



INDUSTRIAL PROPERTY | FOR SALE OR LEASE

3705 S CHOCTAW AVE., EL RENO, OK

KRIS DAVIS, SIOR
kgdavis@newmarkrp.com
C: 405.202.9525

KRISTIAN NIELSEN
kristian.nielsen@nmrk.com
C: 713.501.0725

NEWMARK
ROBINSON PARK



PROPERTY OVERVIEW

Industrial property for sale or lease less than 1/2 mile south of I-40, providing excellent access to the STACK and SCOOP oil plays. The building is located in an expanding industrial corridor servicing Canadian and Kingfisher counties.

DETAILS

Sale Price	\$1,950,000
Building Size	13,760 SF
Lease Rate	\$14.00/SF/YR (NNN)
Sale Price/SF	\$142.00/SF
Lot Size	15.13 Acres
Submarket	El Reno/Candian County
Cross Streets	S Choctaw Ave. & Jensen Rd. E

HIGHLIGHTS

8,760 SF± warehouse
5,000 SF± office
(8) 20' x 20' dock doors
(2) 14' x 16' dock doors
23' clear height
(1) 20-ton crane
Paved & graveled yard



