

Gerald L. Gamble Co.

Commercial and Industrial Realtors

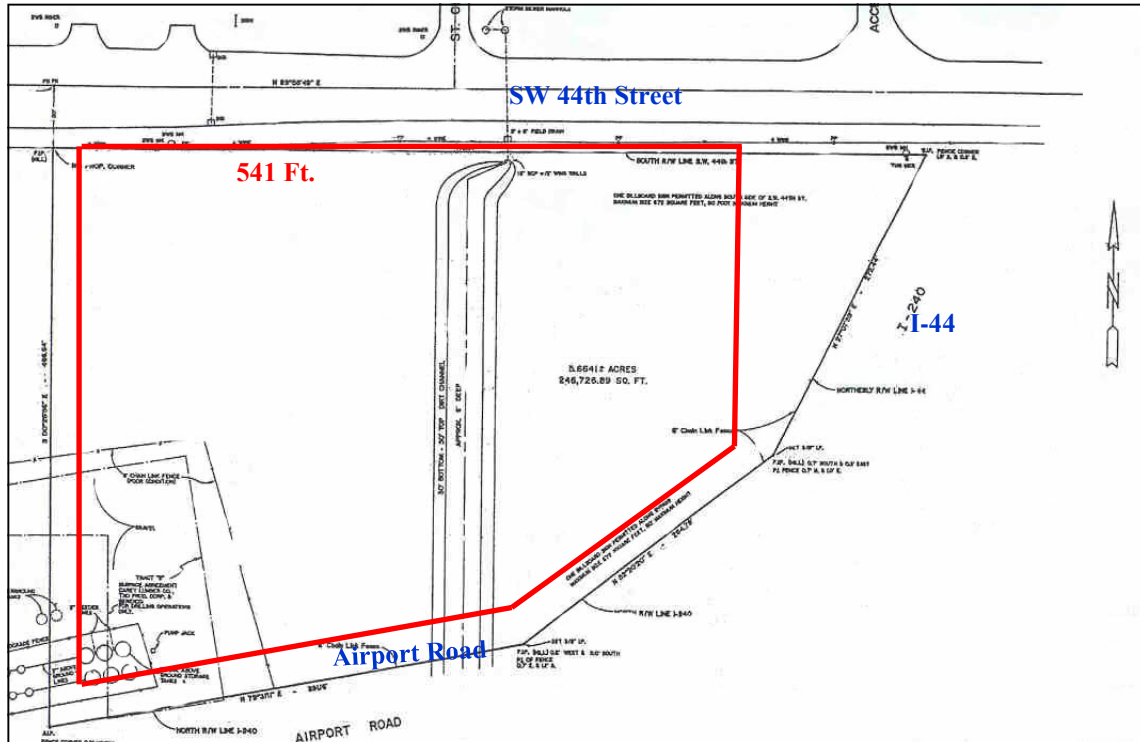
204 N. Robinson, Suite 625 Oklahoma City, OK 73102 Tel. 405-232-1138 Fax 405-239-6805 www.geraldgambleco.com

5± ACRES FOR SALE or BUILD-TO-SUIT

S. Side of SW 44th St., West of I-44

North of Airport Rd.

Oklahoma City, OK



PROPERTY FEATURES

♦ 5± Acres ~ For Sale or Build-To-Suit	♦ 16" Waterline One Block North of Site
♦ 541 Ft. of Frontage on SW 44th St.	♦ Sewer Line Located 450± Ft. North of Site
♦ Zoned "C-4" General Business	♦ Electric: OG&E ~ Gas: ONG
♦ Topography Flat with Drainage Area Running North and South	♦ Traffic Count: I-44 ~ 108,000/day SW 44th St. ~ 14,000/day
♦ SW 44th St. is 4-Lane Industrial Blvd.	♦ Will Consider Dividing

Total Price: To Be Determined



For Further Information Contact
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The above statements, while not guaranteed, are from sources believed to be reliable.
 f:docs/brochure/44thSt(SSide)WofI-44-5+Ac.pub Offered subject to sale, change or withdrawal.

