

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$9.25 SF/yr (NNN)
Building Size:	8,820 SF
Available SF:	8,820 SF
Lot Size:	14,000 SF
Year Built:	1908
Zoning:	I-2 (Moderate Industrial)
Market:	Oklahoma City

PROPERTY OVERVIEW

This industrial property in west downtown Oklahoma City caters to a diverse range of users, including industrial clients seeking warehouse space, as well as retail, office, and showroom opportunities. With convenient access to I-40, it provides seamless connectivity to both the surrounding metro area and external markets.

PROPERTY HIGHLIGHTS

- 3 grade level doors (10x10', 16'x10' & 14'x14' high) and 1 covered dock high door
- 3 phase, 400 AMP electrical
- 12 to 16 foot clear height warehouse space
- Showroom with interior offices and storage
- Exterior signage capability and exterior lighting
- 170' MOL of frontage on Western Ave.

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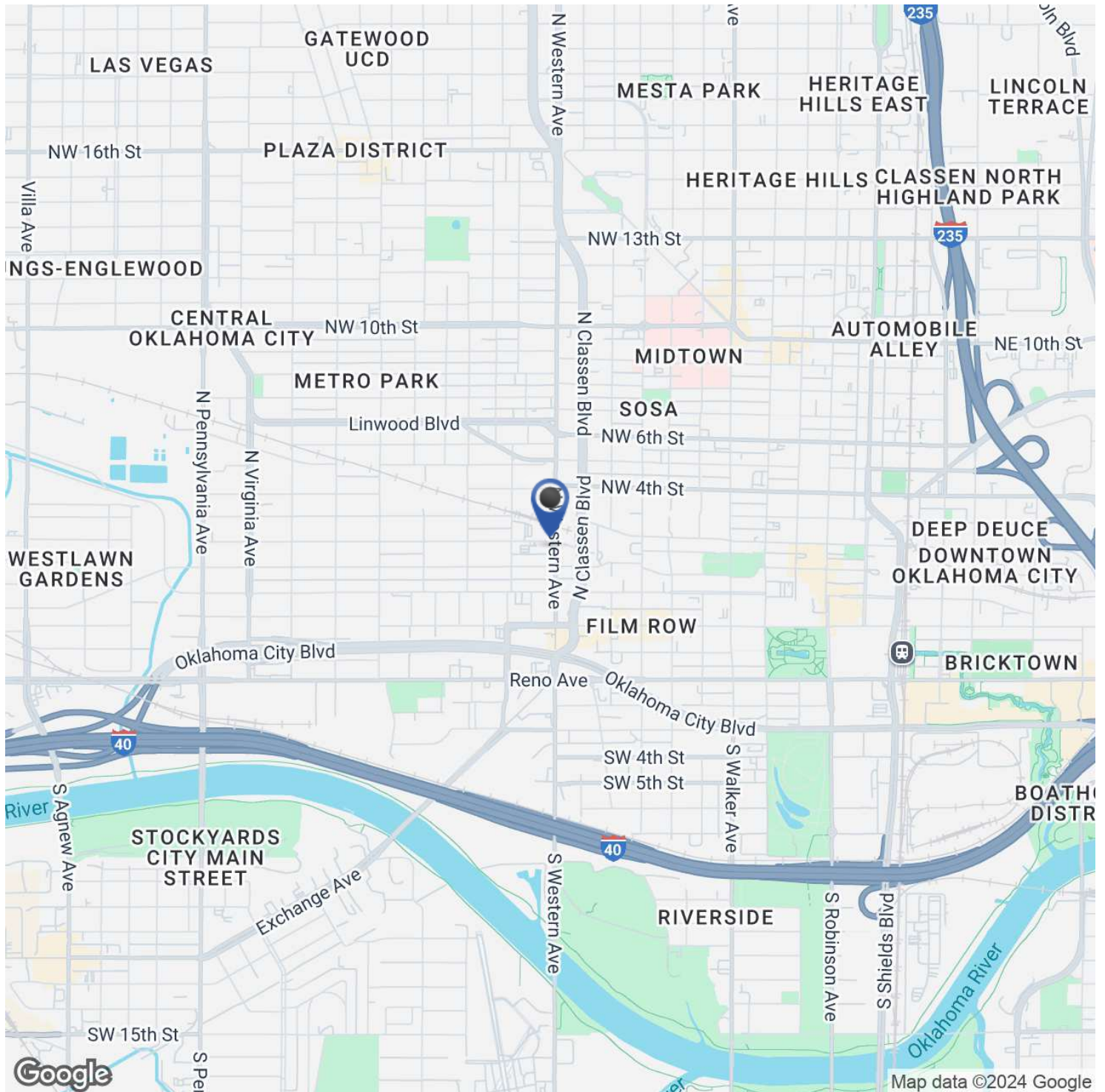
ADDITIONAL PHOTOS



