

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$689,000
Building Size:	4,500 SF
Available SF:	4,500 SF
Lot Size:	0.45 Acres
Number of Units:	1
Price / SF:	\$153.11
Year Built:	2000
Renovated:	2019
Zoning:	I-2

PROPERTY OVERVIEW

Clean, functional $\pm 4,500$ SF industrial building in a prime NW OKC location. The property includes $\pm 1,800$ SF of office with four private offices and $\pm 2,700$ SF of insulated, clear-span warehouse space with radiant heat. Features include 12'–15' clear height, a 12' x 12' grade-level door with powerlift, and 225 amps of 120/240V 3-phase power.

Sitting on ± 0.45 acres, the site offers a secured, paved, and gated yard—ideal for equipment or fleet parking. Additional improvements include an alarm system with cameras, exterior security lighting, and high-bay warehouse lighting.

Positioned in Rockwell Industrial Park, the property provides excellent access to NW Expressway, Hefner Parkway, 39th Expressway, and the Kilpatrick Turnpike.

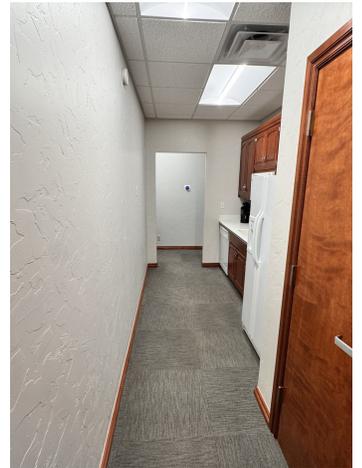
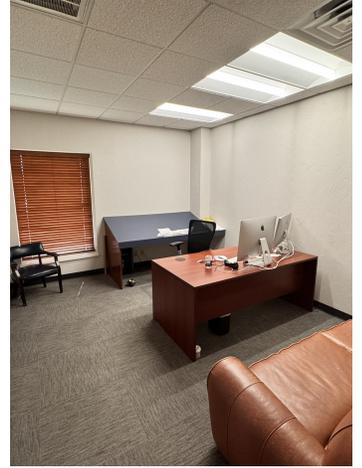
PROPERTY HIGHLIGHTS

- $\pm 4,500$ SF freestanding building
- $\pm 2,700$ SF warehouse / $\pm 1,800$ SF office
- 12' x 12' grade-level door with powerlift
- 225A, 120/240V, 3-phase
- Fenced, gated, paved yard

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ADDITIONAL PHOTOS



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SITE PLANS



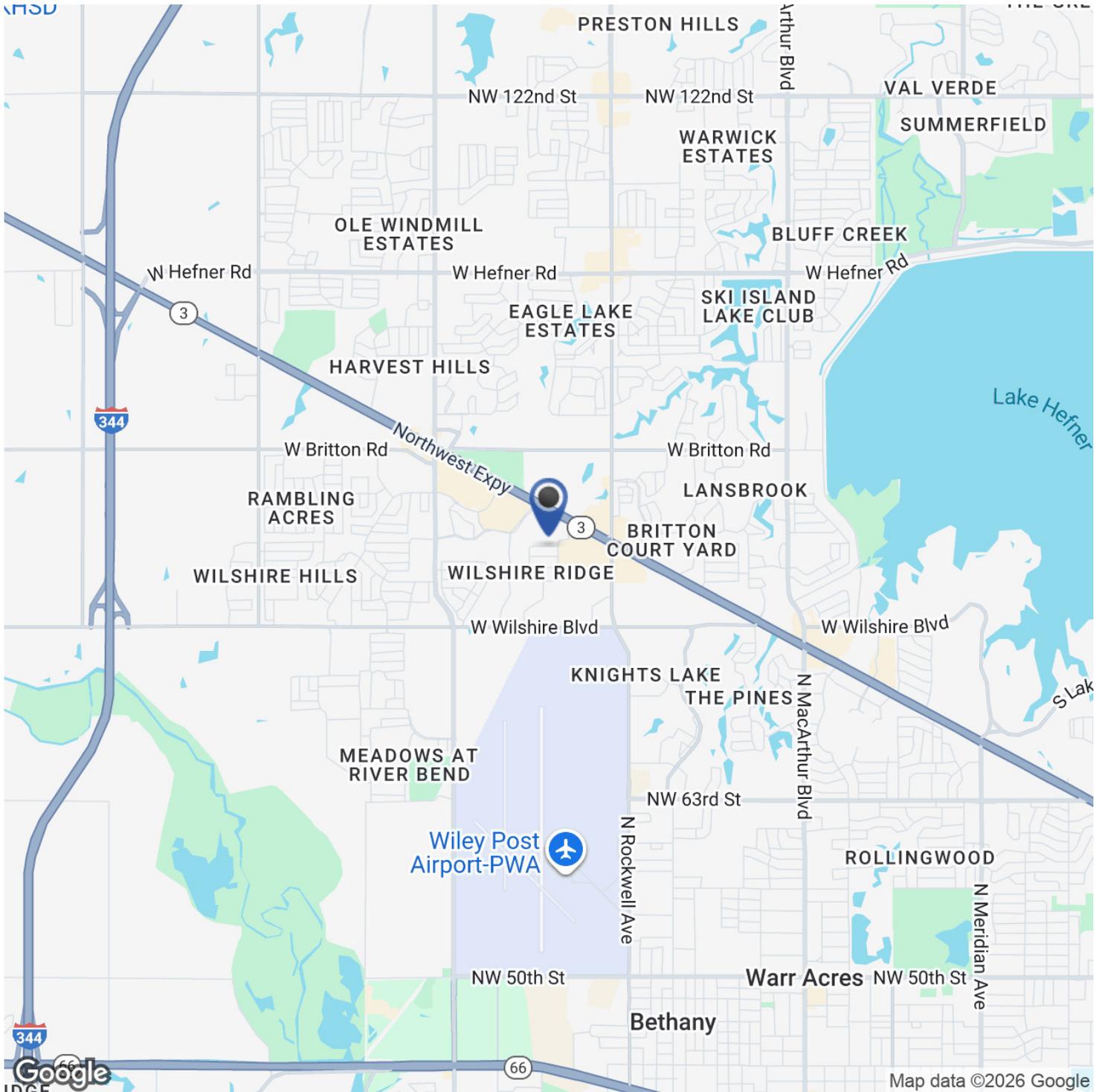
It turns out, you don't have any Site Plans Published!

