

# FOR SALE

6209 S Shields Blvd,  
Oklahoma City, OK 73149



JohnsonCommercialGroup.com



## Offering Summary

**Sale Price: \$931,680**

**Size: 10,352 SF**

**Price Per SF: \$90.00**

**Lot Size: .459 Acres**

**Year : 1965/2001**

**Zoning: I-2**

**Chris Johnson**  
**chris@jcgok.com**  
**405.435.3572**

## Property Overview

10,352 SF industrial warehouse situated on 0.459 acres just off Shields Blvd in Oklahoma City, with quick access to I-35, I-240, and I-40. The facility is equipped with 3-phase power, a 3-ton overhead crane, and a 2-ton JIB crane, making it well-suited for heavy manufacturing, fabrication, or distribution operations. Clear heights range from 16 to 23.5 feet, and the warehouse features two large overhead doors (14×16 and 12×12), skylights for natural light, and exhaust fans for ventilation. Two restrooms, one with a shower, a dedicated breakroom, foyer and office space. The property is fully fenced and gated, offering added security and outdoor storage capability. This is a versatile industrial facility in a prime south OKC location with exceptional highway connectivity.



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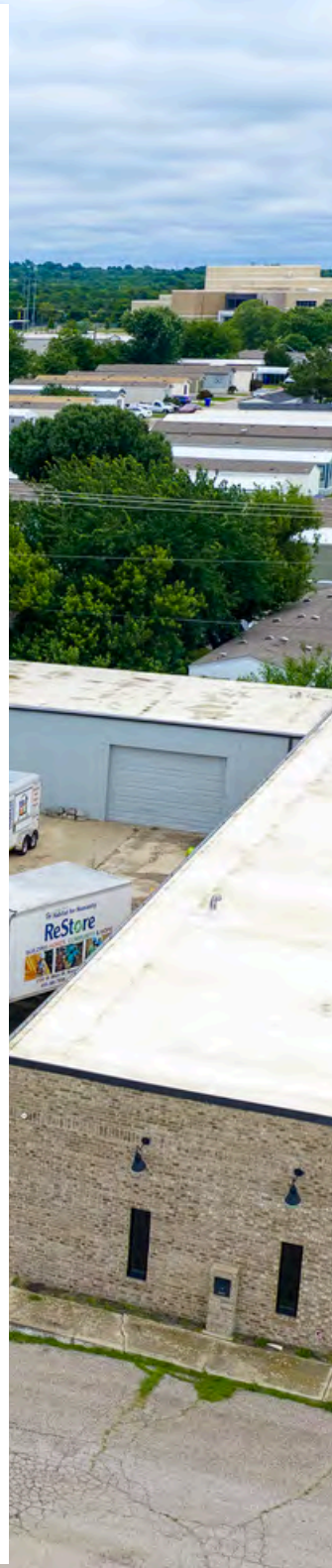
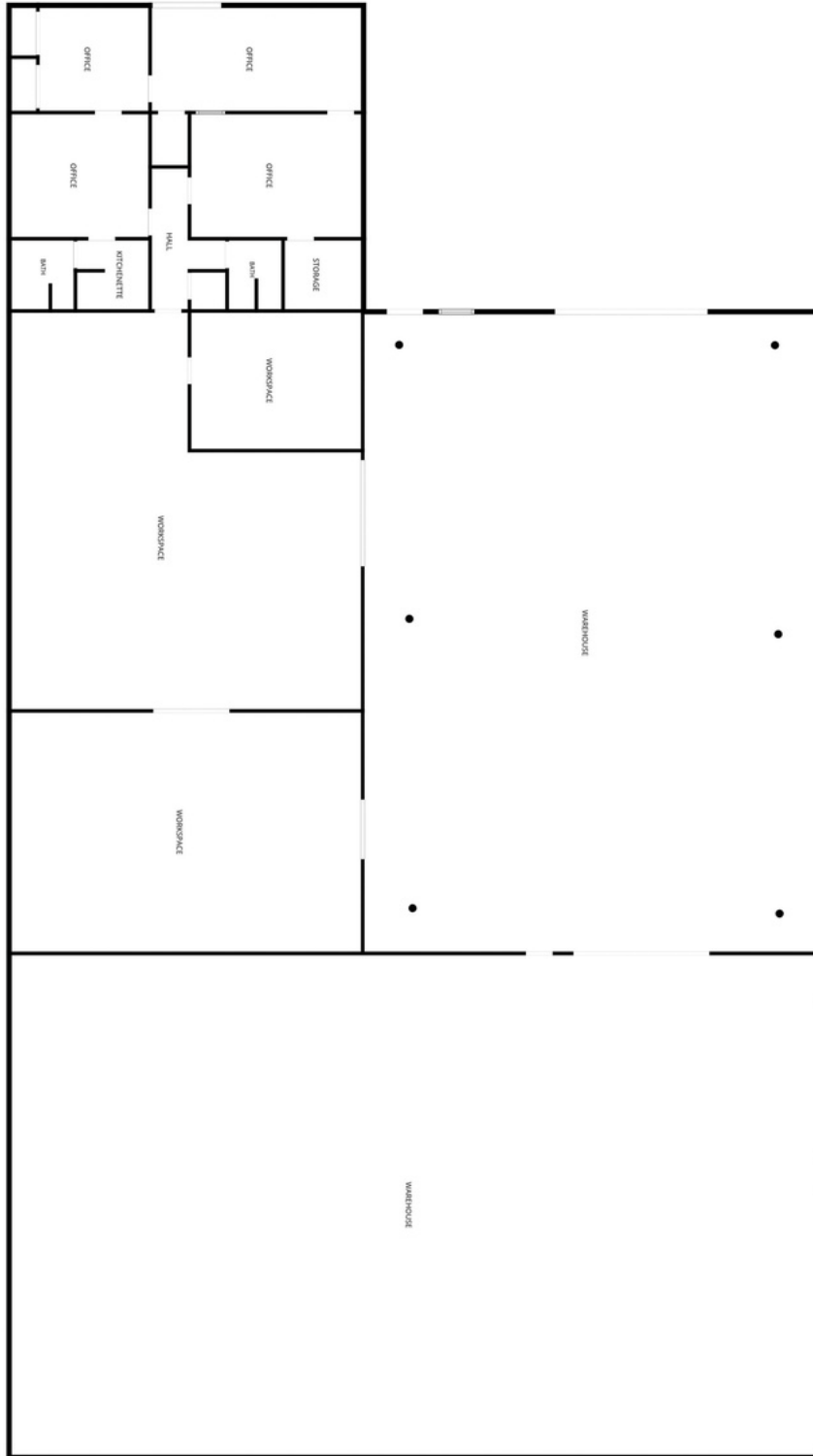
