

INDUSTRIAL PROPERTY FOR SALE



OFFERING SUMMARY

| | |
|-----------------------|--------------------|
| Sale Price: | \$1,065,000 |
| Price / SF: | \$83.99/SF |
| Warehouse #1 SF: | 5,000 SF |
| Warehouse #2 SF: | 6,000 SF |
| Office SF: | 1,680 SF |
| 3 Total Buildings SF: | 12,680 SF |
| Lot Size: | 2.5 Acres MOL |
| Year Built: | 2023/2024 |
| Zoning: | Unincorporated |
| Market: | Edmond / North OKC |

PROPERTY OVERVIEW

This industrial property situated in a vibrant community near North Edmond. It features two buildings offering 5,000 and 6,000 square feet of warehouse space, providing versatility for owner-occupants or the opportunity for investors to subdivide the units. Additionally, the property includes a generous yard area measuring approximately 2.5 acres. The entire premises is securely fenced and gated for enhanced protection.

The 1,680 square foot office space is being renovated and boasts modern amenities and comprises three offices, two full bathrooms, a kitchen, and a laundry/storage room.

PROPERTY HIGHLIGHTS

- (4) - 12' x 14' Overhead doors
- Each warehouse provides 3 Phase / 1200 Amps
- 16' Clear height with insulated warehouse space
- 11,000 SF warehouse space & 1,680 SF office space (3 buildings)
- Large lot / yard with excess land (fenced and gated) and room to build
- New construction
- Included with the property is an additional storage container.

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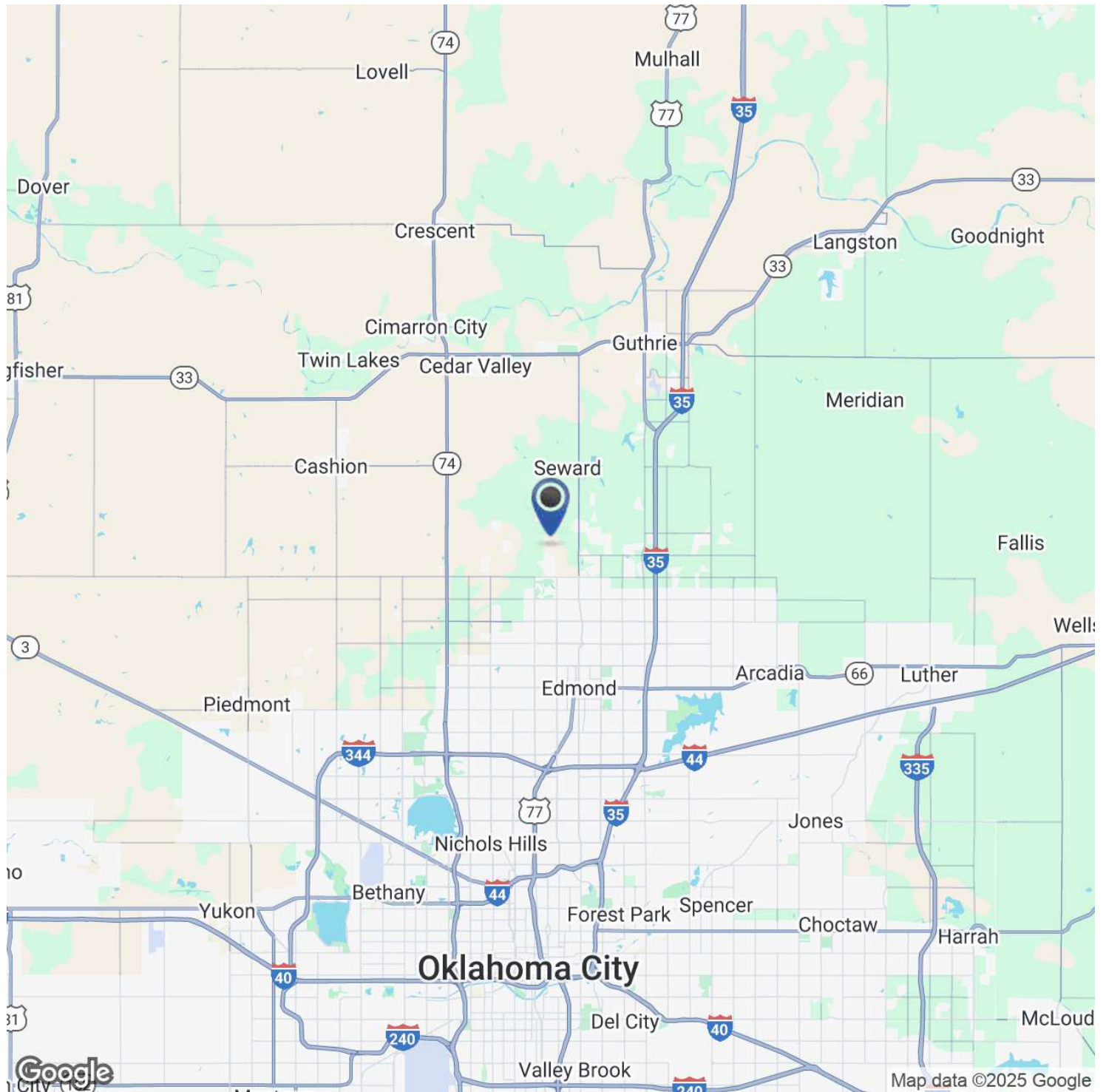
ADDITIONAL PHOTOS



