

FOR LEASE - EL RENO WAREHOUSE, YARD, GRAIN ELEVATOR WITH RAIL SPUR

*200 W. Oak St,
El Reno, Oklahoma 73036*

 **WARD**
INVESTMENTS

 **KING**
PROPERTIES

WWW.WARDCONST.COM
13901 Parkway Commons Dr. Suite A
Oklahoma City, OK 73134

PROPERTY SUMMARY

HIGHLIGHTS

- ▶ 3 AC of Yard with Direct Rail Access
- ▶ Rail Spur serviced by UP Railroad, 3,400 ft of rail siding servicing up to 31 cars at a time

BUILDING SIZE

- ▶ 2 Metal Warehouse Buildings, Each 32,000 SF with 20' Side Walls, Full Length 36" overhead conveyor
- ▶ 1,350 SF Office Building with 10'x70' truck scale

LEASE PRICING

- ▶ Call Broker for Details



DEMOGRAPHICS

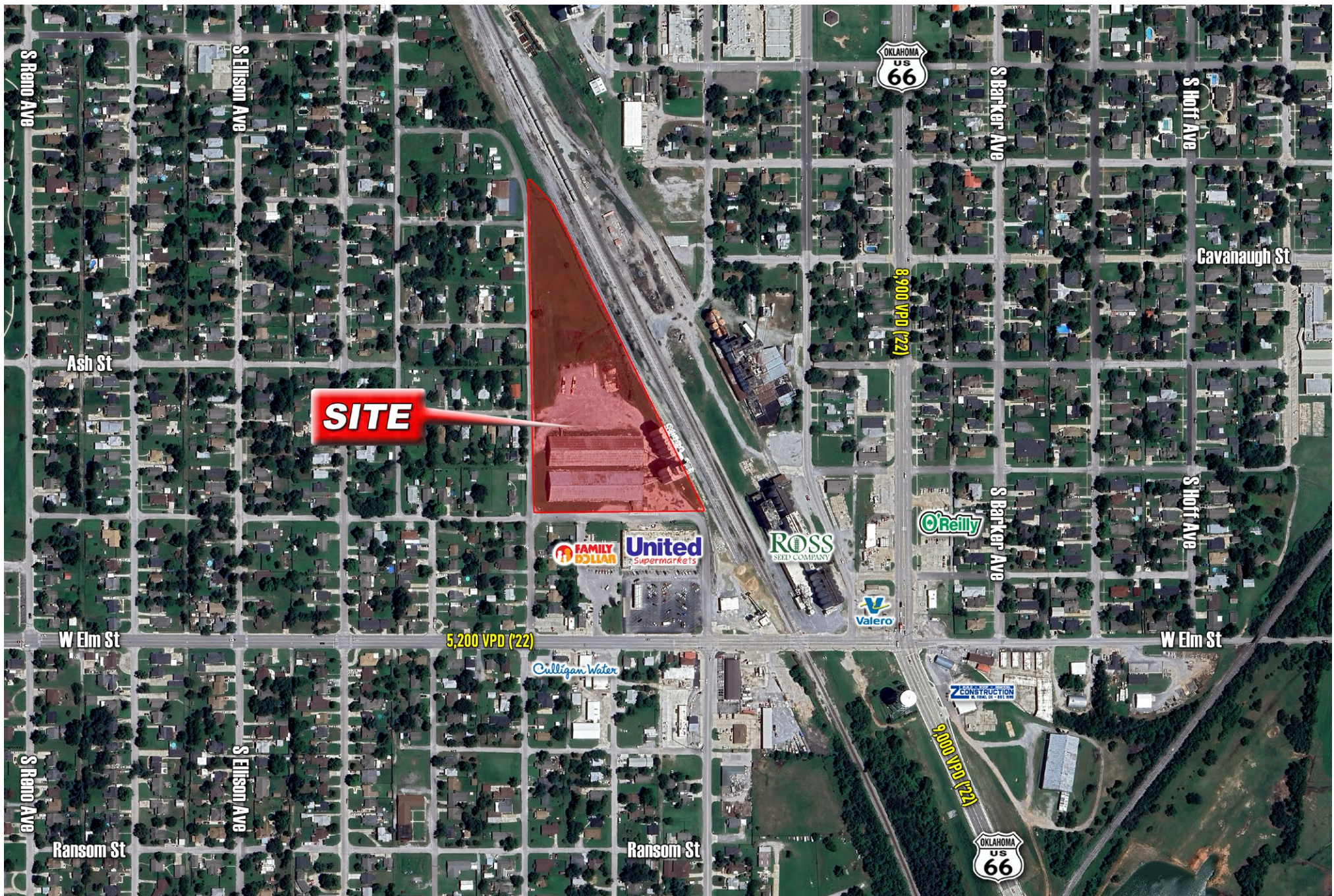
	1 Mile	3 Miles	5 Miles
2023 Population	9,827	17,577	18,184
Total Households	3,775	6,224	6,413
Average HH Income	\$56,309	\$64,384	\$65,383

TRAFFIC COUNTS

(ODOT 2022)

W Elm St - 5,200 VPD
 US-66 - 9,000 VPD
 US-270/I-40 - 42,100 VPD

SITE AERIAL



MARKET AERIAL



SITE PHOTOS