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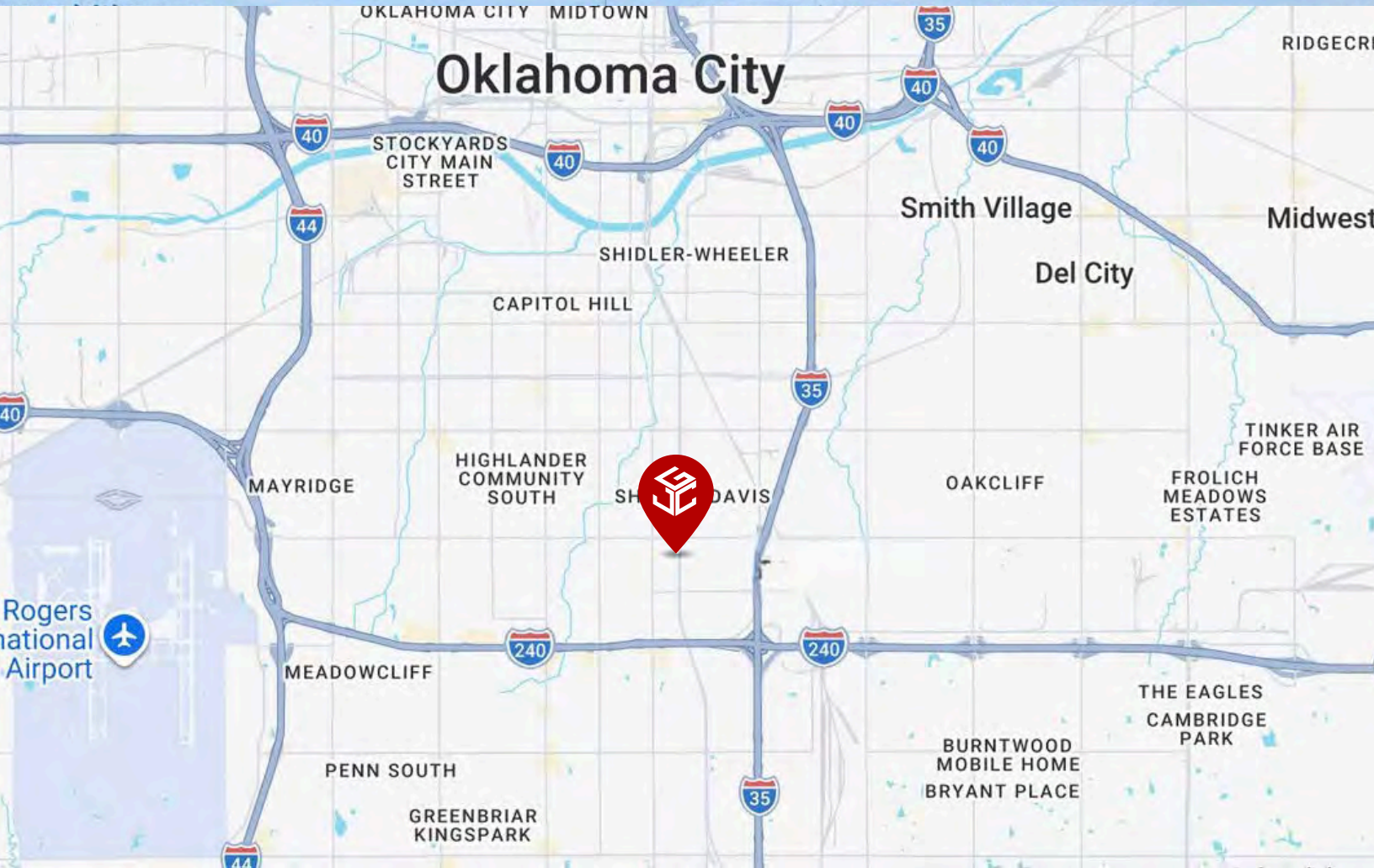
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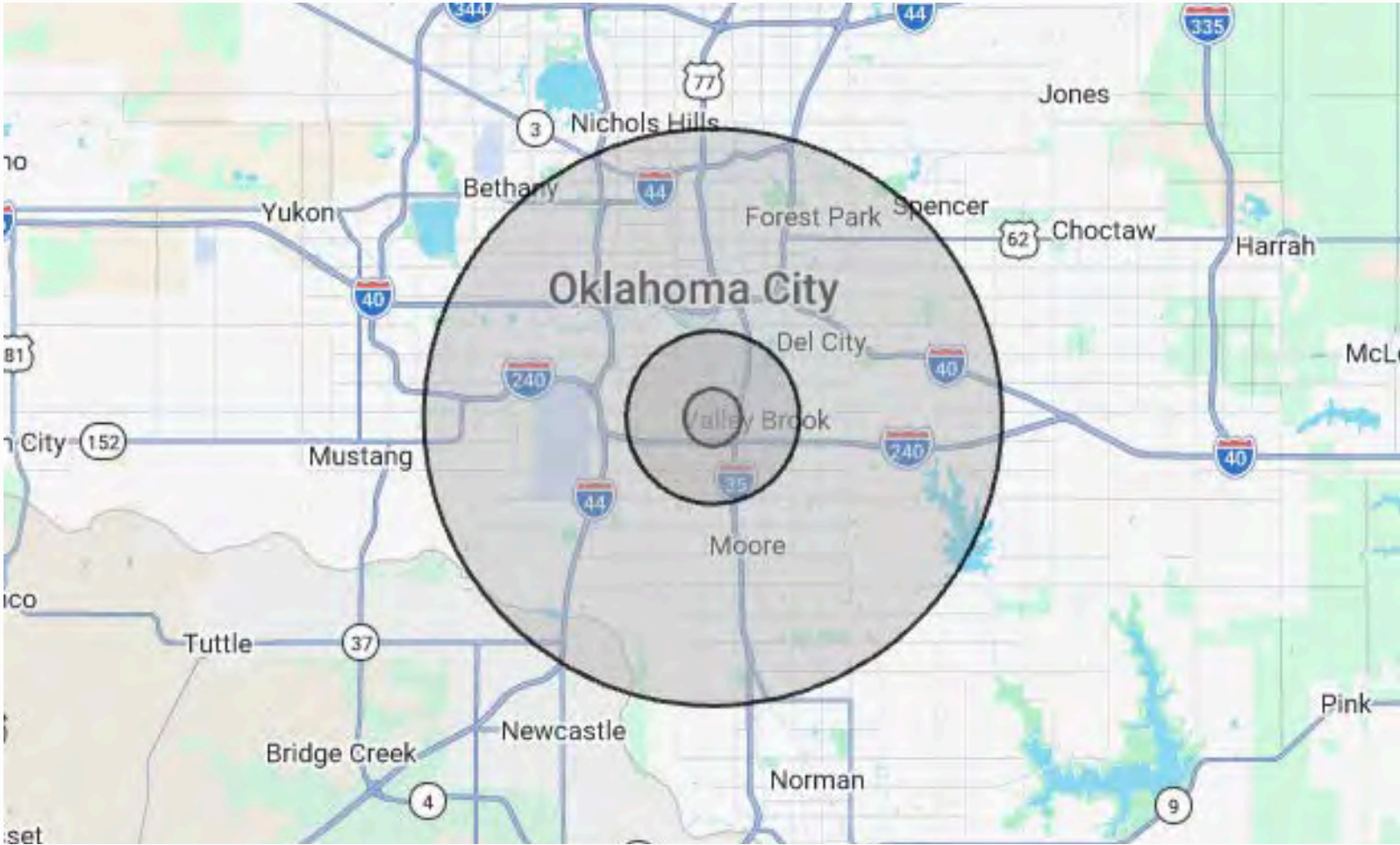
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## Demographics

### 1 MILE

### 3 MILE

### 10 MILE

Population	10,736	91,520	548,073
Average Age	34	33	36
Employment	4,396	37,263	363,585
Households	4,024	33,595	216,167
Ave. Household Income	\$54,510	\$59,712	\$79,028
Median Home Value	\$136,763	\$142,567	\$196,257

## Traffic Count

### Average Daily Volume

18,168 VPD

Information Provide By CoStar

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