JOHNNY STRADAL
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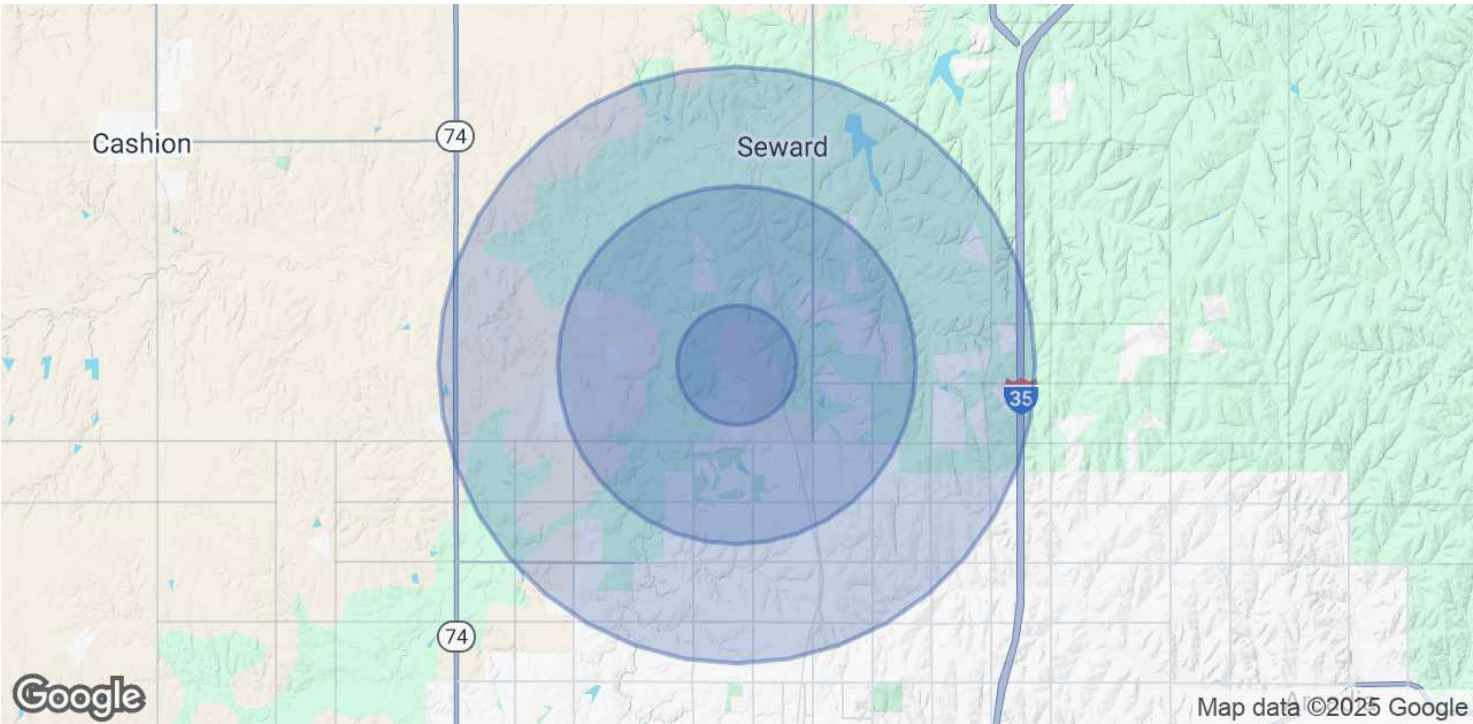
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 2,245 | 16,723 | 45,913 |
| Average Age | 38 | 39 | 39 |
| Average Age (Male) | 37 | 38 | 38 |
| Average Age (Female) | 39 | 39 | 39 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 680 | 5,411 | 15,523 |
| # of Persons per HH | 3.3 | 3.1 | 3 |
| Average HH Income | \$247,528 | \$203,974 | \$170,035 |
| Average House Value | \$497,107 | \$475,586 | \$449,417 |

Demographics data derived from AlphaMap