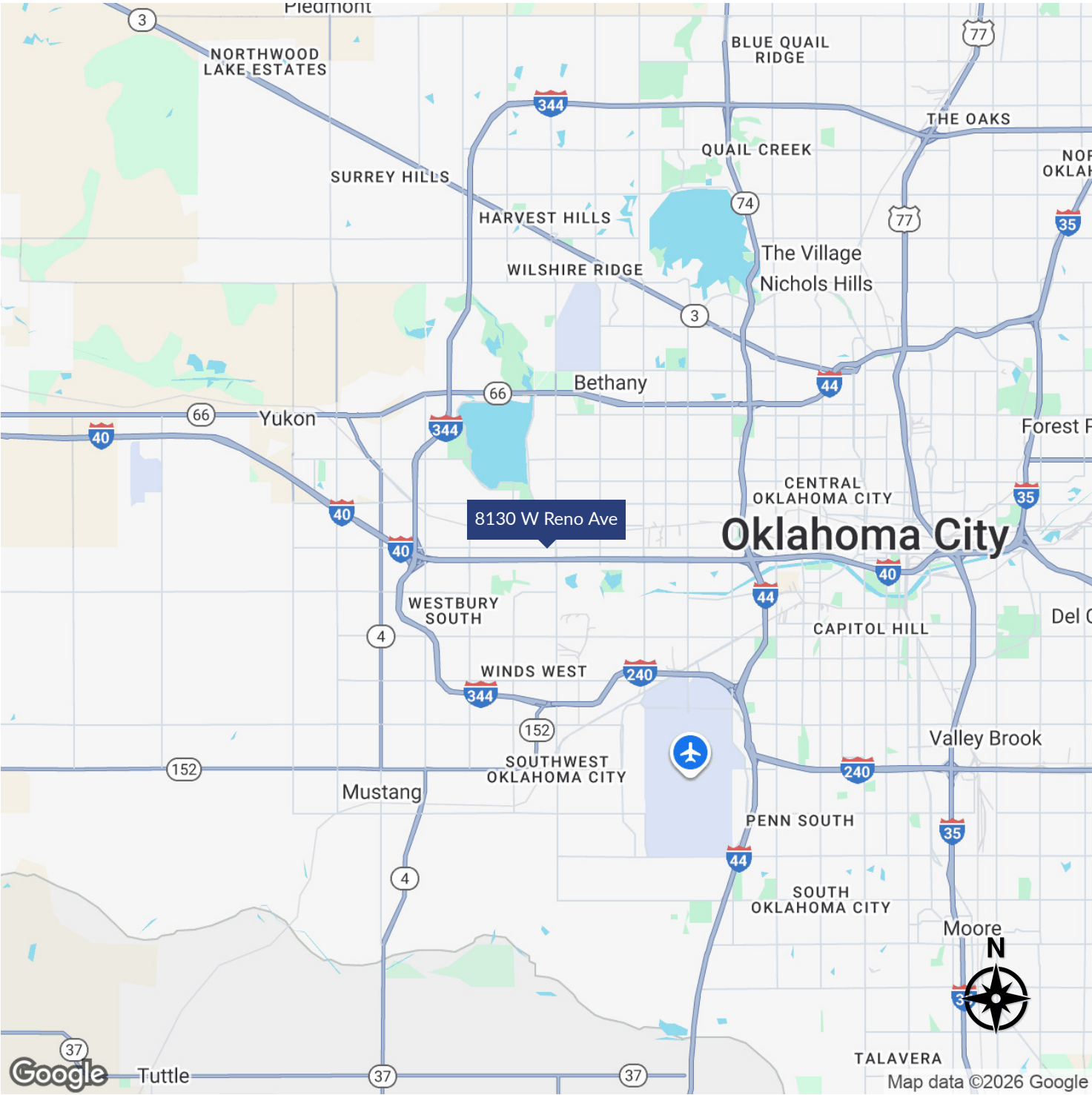


WAREHOUSE OFFICE (CUSTOMER ENTRANCE)

