



PROPERTY DESCRIPTION

This well cared for industrial/office building features 3 offices, 2 bathrooms, reception area, large breakroom and a IT closet. There are 2 insulated, overhead grade level doors with auto lift measuring 14 x 14. The yard is graveled and fenced. Located off of I-40 and Airport Rd in an Industrial Park. This building was built in 2011.

PROPERTY HIGHLIGHTS

- 200 amps of power
- Warehouse size: 60 x 100 with 17' Clearance
- 200 amps of power
- 2 overhead grade level doors (14 x 14) with auto lifters
- Office: 1,200 SF
- Fenced Yard
- Located in Industrial Park
- Easy Access to I-40 -67 miles to OKC

OFFERING SUMMARY

Sale Price:	\$927,000
Lease Rate:	\$12.00 SF/yr (NNN)
Number of Units:	1
Available SF:	7,200 SF
Lot Size:	2.9 Acres
Zoning:	I26W
Year Build	2011

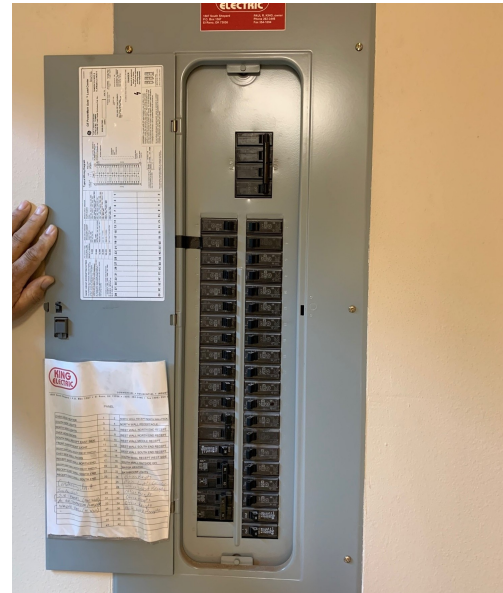
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	3,379	4,870	6,609
Total Population	8,330	11,548	15,373
Average HH Income	\$69,193	\$63,499	\$61,912

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FOR SALE / LEASE



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