

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,600,000
Building Size:	15,652 SF
Price / SF:	\$166.11

PROPERTY OVERVIEW

15,652 SF of industrial / flex space for sale. Strategically located in the sought-after Edmond area, the property offers excellent visibility and accessibility. Features include ample parking, high ceilings, and versatile floor configurations to accommodate a range of business needs. This property provides a solid foundation for industrial and flex space investors seeking a prime asset in a thriving market.

PROPERTY HIGHLIGHTS

- 15,652 SF of industrial/flex space
- Full Temperature Controlled Warehouse Space
- Excellent visibility and accessibility
- Ample parking
- High ceilings
- Versatile layouts for various business needs
- Well-maintained facilities

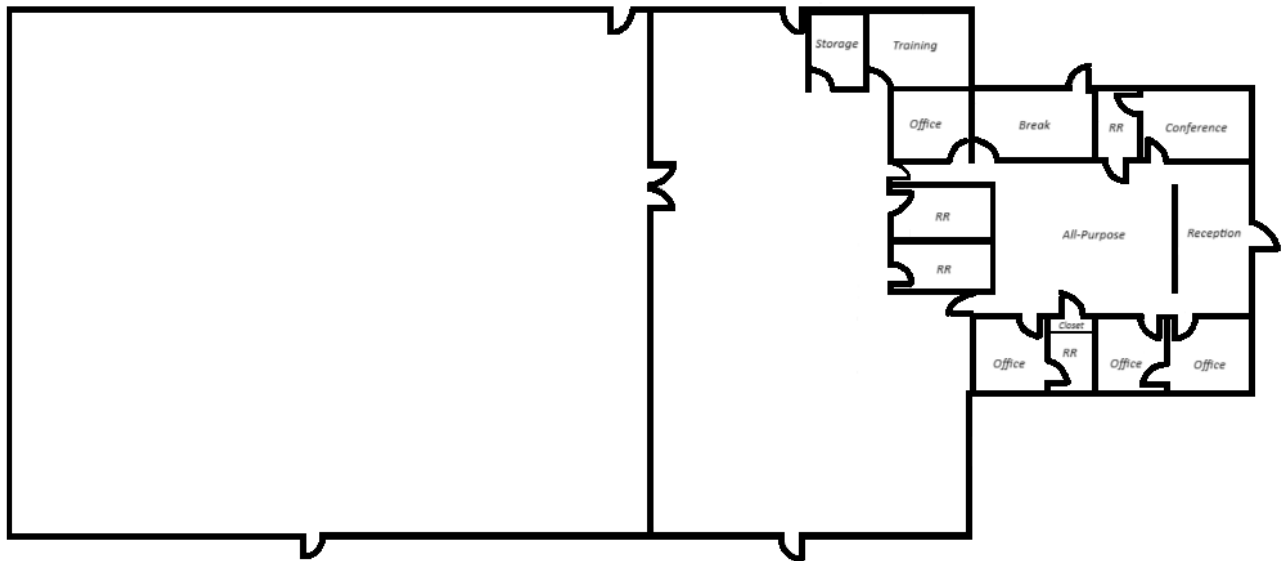
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ADDITIONAL PHOTOS

