

# 1100 S. EASTERN AVENUE OKLAHOMA CITY, OK 73129

NAIRED

COMMERCIAL  
REAL ESTATE

Industrial Buildings with Excess Land For Sale

20,903 SF on 33 Acres MOL

REDUCED Sales Price: \$6,900,000



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NAI Red is pleased to present 1100 South Eastern Avenue, near downtown Oklahoma City. This Class-A industrial site is ideal for fleet maintenance or manufacturing and features a service building constructed in 2012 with large work bays, central lubrication battery, fenced gravel yard, 20' clear height, three 10-ton bridge cranes, a total of 20 oversized overhead doors, high power service, and a paint booth -- all within 1 mile of entrances to I-35 and I-40. This parcel includes undeveloped land allowing for expansion.



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## PROPERTY HIGHLIGHTS

- Approximately 3,700 SF of Separate Office Space
- 3 Phase Power / 1,075 Amps
- 20' Clear Ceiling Height
- Security Cameras throughout Property
- Excellent Fleet Maintenance or Manufacturing Site
- Zoned: I-2
- Local & State Incentives may be Available for Out-of-Area Qualifying Manufacturers

## LOCATION HIGHLIGHTS

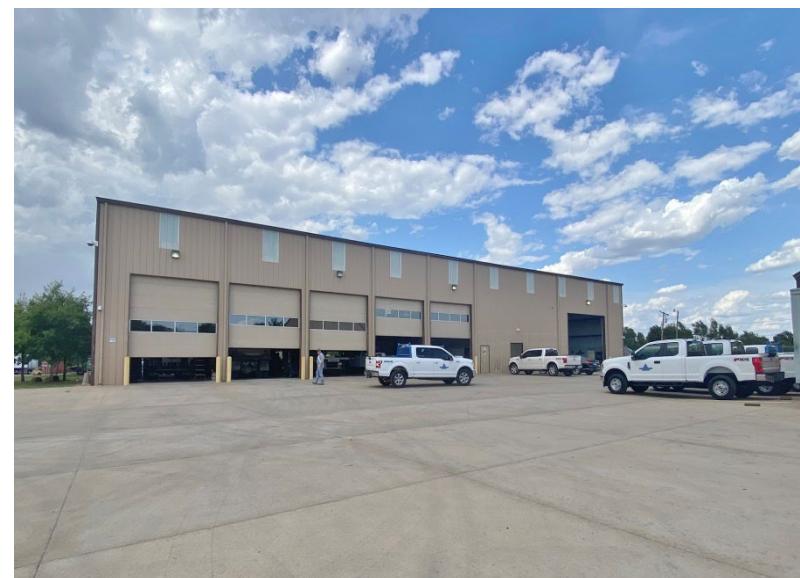
- Less than 1 Mile to I-35/I-40 Entrance Ramps
- 12 Miles from Will Rogers World Airport

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## NORTH BUILDING HIGHLIGHTS

- 13,575 SF
- (1) – 35' x 18' Overhead Door
- (10) – 14' x 18' Drive-Thru Overhead Doors
- (2) – 20' x 18' Drive-Thru Overhead Doors
- Fire Break Wall Separating Welding Bay
- (3) 10 Ton Bridge Cranes
- Lubricant Lines Provided to Each Bay

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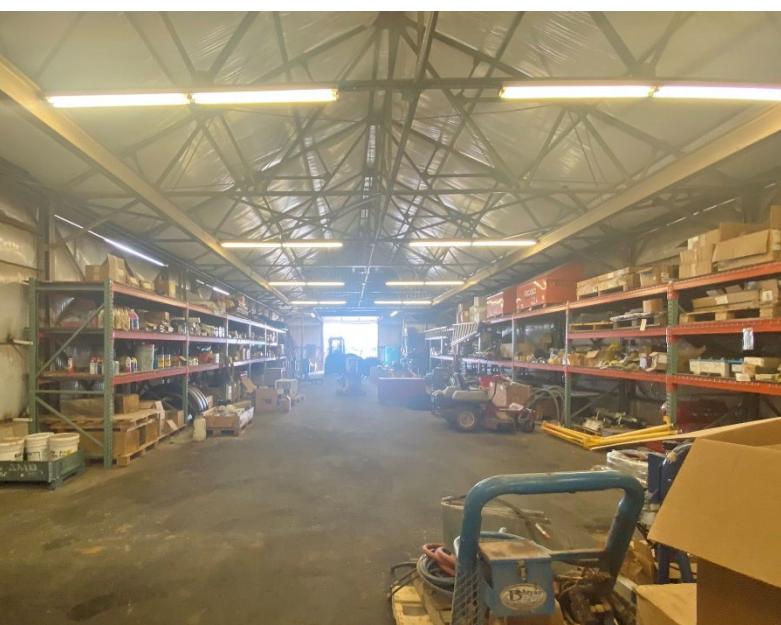
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Office Building