(be sure to add site plans in the [Media Tab](#) or
"Publish on Website and Docs" in the [Plans Tab](#))

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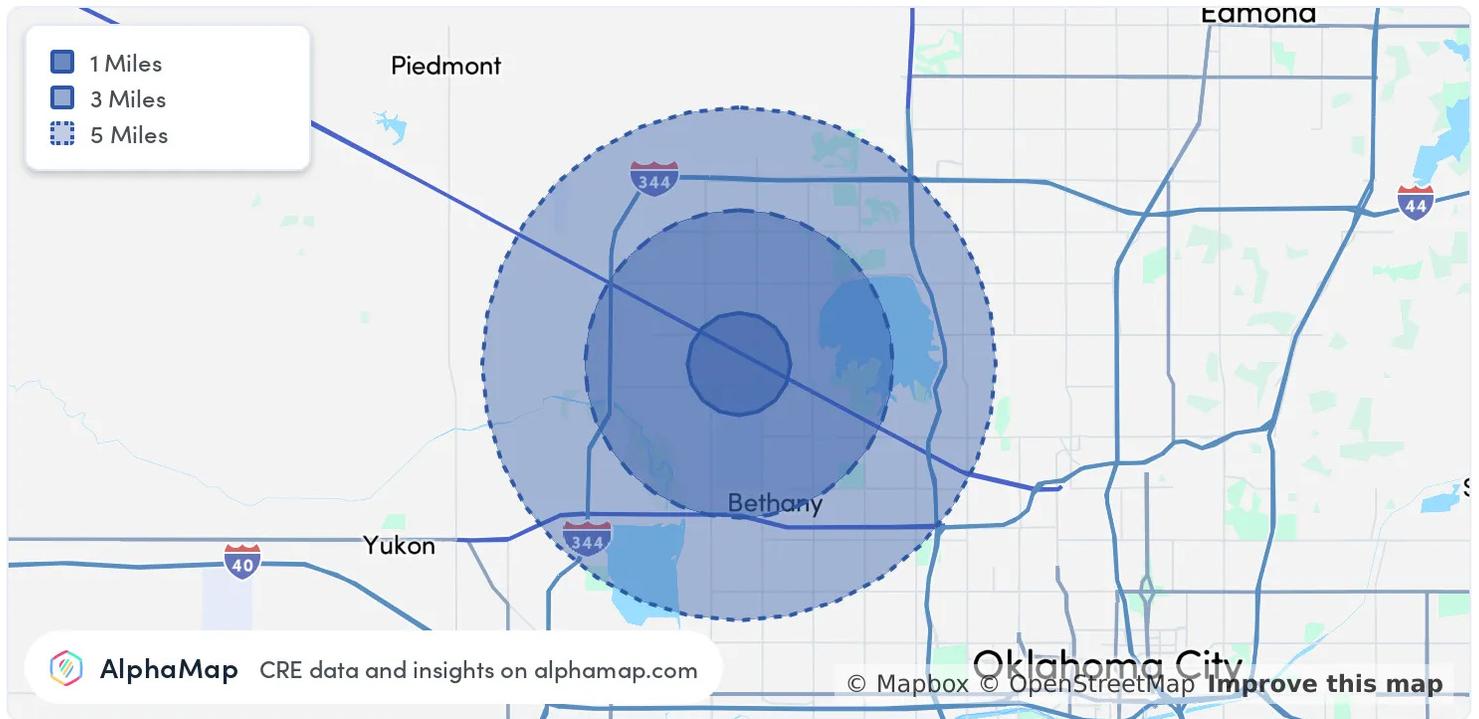
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LOCATION MAP



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AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,017	78,123	182,598
Average Age	39	40	40
Average Age (Male)	37	39	38
Average Age (Female)	40	41	41

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,723	31,729	76,034
Persons per HH	2.3	2.5	2.4
Average HH Income	\$72,869	\$91,685	\$91,805
Average House Value	\$224,793	\$257,710	\$270,992
Per Capita Income	\$31,682	\$36,674	\$38,252

Map and demographics data derived from AlphaMap

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