

2500 N. SHIELDS BOULEVARD
MOORE, OK 73160



Industrial Buildings For Sale

21,200 SF on 1.03 Acres MOL

Building 400: 12,000 SF - \$1,440,000 (\$120/SF)

Building 500: 9,000 SF - \$1,080,000 (\$120/SF)

Both Building Sales Price: \$2,520,000 (\$120/SF)



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PROPERTY OVERVIEW

TOTAL SF	21,200 SF +/-
LOT SIZE	1.03 ACRES +/-
ZONING	I-2

- Owner User Investment Properties
- Can be Bought Together or Separately
- Income Producing
- Brand New Construction
- Quick Access to I-35 Servicing South OKC, Moore, and Norman
- Rent Roll Available Upon Request

DEMOGRAPHICS



POPULATION

1 MILE: 11,001
3 MILES: 85,598
5 MILES: 212,081



AVERAGE HOUSEHOLD INCOME

1 MILE: \$80,973
3 MILES: \$81,035
5 MILES: \$82,382



TOTAL HOUSEHOLDS

1 MILE: 4,357
3 MILES: 33,765
5 MILES: 79,779



0.8 MILES FROM I-35
1.8 MILES FROM I-240
5 MILES FROM I-44

2500 N. SHIELDS BOULEVARD SITE PLAN



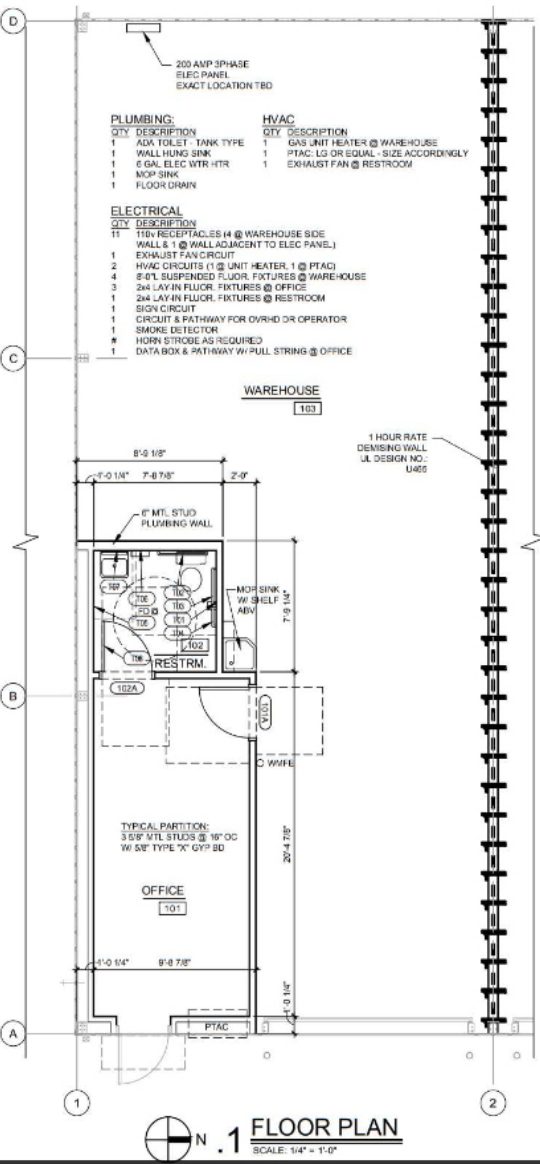
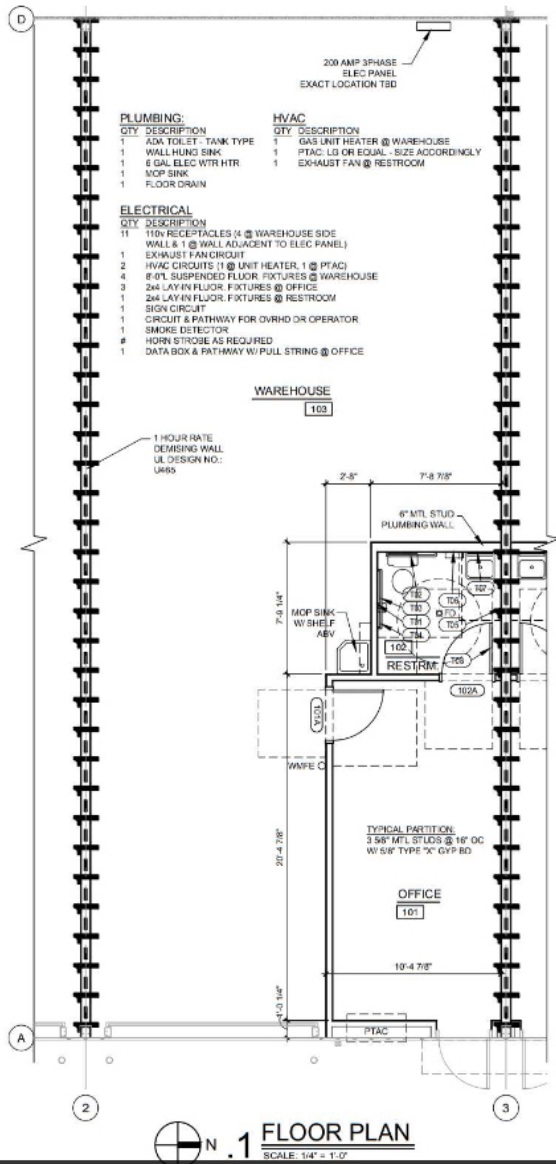
Building 400 – 12,000 SF

- Suites 409-417 Can be Combined into Either 3,000 SF or 4,500 SF

Building 500 – 9,000 SF

- Suites 505-517 Can be Combined into either 3,000 SF, 4,500 SF, or 6,000 SF

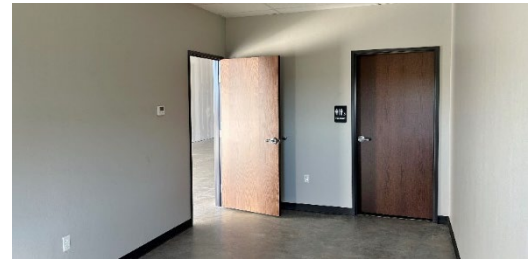
2500 N. SHIELDS BOULEVARD FLOOR PLAN



Dimensions 60' x 25'

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2500 N. SHIELDS BOULEVARD AERIAL

