



# GATHER

REAL  
ESTATE

INDUSTRIAL INVESTMENT OPPORTUNITY  
OKLAHOMA CITY, OK



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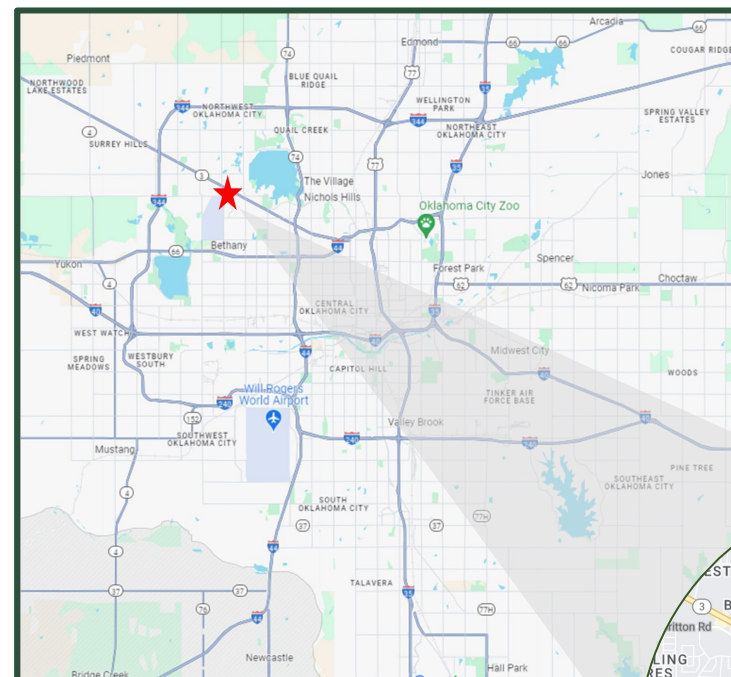


# INVESTMENT OVERVIEW

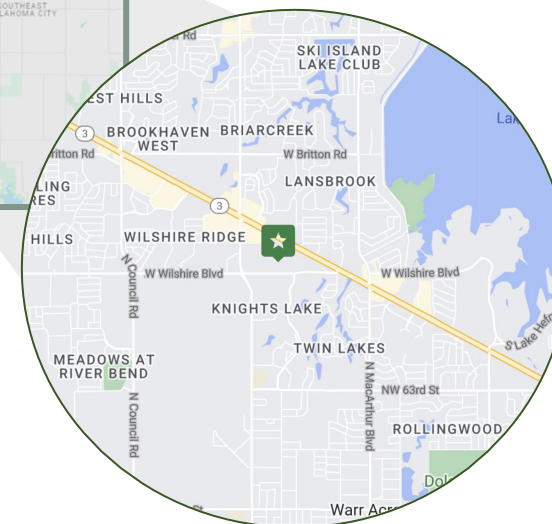
## SUMMARY

Gather Real Estate is presenting an Industrial Investment opportunity in Oklahoma City, Oklahoma.

- 41,600 SF Light Industrial Facility – Two Buildings
- 4.21 Acres
- Motivated Seller



- 14.6 Miles to Airport
- 8.4 Miles to Rail Terminal



# PROPERTY SUMMARY

## PROPERTY DESCRIPTION

Located in Oklahoma City, Oklahoma, with a labor force population of 1,486,229, is this 41,600 square foot Industrial Investment opportunity. The two buildings sit upon 4.21 acres near the intersection of Northwest Expressway and W Wilshire Boulevard, in Oklahoma City. Each building has only had one owner-occupant; they can be sold together or sold separately.