ETHAN SLAVIN
405.830.0252
ethan@creekcre.com

JOHNNY STRADAL
405.990.0569
johnny@creekcre.com

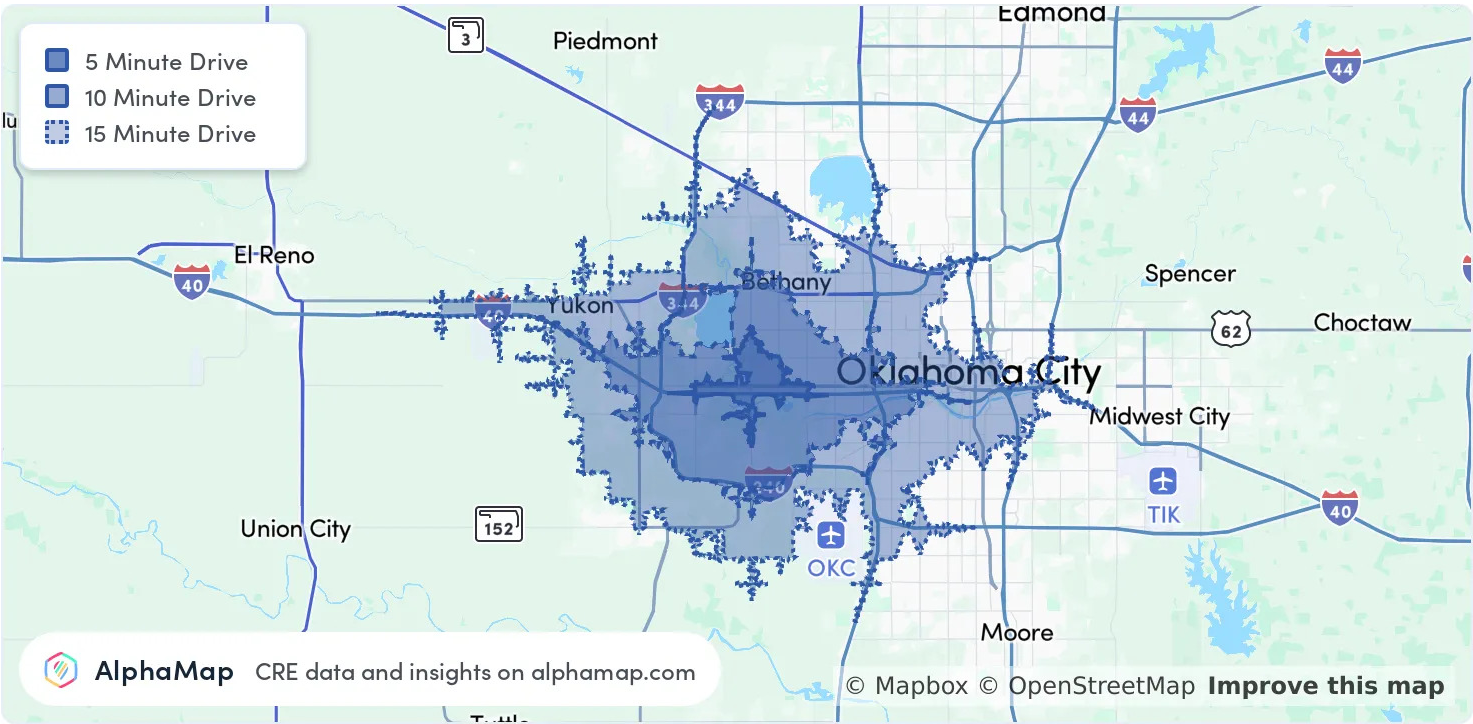
LOCATION MAP



ETHAN SLAVIN
405.830.0252
ethan@creekcre.com

JOHNNY STRADAL
405.990.0569
johnny@creekcre.com

AREA ANALYTICS



POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	5,989	63,601	328,562
Average Age	35	36	37
Average Age (Male)	35	36	36
Average Age (Female)	36	37	37

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	2,391	24,294	126,982
Persons per HH	2.5	2.6	2.6
Average HH Income	\$57,233	\$77,626	\$74,709
Average House Value	\$177,516	\$224,116	\$214,196
Per Capita Income	\$22,893	\$29,856	\$28,734

Map and demographics data derived from AlphaMap

ETHAN SLAVIN
405.830.0252
ethan@creekcre.com

JOHNNY STRADAL
405.990.0569
johnny@creekcre.com