

**REDUCED** Sales Price: \$1,020,000  
Lease Price: \$8.00/SF/YR/NNN



## 5909 Aero Drive

Tuttle, Oklahoma 73089

### PROPERTY HIGHLIGHTS

- (1) 12,000 SF Building
- (1) 500 SF Building
- 6,000 SF Pad Available for Additional Construction
- (4) 7.5 Ton AC Units
- (16) 5 Ton Heat Pumps
- City Water; Septic System
- Water Wells Available
- 3 Phase Power; 2,000 Amps depending on Configuration
- Possible Owner Financing

### LOCATION HIGHLIGHTS

- 6 Miles West of I-44
- 6 Miles East of Downtown Tuttle
- Located near State Highway 37 and State Highway 4
- 1 Mile East of H.E. Bailey Turnpike Norman Spur

TOTAL SF **12,500 SF on 2.15 Acres MOL**

BUILT **1981 / Remodeled in 2020**

ZONED **C-5, General Employment District**

**Bob Sullivan, CCIM**

**+1 405 641 9798**

[bob@naisullivangroup.com](mailto:bob@naisullivangroup.com)

**Clark Everett**

**+1 405 985 8424**

[clark@naisullivangroup.com](mailto:clark@naisullivangroup.com)

**+1 405 840 0600 OFFICE**

4045 N.W. 64<sup>th</sup> Street, Suite 340  
Oklahoma City, OK 73116

[www.naisullivangroup.com](http://www.naisullivangroup.com)



5909 Aero Drive is a property with high power capabilities, 12,000 SF of shell condition industrial space with a 500 SF shed on 2.15 acres of land east of Tuttle, OK. Previously the Skate Fever recreational facility, 5909 Aero Drive most recently was home to a Cannabis grow operation. The larger building suffered fire damage recently, and the damaged portion has been demolished, leaving the remaining 12,000 SF in shell condition and ready for repurposing. There are multiple HVAC units on the property that would allow a multitude of uses. The property is zoned C-5, General Employment District, which allows a broad range of uses. Come see this flexible adaptable property that would be a great home for your business operations.



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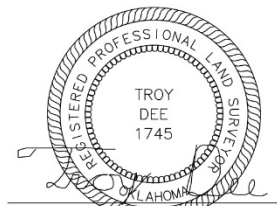
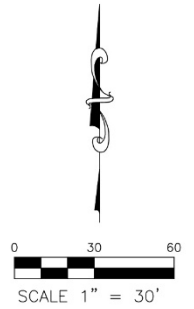
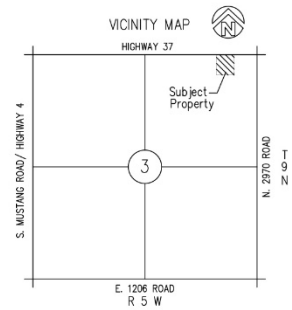
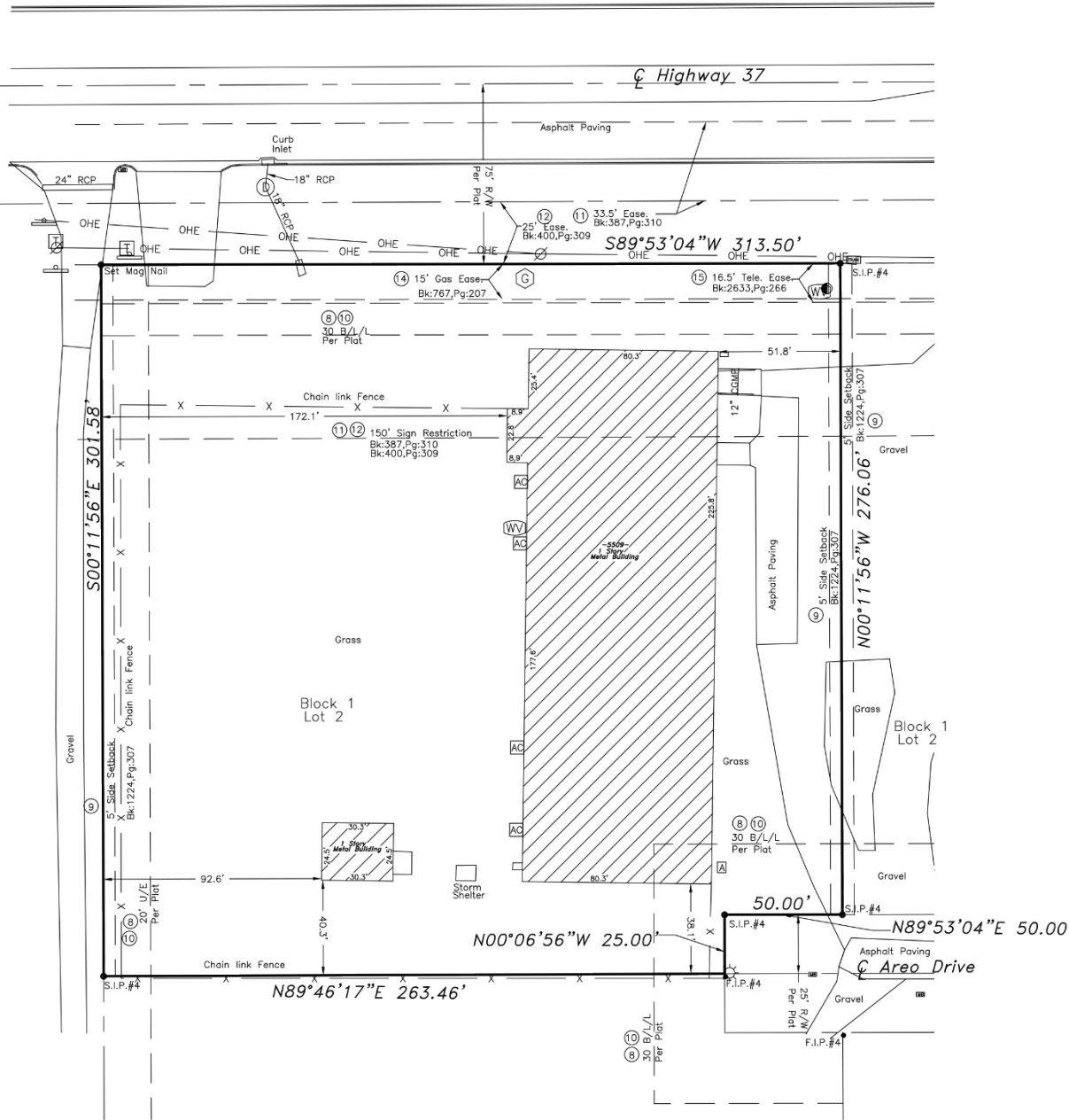
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Troy Dee, PLS #1745  
10-31-18

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Population	1 Mile: 1,434	3 Miles: 8,491	5 Miles: 17,692
Average Household Income	1 Mile: \$103,809	3 Miles: \$105,815	5 Miles: \$104,038
Total Households	1 Mile: 536	3 Miles: 3,090	5 Miles: 6,383

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