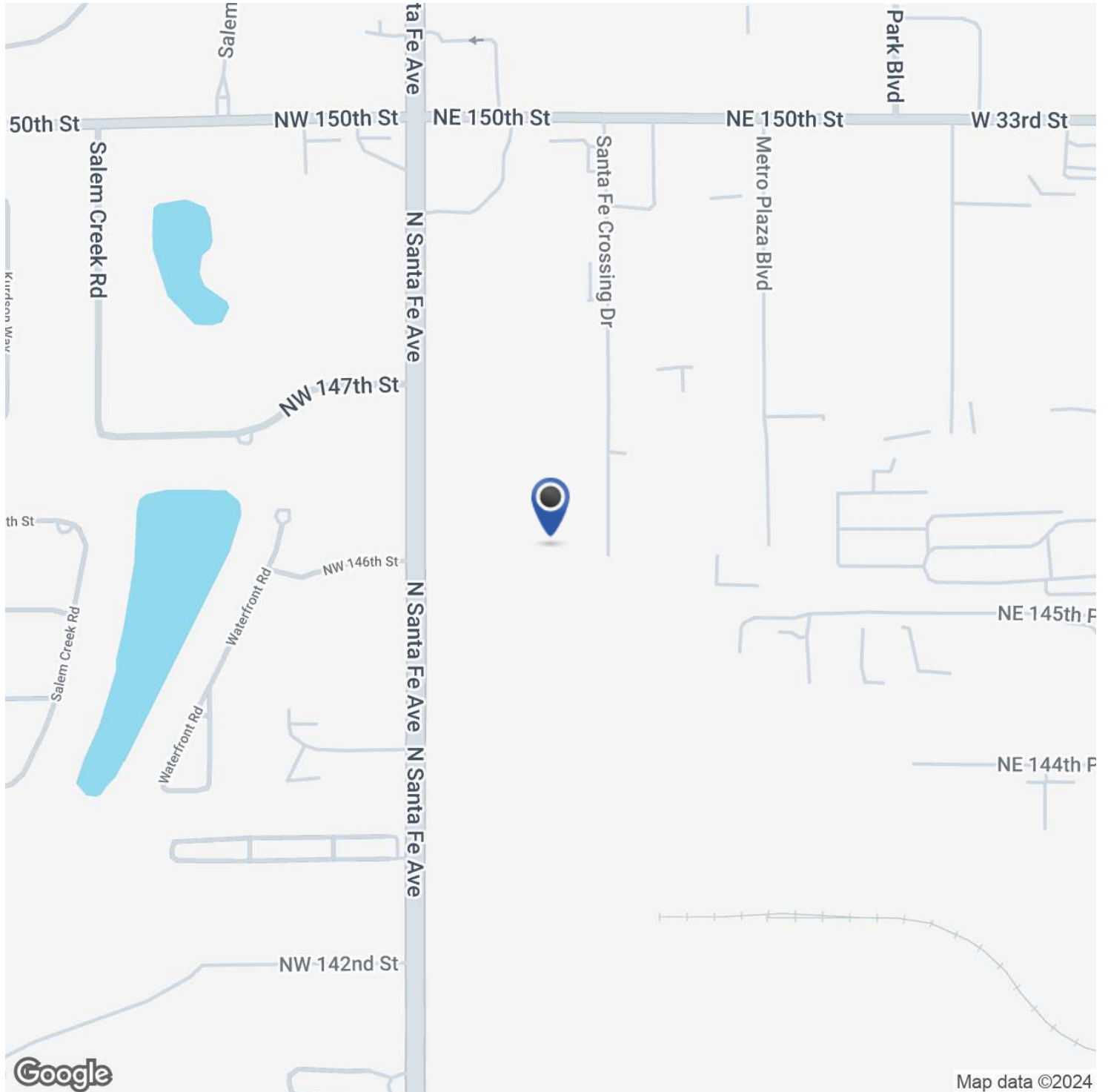


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SITE PLANS

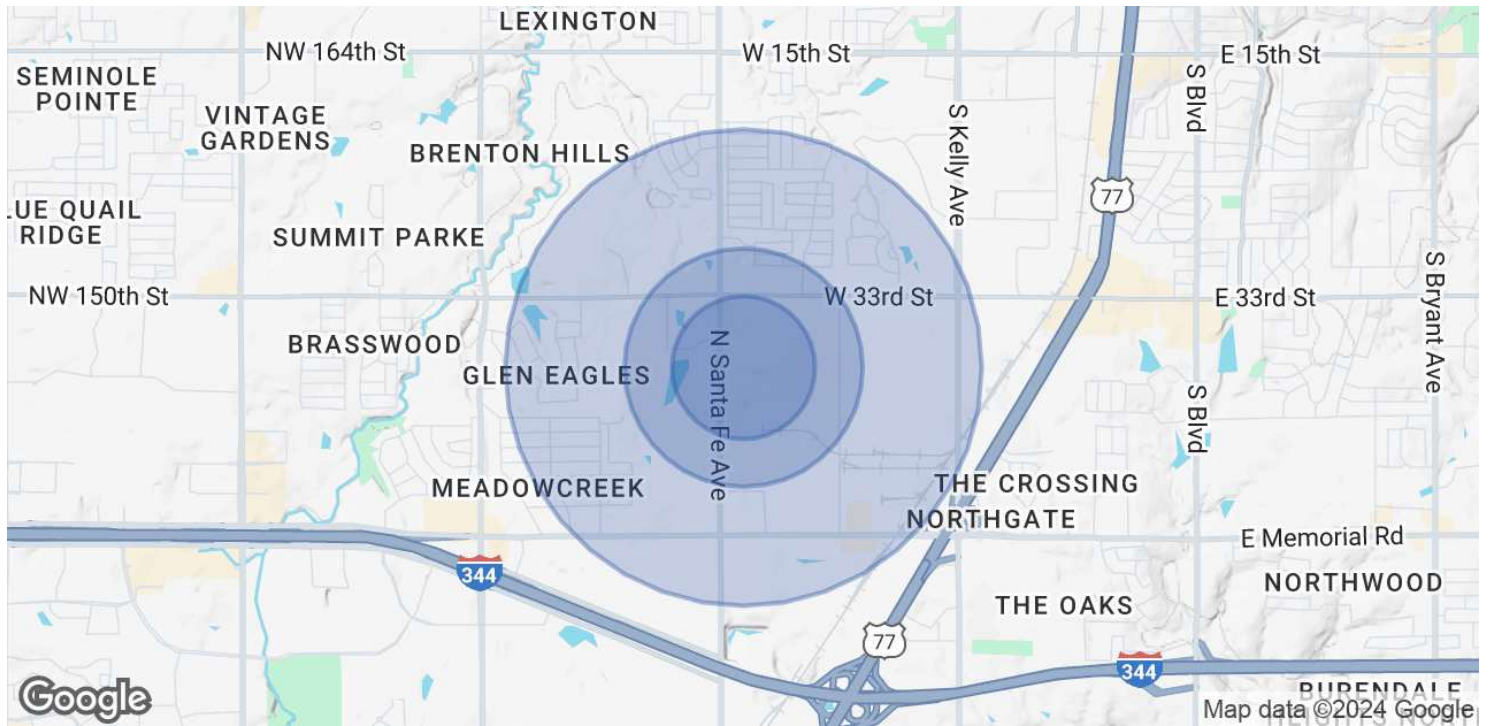


LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	95	914	6,439
Average Age	39	39	40
Average Age (Male)	37	38	39
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	36	341	2,435
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$101,279	\$110,597	\$123,576
Average House Value	\$308,124	\$314,422	\$327,309

Demographics data derived from AlphaMap

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