



112-114 S A St, Skiatook, OK 74070

18,240 SF of industrial/flex space in Downtown Skiatook, OK. Great access and close proximity to local vendors and suppliers for service businesses. Strong retail presence and highly secured area with Skiatook PD located across the street. Property can be multi-tenanted with the site having two buildings.

Property Highlights

- 18,240 SF spanning (2) buildings
- Bi-Directional Fiber Internet (1Gb-10Gb Capacity)
- 240V 3P 5,000A power
- Secured/private yard space
- Truck-bed loading and grade-level access with ramp
- Additional container storage included
- 105 Tons of HVAC
- Full security system with monitoring
- 25 IP security cameras throughout



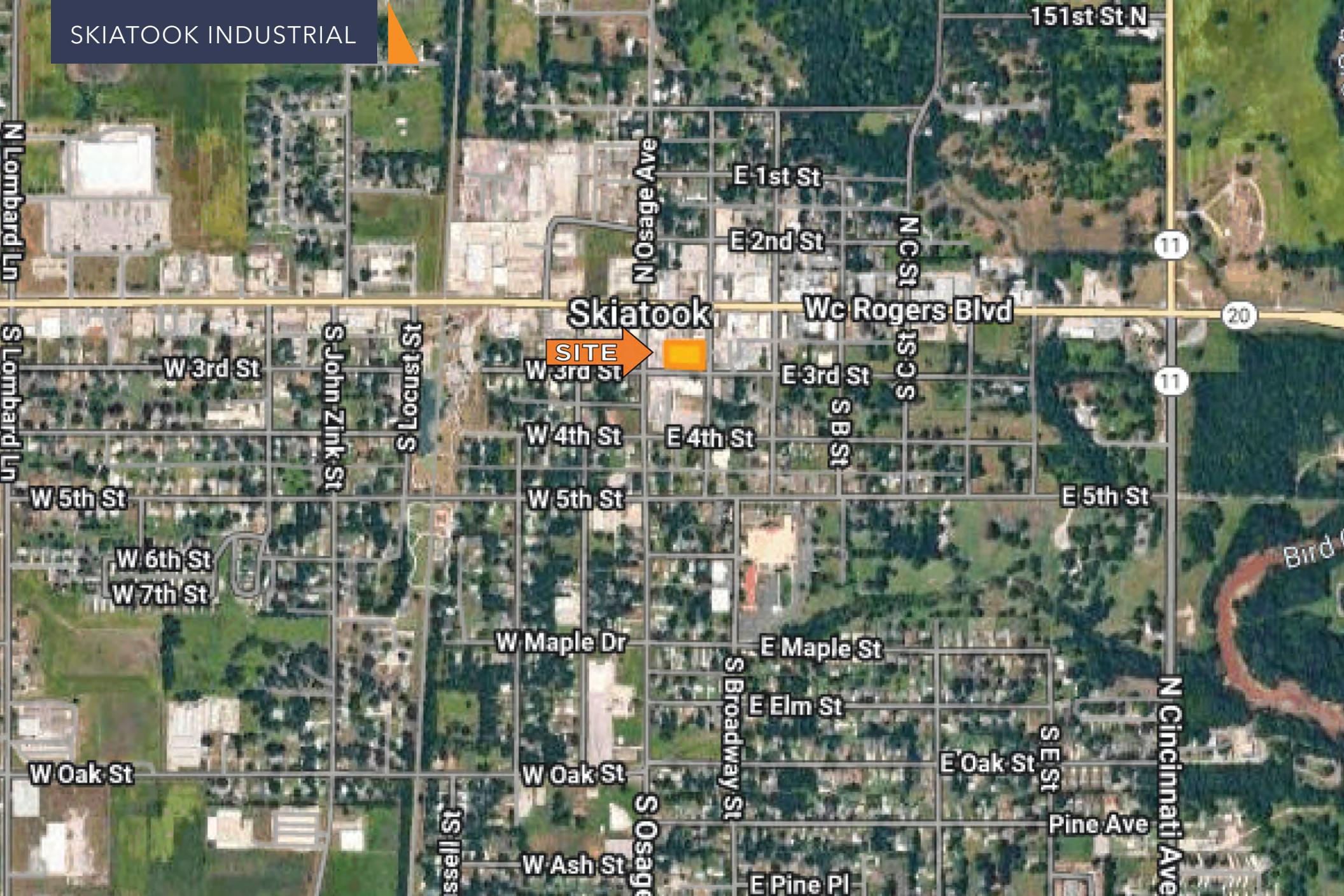
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Offering Summary

SALE PRICE:	\$1,500,000
LOT SIZE:	0.72 Acres
BUILDING SIZE:	18,240 SF
ZONING:	Commercial

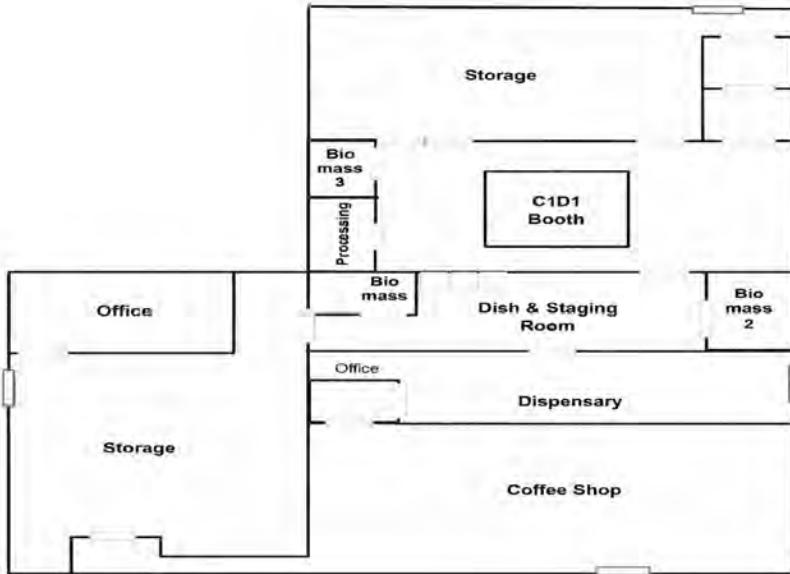
Demographics	0.3 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	208	477	1,306
TOTAL POPULATION	534	1,225	3,417
AVERAGE HH INCOME	\$66,972	\$67,975	\$72,803

SKIATOOK INDUSTRIAL



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