

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	10.50 SF/yr (NNN)
Building Size:	7,200 SF
Available SF:	1,800 sf suite & yard
Available Units	2
Zoning:	I-2
Market:	Oklahoma City

PROPERTY OVERVIEW

Located just northeast of the intersection of NW 63rd Street and I-235 (Broadway Extension), this property offers easy access to the surrounding metro area. The facility features a climate controlled office and restroom, along with heated warehouse space suitable for a wide range of industrial uses. Additionally, the property includes a fully fenced, graveled outdoor yard, providing secure outdoor storage when needed.

PROPERTY HIGHLIGHTS

- 14' clear warehouse height
- Heated warehouse space
- Climate controlled office and restroom
- Fully fenced, graveled outdoor storage yard with private drive
- 10'H x 8'W overhead door
- LED lighting
- Easy access to the Broadway Extension

SPACES	LEASE RATE	SPACE SIZE
Suite 313	\$10.50 SF/yr	1,800 SF
Outdoor Gravelled Yard	\$500 per month	2,000 SF

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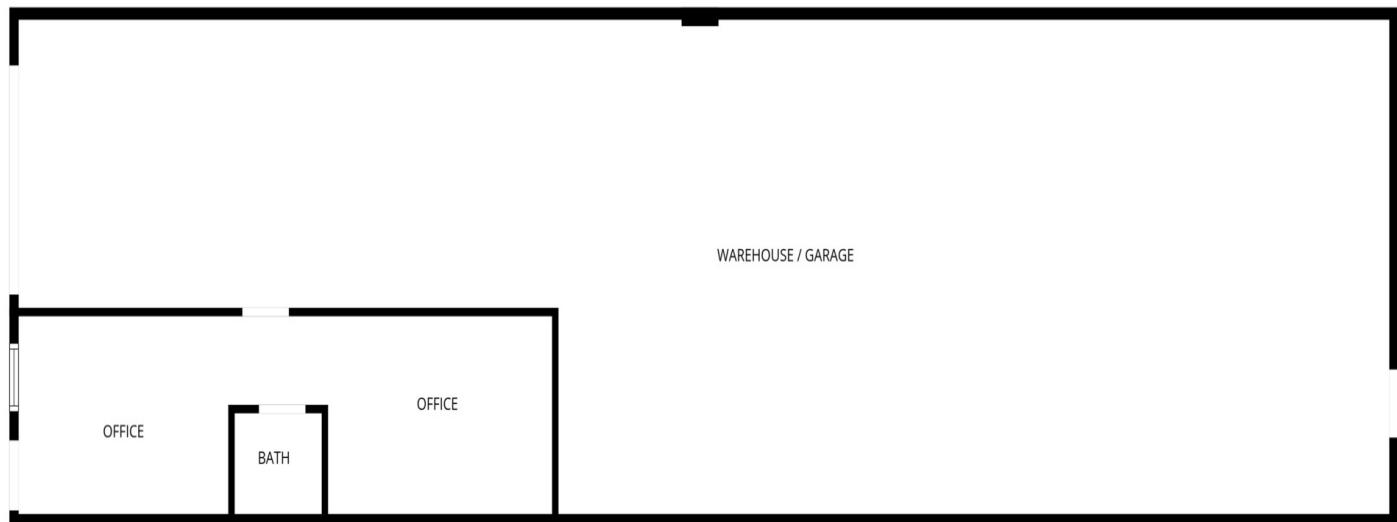
ADDITIONAL PHOTOS