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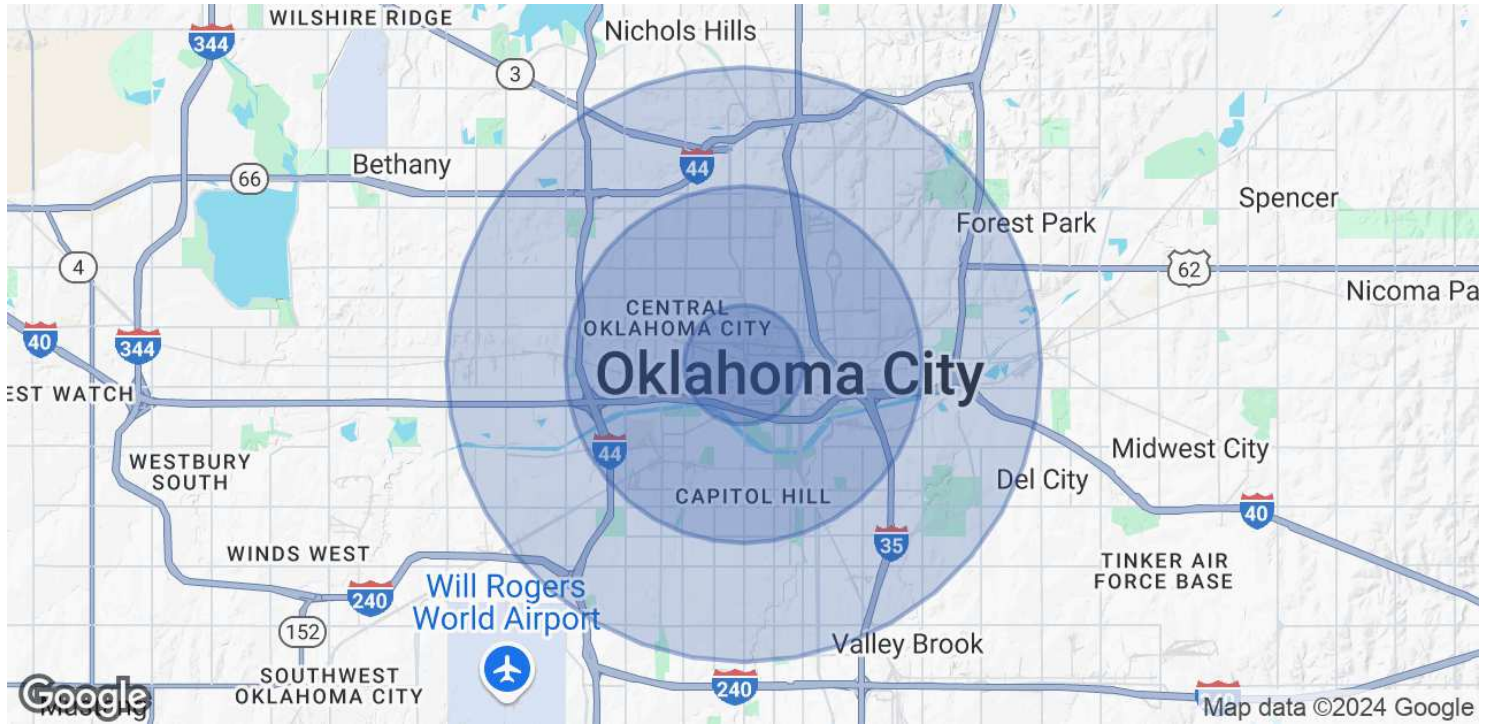
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,911	83,696	212,778
Average Age	38	36	37
Average Age (Male)	39	36	36
Average Age (Female)	38	36	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,623	34,754	85,735
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$64,641	\$67,031	\$64,540
Average House Value	\$331,769	\$238,009	\$207,546

Demographics data derived from AlphaMap

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