## SOUTH BUILDING HIGHLIGHTS

- 3,628 SF
- (7) – 12' x 11' Overhead Doors
- Paint Booth

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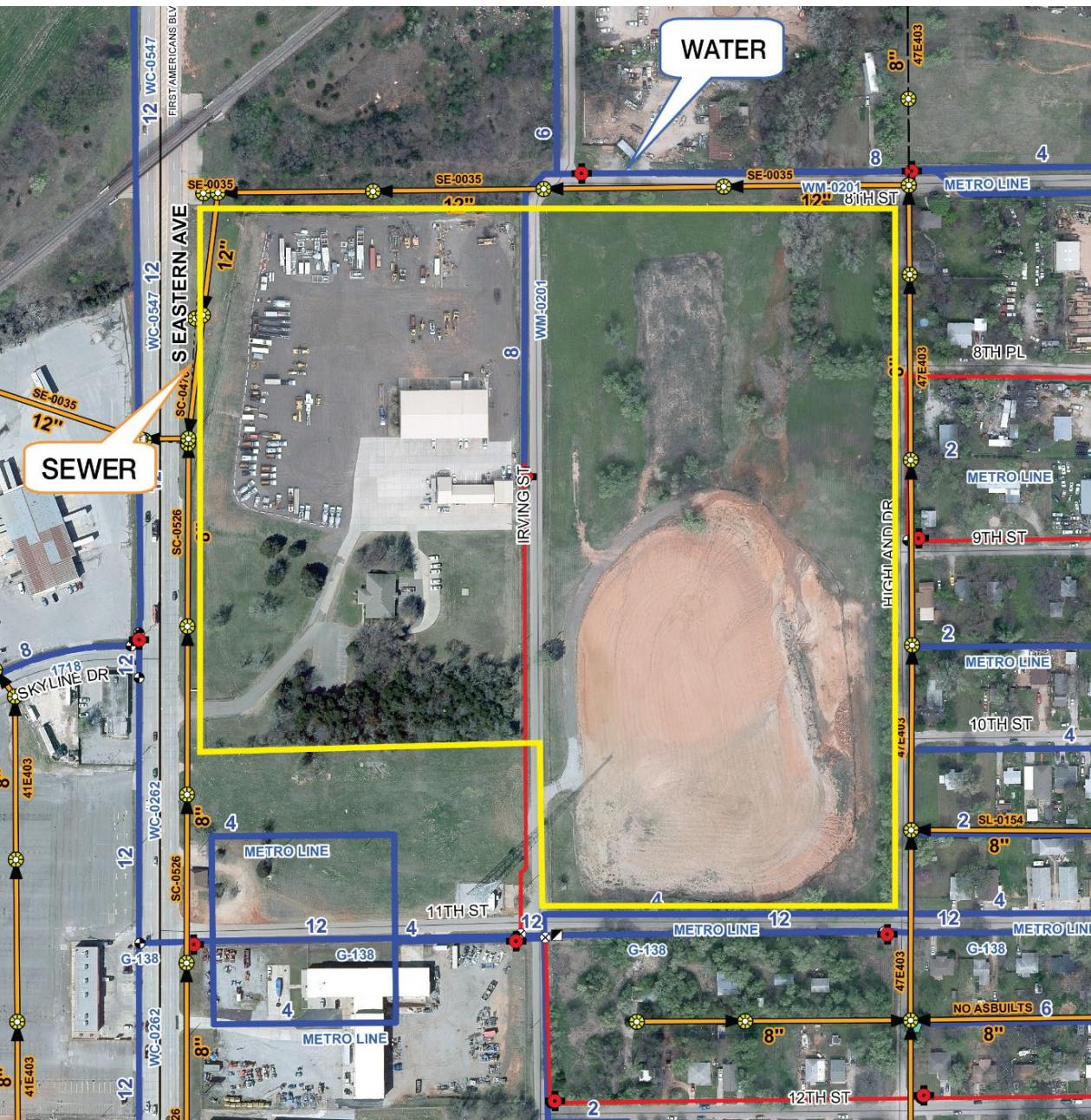
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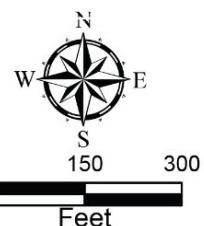
Oklahoma City  
Water  
Utilities Trust



### Legend

- Sewer Manhole
- Abandoned WWM
- Wastewater Main
- Removed WWM
- Hydrant
- Water Meter
- Abandoned WM
- Water Main

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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	1,565	63,340	199,298
AVERAGE HOUSEHOLD INCOME	\$41,047	\$53,705	\$57,048
TOTAL HOUSEHOLDS	613	24,691	76,859

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