## PROPERTY HIGHLIGHTS

- Metal Construction
- Building 1: 32,000 SF
- Building 2: 9,600 SF
- Easy Access and Generous Parking



## OFFERING SUMMARY

List Price	\$3,960,000.00
Projected NOI	\$453,070.80 annual
Cap Rate	12.9%
Price/SF	\$84.62
Gross SF	41,600 SF
Lot Size	4.21 Acres
Year Built	1982 and 1992

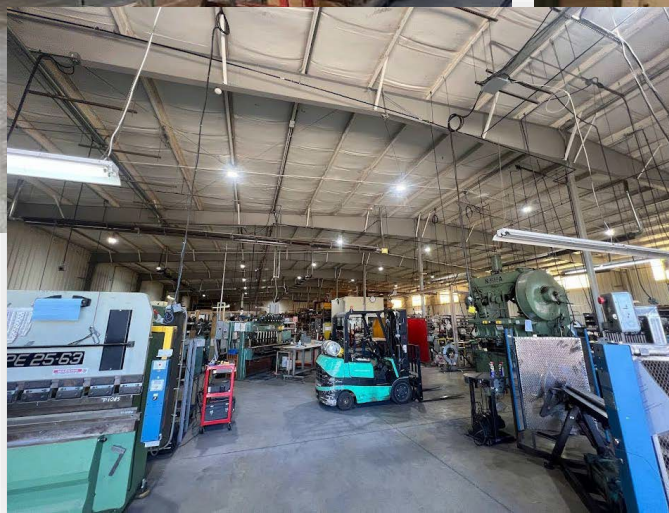
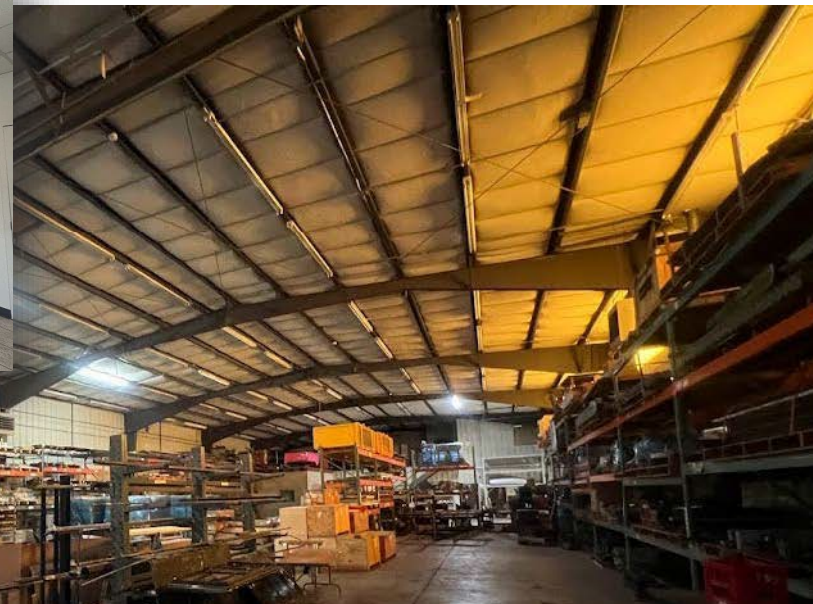
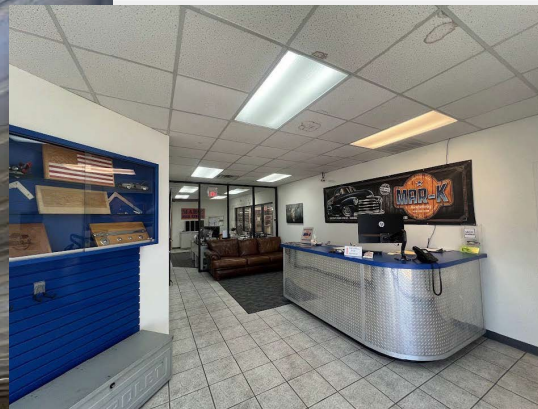
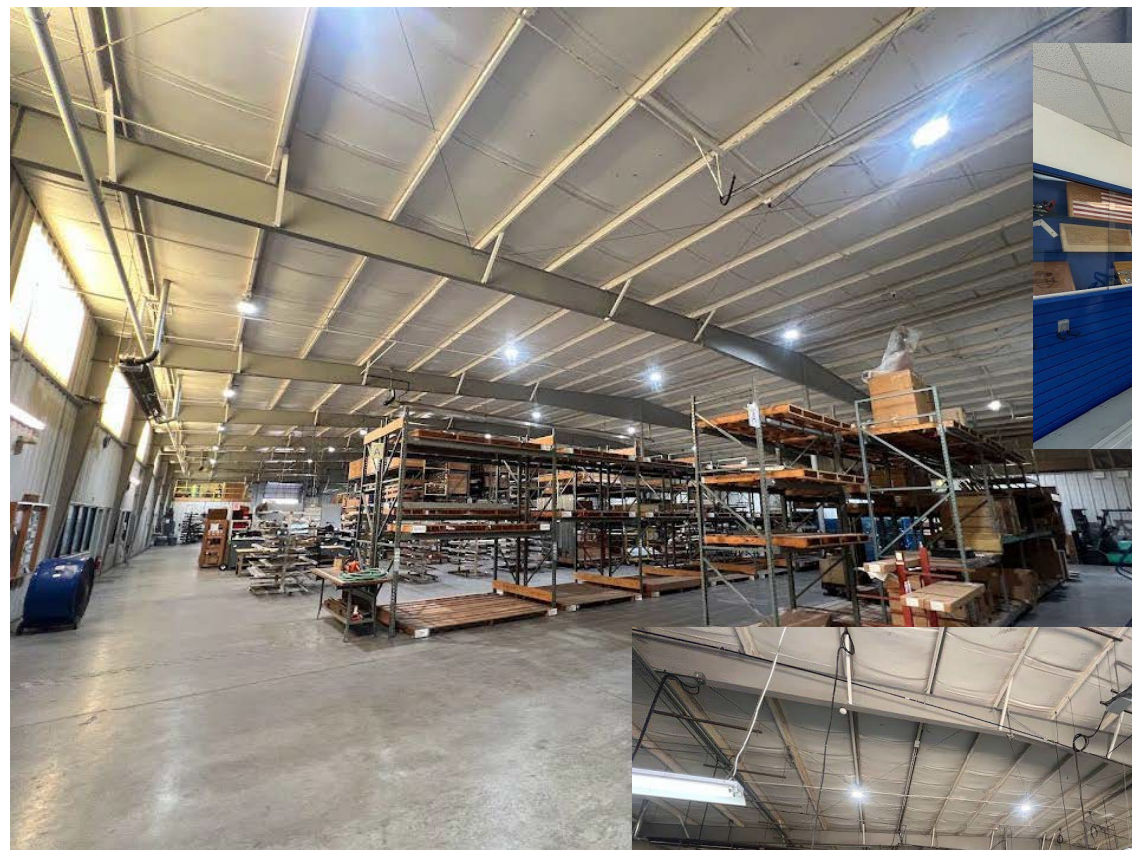
EXTERIORS





