

16915 W. HEFNER ROAD
EL RENO, OK 73036

Industrial Building For Sale

4,000 SF on 0.94 Acres MOL

Sales Price: \$495,000



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COMMERCIAL
REAL ESTATE

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405.840.0600
NAIRED.COM

BOB SULLIVAN, CCIM
405.641.9798
RSULLIVAN@CCIM.NET

CLARK EVERETT
405.985.8424
CLARK@NAIRED.COM



PROPERTY HIGHLIGHTS

- New Construction (February 2025)
- Multiple configuration options allow for Multi-Tenant usage
- 800 SF Office
- (2) 40'x40' Shop Spaces
- (4) 12'x14' Ground Level Overhead Doors on Front of Building
- (2) 12'x12' Ground Level Overhead Doors on Back of Building
- (2) Shop Restrooms
- Wash Bay with Oil/Water Separator
- Spray Foam Insulation
- Electricity: 200 Amps to Each Suite
- Utilities: Well-Water & Septic System
- Clear heights: 15' at Eaves; 18' at Peak
- Zoned: Unincorporated Canadian County

LOCATION HIGHLIGHTS

- Outside El Reno City Limits

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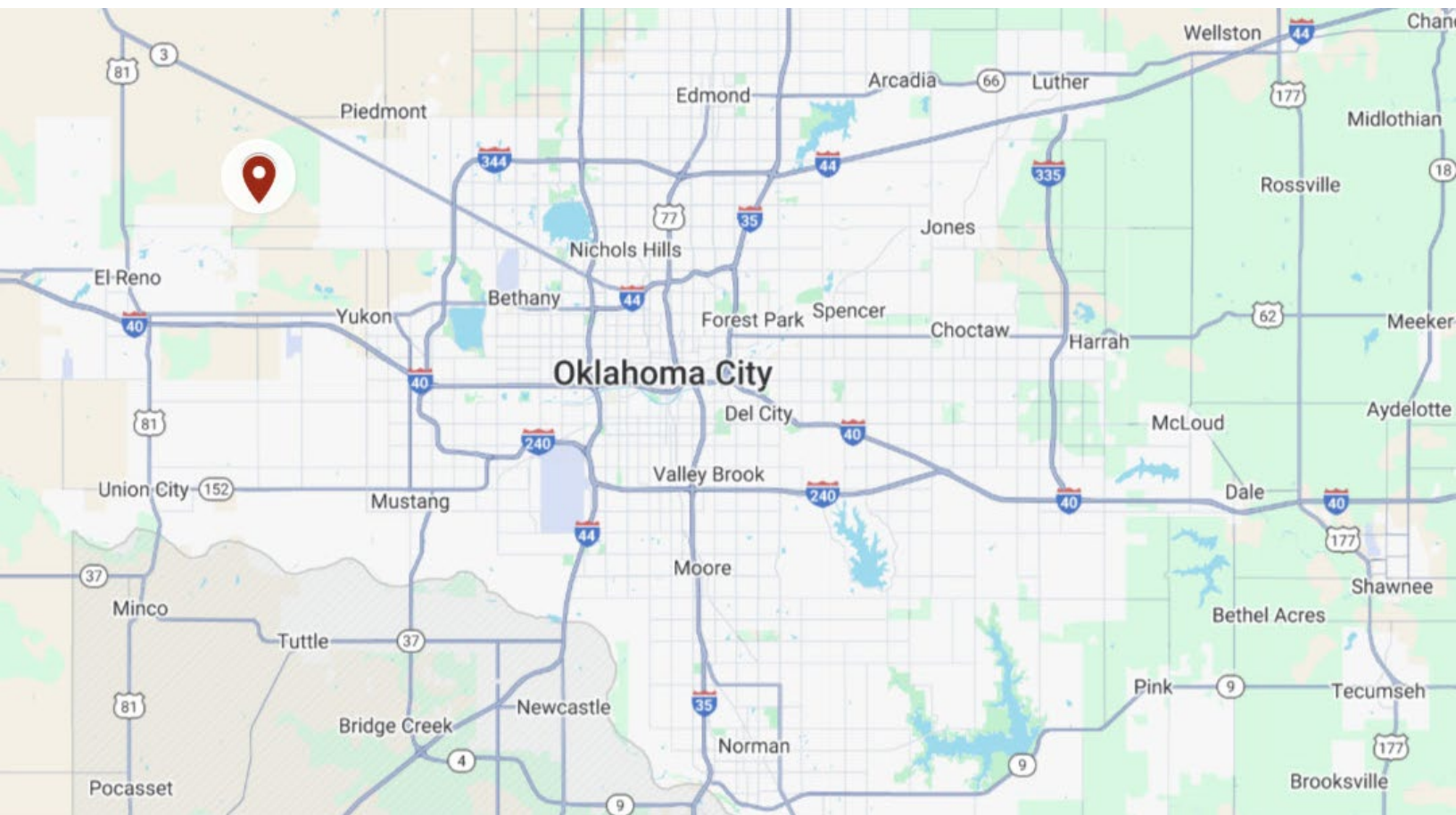
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EXECUTIVE SUMMARY

Newly constructed industrial property north of El Reno in unincorporated Canadian County is available for purchase. This 4,000 SF building was completed in February 2025, sits on 0.94 acres, is spray-foam insulated, has an 800 SF office, a wash bay with oil/water separator, and is served by well water and a septic system. The building is configured so that the two shop areas are self-contained with a restroom in each shop, and separate electricity meters -- each fed with 200 amps of power. These self-contained suites allow for an owner to lease a portion of the property or the entire property to a single tenant or multiple tenants.



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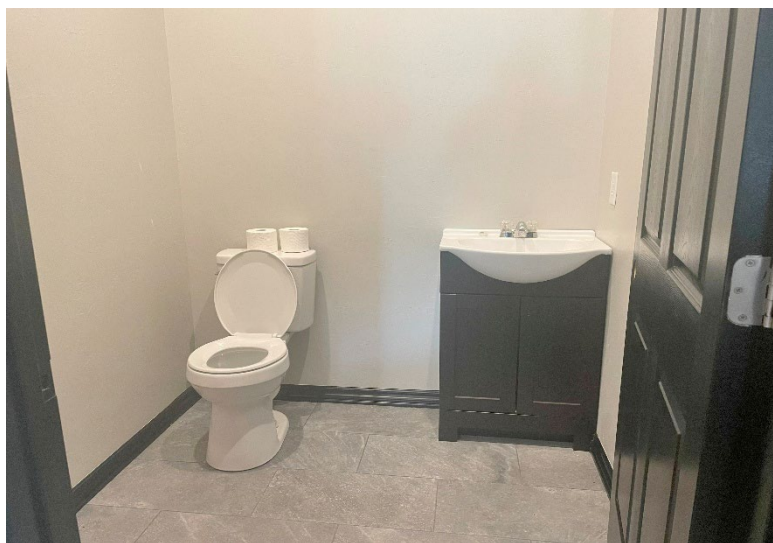
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	83	1,467	3,763
AVERAGE HOUSEHOLD INCOME	\$99,766	\$107,012	\$116,314
TOTAL HOUSEHOLDS	32	558	1,392

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