

14814-14816 BRISTOL PARK BOULEVARD  
EDMOND, OK 73013



Industrial Buildings For Sale or Lease

7,560 SF on 0.69 Acres MOL

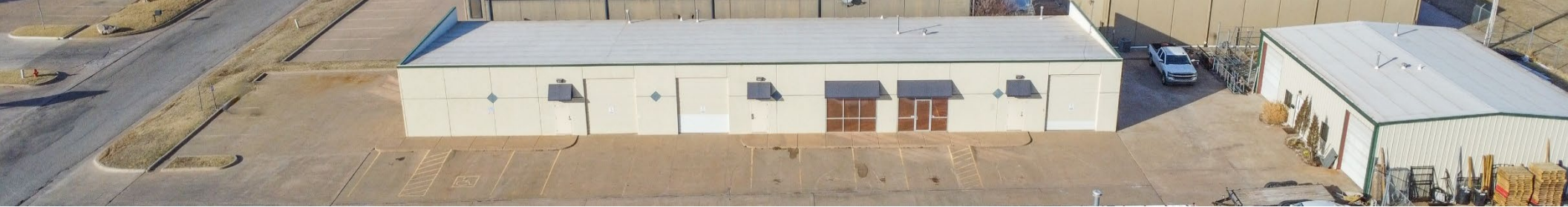
Sales Price: \$1,285,200 (\$169.97/SF)

Lease Price: \$12.00/SF/YR/NNN

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## PROPERTY OVERVIEW

TOTAL SF	7,560 SF +/-
LOT SIZE	0.69 ACRES +/-
VACANT SF	5,560 SF +/-
YEAR BUILT	2004
ZONING	I-2
DOORS	(3) 12' GRADE LEVEL

- Partially Occupied Asset | Immediate NOI Growth
- Rare Small-bay Industrial with Outside Storage
- Zoned I-2 (Industrial)
- Tilt-up Concrete
- 100% Climate Controlled Building
- (3) Offices Totaling 658 SF
- Located just North of N.W. 150th Street (33rd Street)  
Between Santa Fe Avenue and Kelly Avenue

## DEMOGRAPHICS



### POPULATION

1 MILE: 4,351  
3 MILES: 71,320  
5 MILES: 181,600



### AVERAGE HOUSEHOLD INCOME

1 MILE: \$106,294  
3 MILES: \$90,128  
5 MILES: \$95,493



### TOTAL HOUSEHOLDS

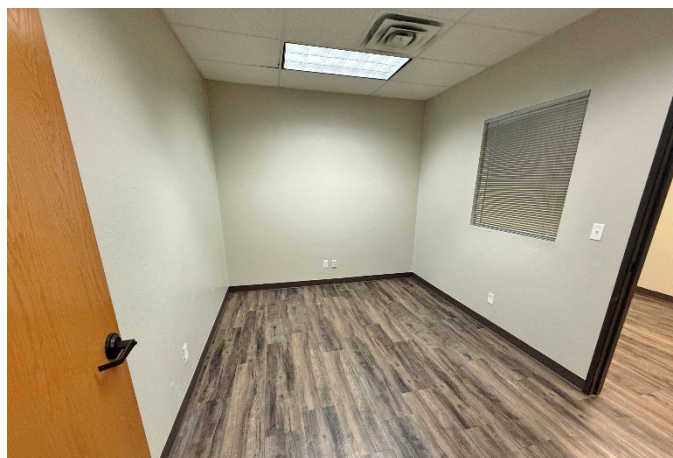
1 MILE: 1,665  
3 MILES: 29,517  
5 MILES: 74,648



1 MILE FROM  
BROADWAY  
EXTENSION  
(US-77)



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# 14814-14816 BRISTOL PARK BOULEVARD AERIAL