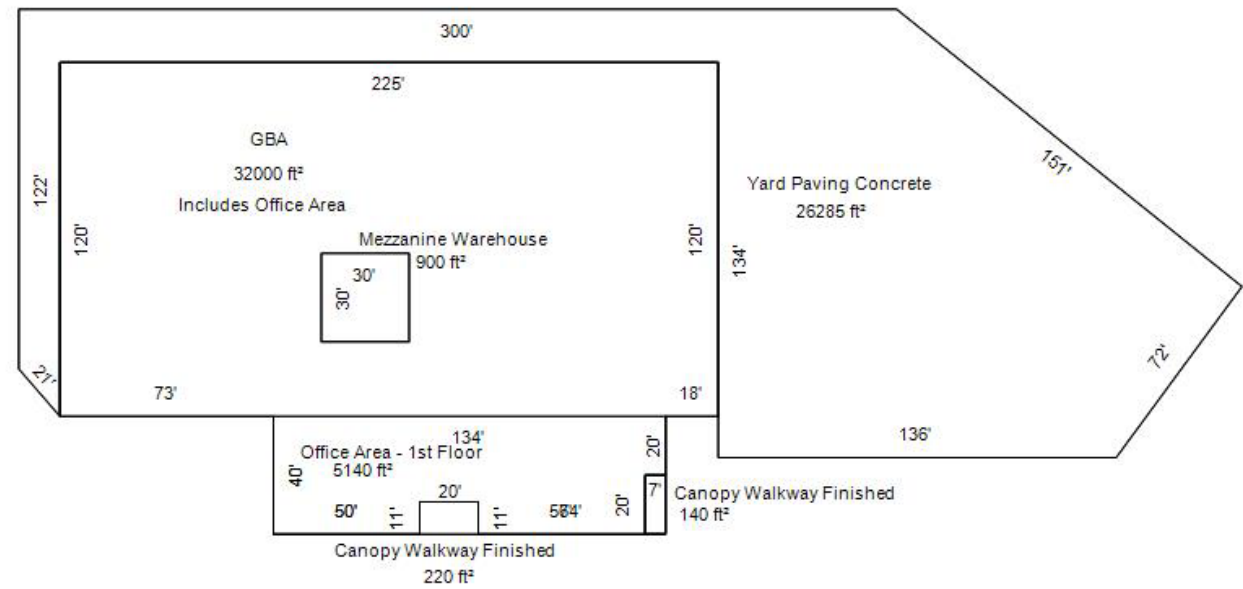
# INTERIORS

Note: All equipment, shelving, and office furniture has been removed.

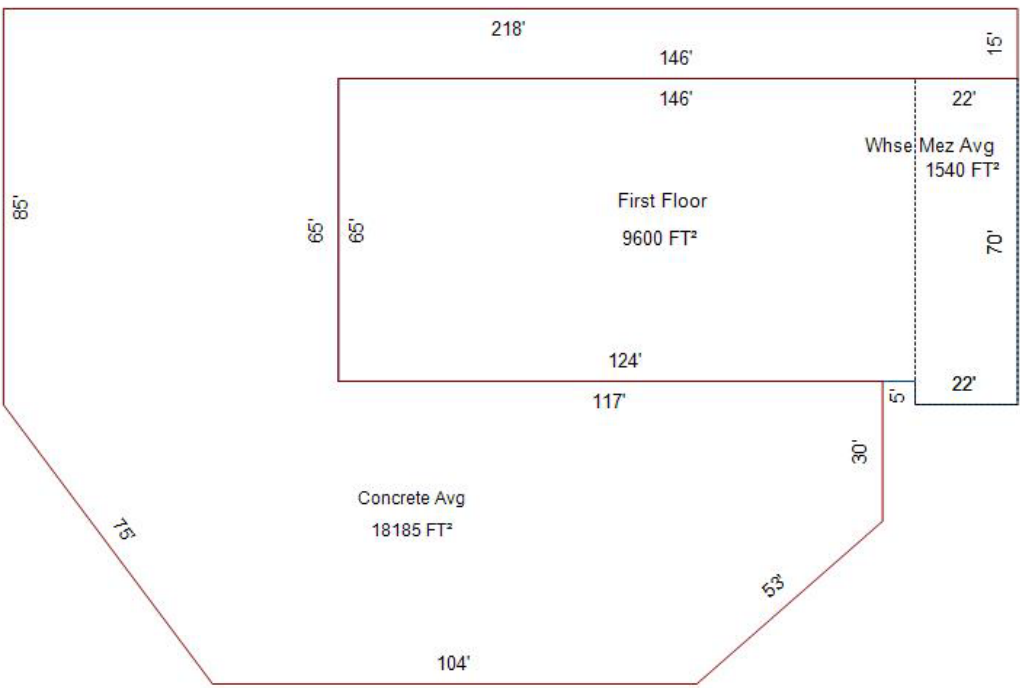




Building 1



Building 2





# PRINCIPAL BIO

## James Riter

Director of Investments & Development | Managing Broker



James is a grateful team leader of mission minded souls, striving to aid in the creation of disproportionate value for their clients and community. He possesses all the qualities of a great leader, respectful of his team's personal and professional needs. James is service-oriented, capable of and mindful of what it takes to make a difference in clients' investment and development plans, and aware of what it takes to ensure that all issues are addressed efficiently. He has a gift for bringing people together to work toward a common goal.

As a business owner starting at age 13, and with over a decade of service in the real estate market as Land Developer, Investor, and Broker, James knows how to work smart to complete transactions to everyone's benefit. More importantly, his goal is to always have a positive impact on the lives that he touches.

James is a husband and proud dad of three boys and one girl, and spends his free time playing ball, running, gardening, and just being with his family. His faith that God has a hand in everything shows in his work and his connection to the wider community.



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