

**Industrial Office Park Investment**  
**1265 through 1293 N. Air Depot**  
**Midwest City, Oklahoma**



**Todd Herndon, CCIM**  
**Herndon & Kelley 405-848-8099**



**Offering Detail**

<b>Sale Price:</b>	<b>\$4,975,000</b>
<b>Building Size:</b>	<b>45,000 SF</b>
<b>Occupancy:</b>	<b>83.3%</b>
<b>Land Size:</b>	<b>9.9 AC</b>
<b>Price / SF:</b>	<b>\$110.56</b>
<b>8 Buildings:</b>	<b>9 Tenants</b>

This document is an informational summary for review by prospective investors/principals and or their advisors to determine their interest in the subject property. Although information contained herein has been prepared by Herndon and Kelley Commercial Real Estate or has been furnished by sources deemed reliable, none of such information has been verified and no representation, either expressed or implied is made as to the accuracy thereof. All information contained herein is further subject to correction, modification, or withdrawal without further notice. This information is confidential in nature, and should not be reproduced in whole or in part without the express consent of the listing broker.

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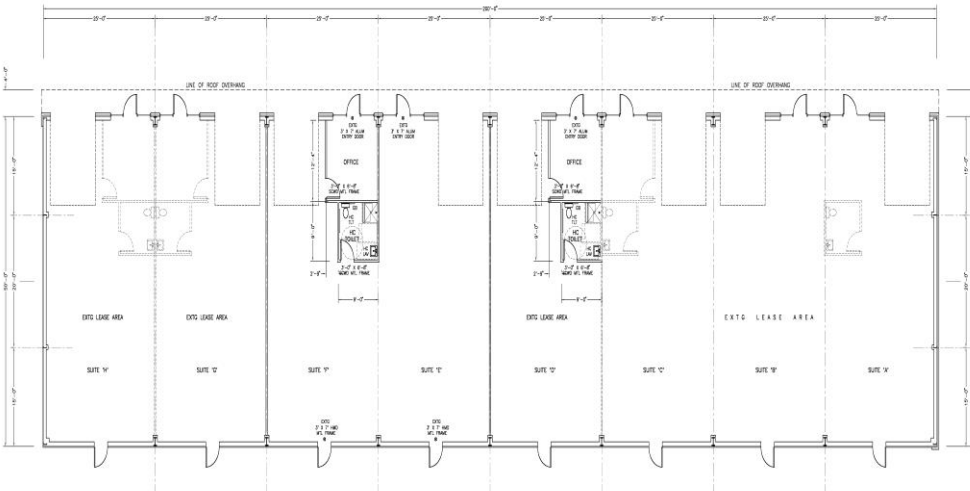


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### Property Overview

- 8 Buildings Built from 2003-2017
- 3 Miles to Interstate-35
- 3 Miles to Interstate-40
- 3 Miles to Tinker Air Force Base
- Excellent Owner/Manager Maintenance Program
- Near Apartments, Parks, Schools & Retailers
- Potential Under Market Rent Opportunity
- Monument Signage with Electronic Display

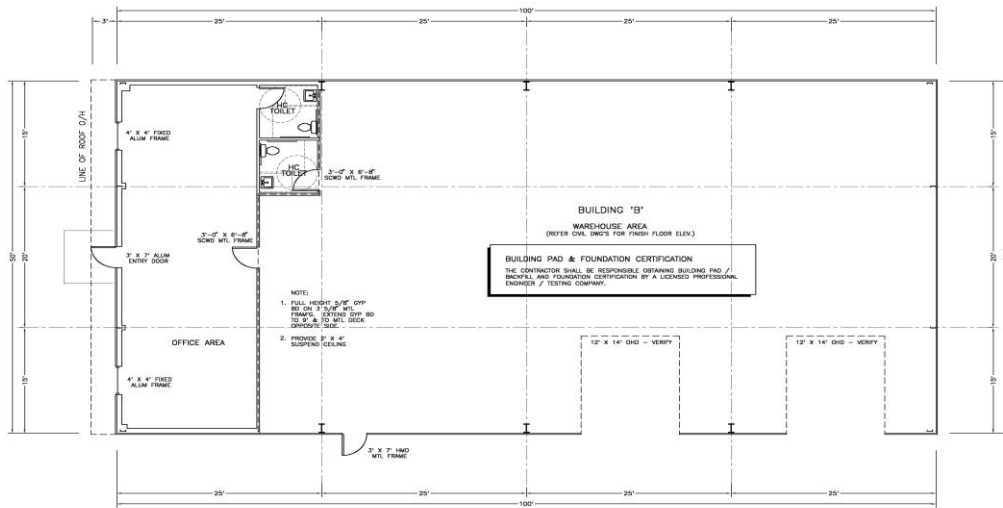


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