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SUITE 313 FLOOR PLAN

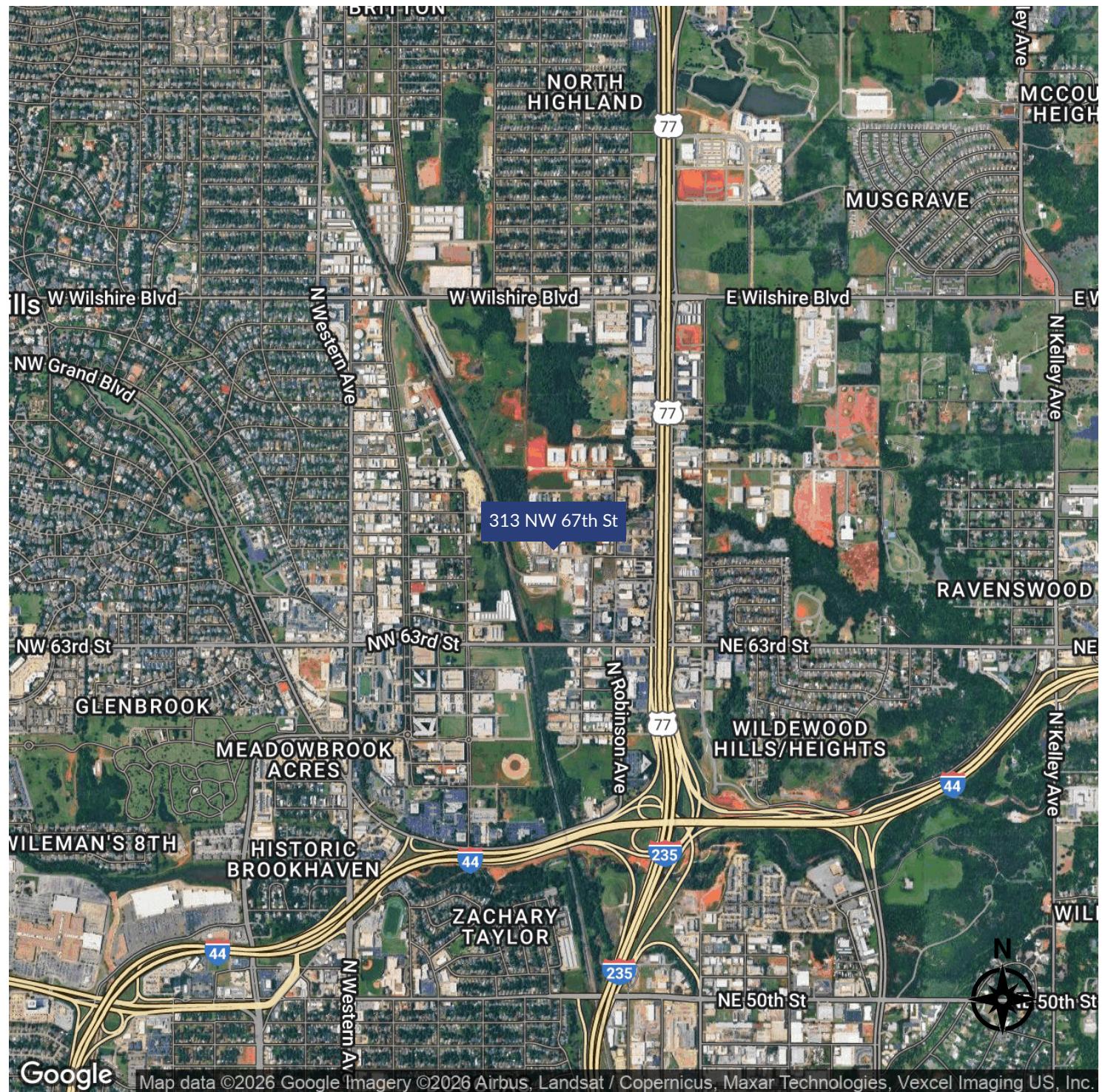


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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LOCATION MAP



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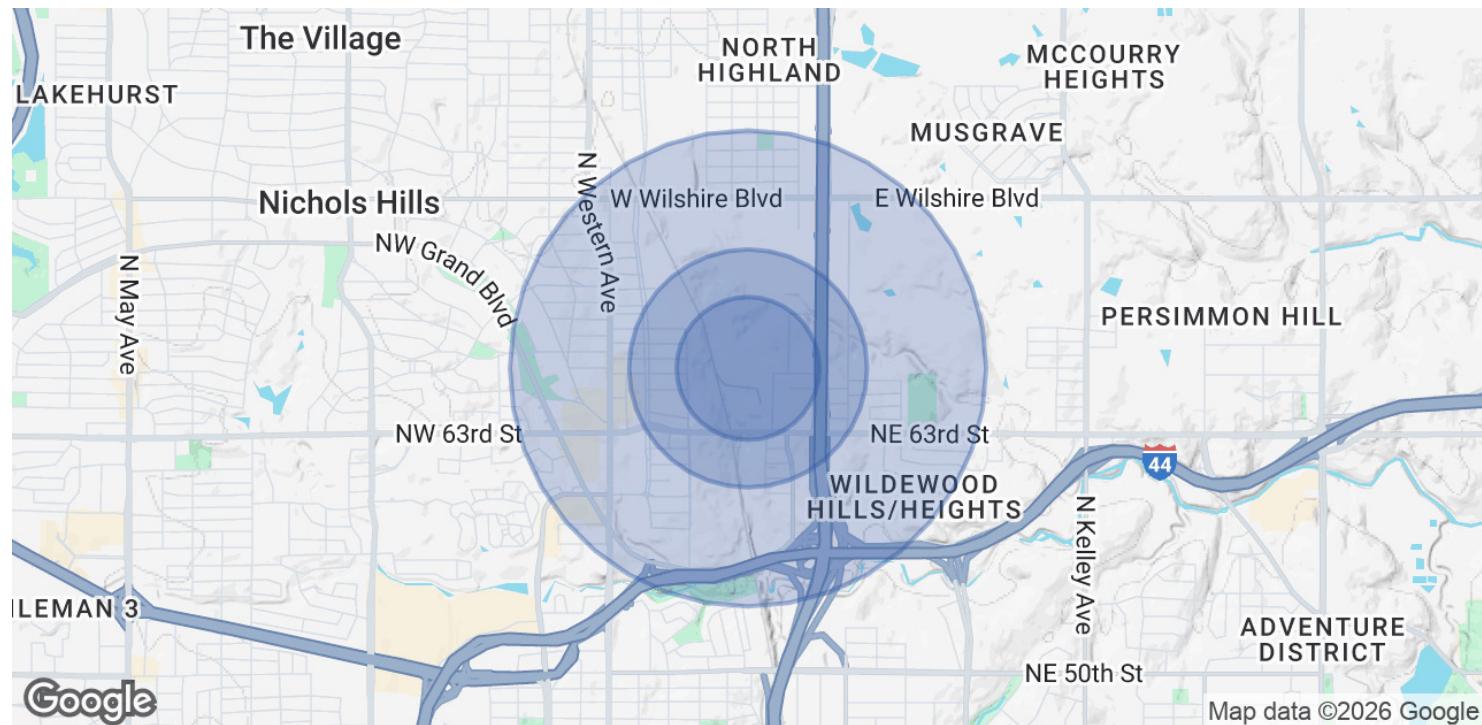
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	40	101	2,986
Average Age	45	44	42
Average Age (Male)	43	42	40
Average Age (Female)	47	46	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	17	44	1,293
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$75,617	\$75,082	\$112,730
Average House Value	\$276,817	\$276,149	\$462,400

Demographics data derived from AlphaMap

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