

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$449,000
Building Size:	2,400 SF
Lot Size:	7,094 SF
Price / SF:	\$187.08
Year Built:	1985
Renovated:	2019
Zoning:	I-1
Market:	Oklahoma City

### PROPERTY OVERVIEW

Located just north of W. Britton Rd. on NW 94th Street and adjacent to the U.S. Postal Service building, this property offers quick Metro access via the Broadway Extension. rebuilt as a licensed C1D1-certified lab, the facility is constructed with explosion proof materials designed to prevent ignition of flammable gases and vapors making it ideal for users who need compliant, high safety lab space. The layout also provides flexibility for future customization, including the ability to add an overhead door or additional office buildout. Centrally positioned within the metro, the building has already seen significant upgrades; see the highlights for key features and recent improvements.

### PROPERTY HIGHLIGHTS

- Fully fenced property with secure automatic gate access
- Durable epoxy flooring throughout the building
- Easily configurable to add an overhead door to the front of the building (see pic)
- Fully climate controlled with heating and cooling throughout
- Warehouse/large space features cleanroom panels
- Secure building entry for added safety
- C1D1 certified, suitable for laboratory or industrial use

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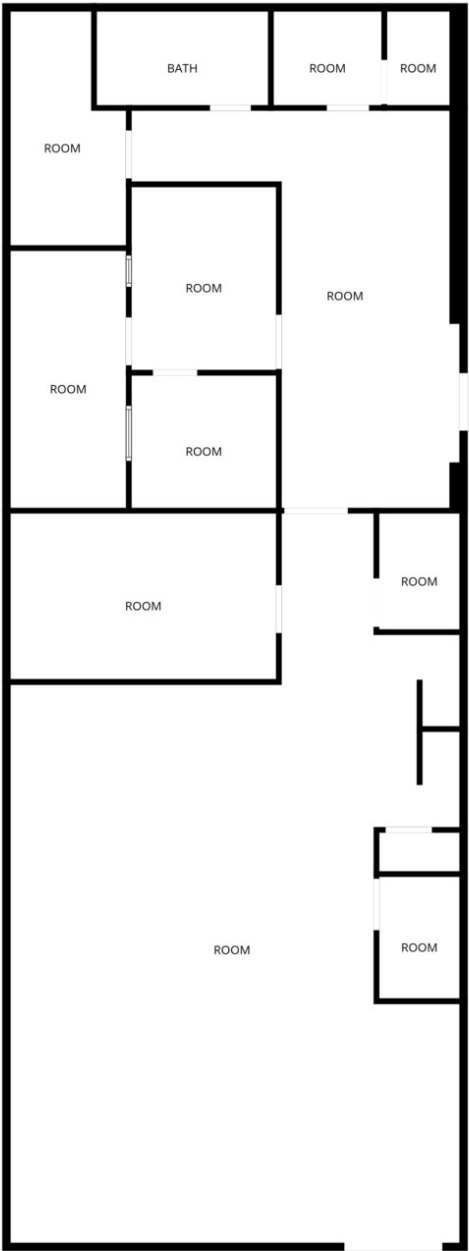


## ADDITIONAL PHOTOS



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FOOR PLAN



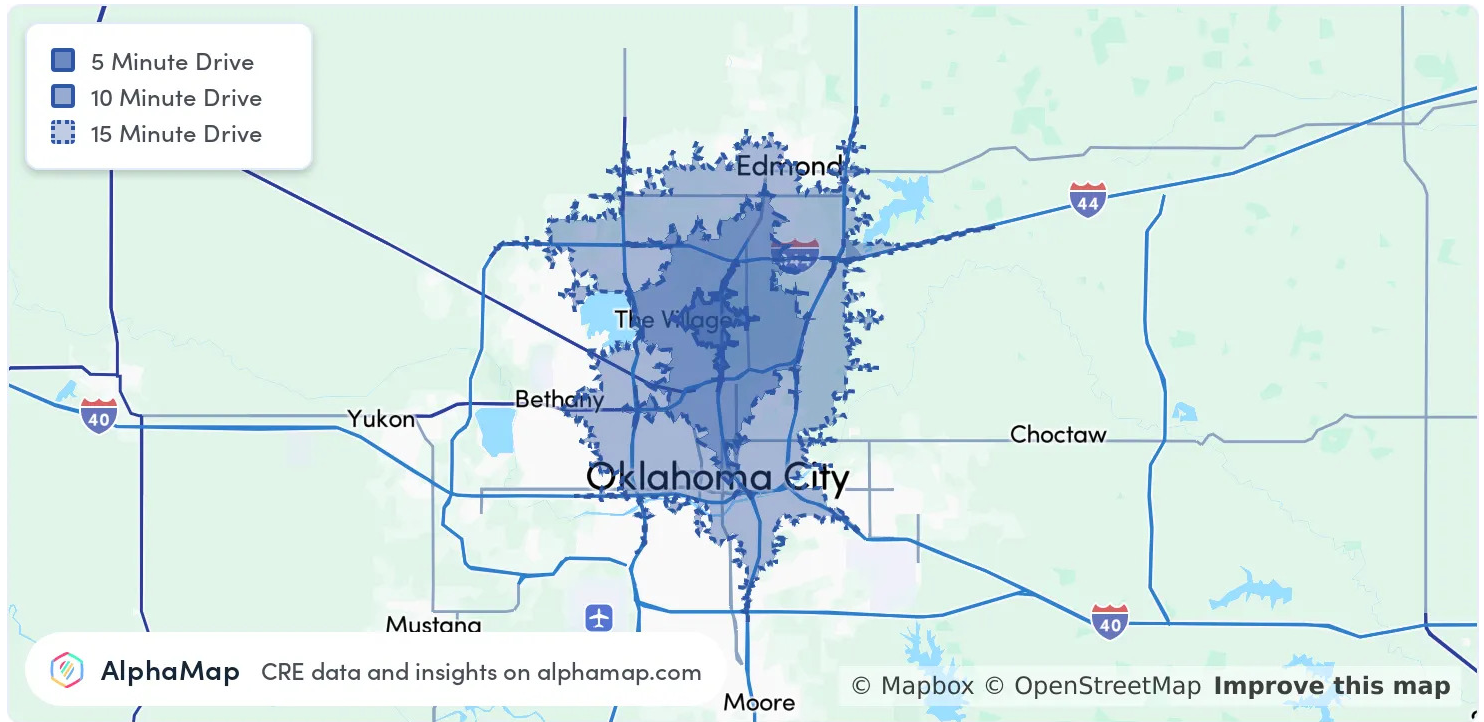
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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## AREA ANALYTICS



POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	9,671	91,896	356,320
Average Age	35	40	39
Average Age (Male)	33	38	37
Average Age (Female)	36	41	40

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	3,837	41,567	151,170
Persons per HH	2.5	2.2	2.4
Average HH Income	\$63,959	\$88,896	\$92,199
Average House Value	\$229,233	\$313,056	\$293,137
Per Capita Income	\$25,583	\$40,407	\$38,416

Map and demographics data derived from AlphaMap

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