

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$2,000.00 per month (MG)
Available SF:	31,167 SF
Lot Size:	0.72 Acres
Zoning:	I-2
Market:	Oklahoma City

PROPERTY OVERVIEW

This site is located off I-40, just north of the N. Rockwell Ave. and Reno Ave. intersection, making it easy to reach the Oklahoma City Metro area. It has approximately 130 feet of frontage on Rockwell, and the owner plans to fully fence the perimeter and add additional yard improvements for qualified tenants/leases to accommodate a wide variety of users needing industrial outdoor storage.

PROPERTY HIGHLIGHTS

- Secure, fully fenced and gated perimeter for enhanced safety
- Excellent access and visibility along North Rockwell Avenue
- Level terrain for ease of use
- Additional T.I. for qualified tenants/leases

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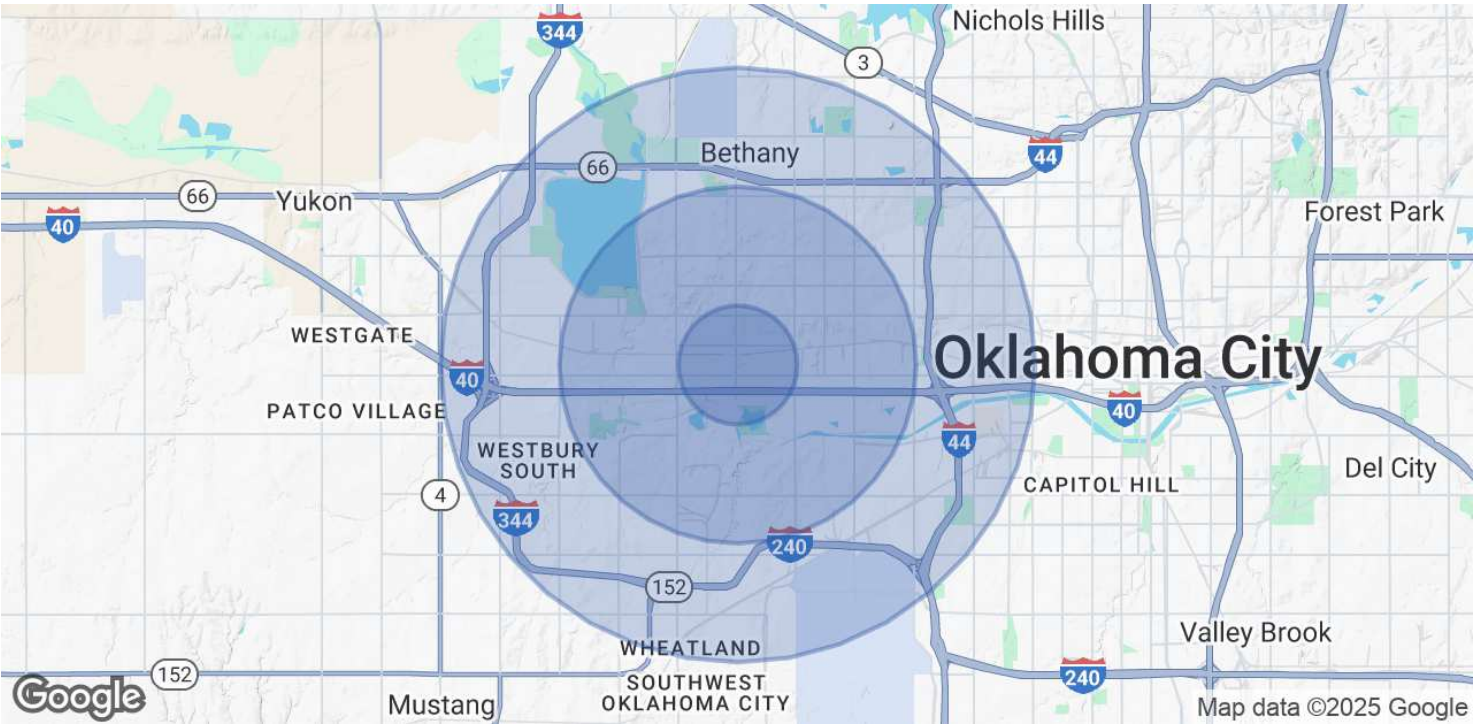
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,711	54,734	162,603
Average Age	35	37	37
Average Age (Male)	34	36	36
Average Age (Female)	35	38	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,291	21,106	63,064
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$52,325	\$68,169	\$73,478
Average House Value	\$137,787	\$187,363	\$207,895

Demographics data derived from AlphaMap