



## Property Description

A uniquely "duplexed" industrial building constructed in 1983 containing a total of 9,650 square feet; ideally suited for administrative and light manufacturing use. Located within The World Airport Industrial/Business area just east of MacArthur Blvd on Moulton Drive providing quick 152 access.

## Property Highlights

- Administrative Offices
- Locker Rooms/Break Rooms
- Shipping/Receiving Areas
- Climatized Warehouse
- 14' Clear Height
- 10' & 12' OH Doors

## Offering Summary

Sale Price:	\$760,000
Lot Size:	0.81 AC
Building Size:	9,650 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	647	10,089	58,738
Total Population	1,314	24,875	147,592
Average HH Income	\$82,547	\$45,894	\$49,350

**RICK PRITCHETT, CCIM**

405.605.0825

rick@precorruffin.com



**PRECORRUFFIN**

For Sale

3613- 3621 S Moulton Dr

3613- 3621 S MOULTON DR



**RICK PRITCHETT, CCIM**

405.605.0825

rick@precorruffin.com



**PRECORRUFFIN**

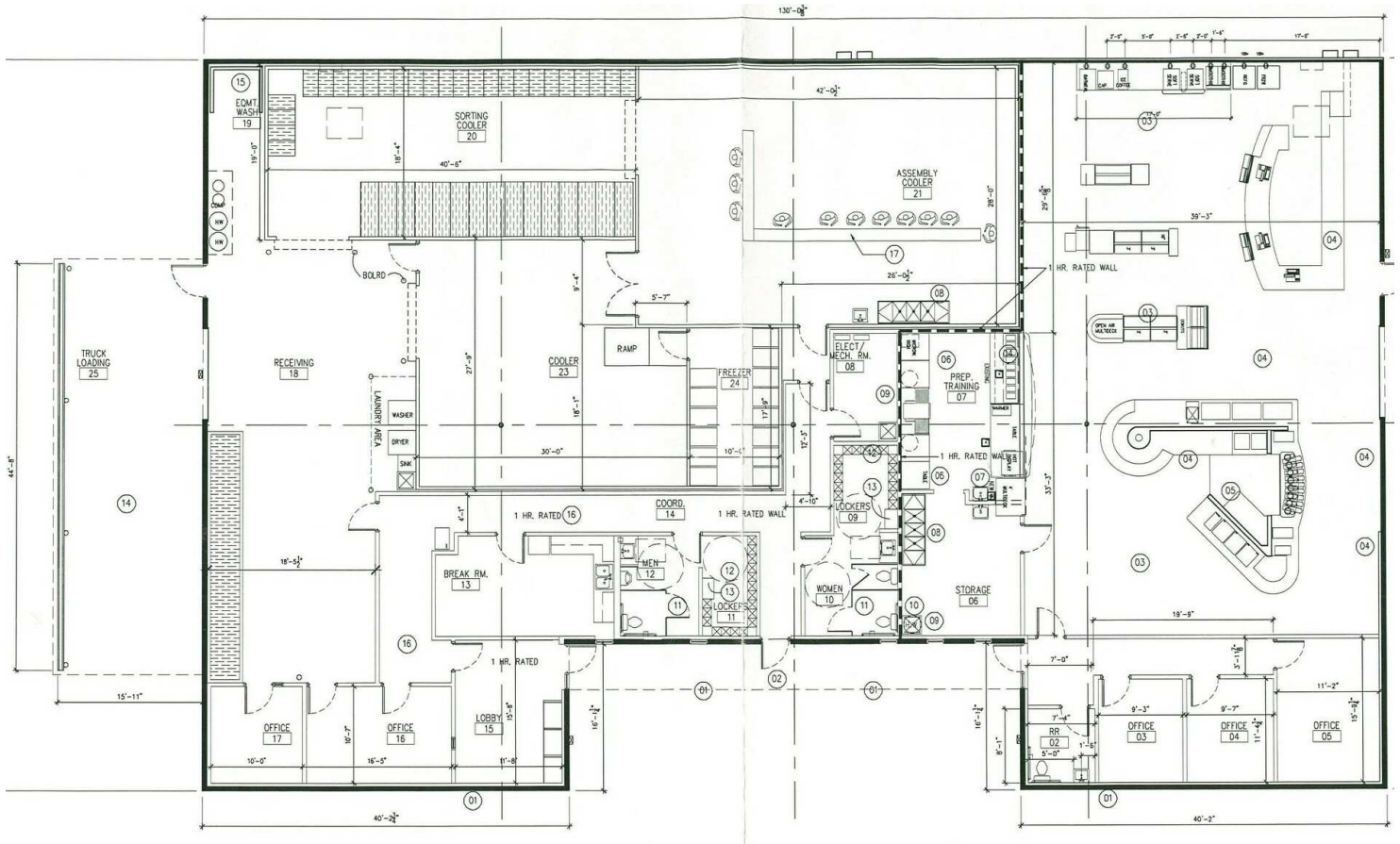
PRECOR RUFFIN | 825 N. BROADWAY, SUITE 300, OKLAHOMA CITY, OK 73102 | 405.605.0825 | PRECORRUFFIN.COM

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, PrecorRuffin, LLC has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.

For Sale

3613- 3621 S Moulton Dr

3613- 3621 S MOULTON DR



Floorplan of Previous Tenant

**RICK PRITCHETT, CCIM**

405.605.0825

rick@precorruffin.com



**PRECORRUFFIN**

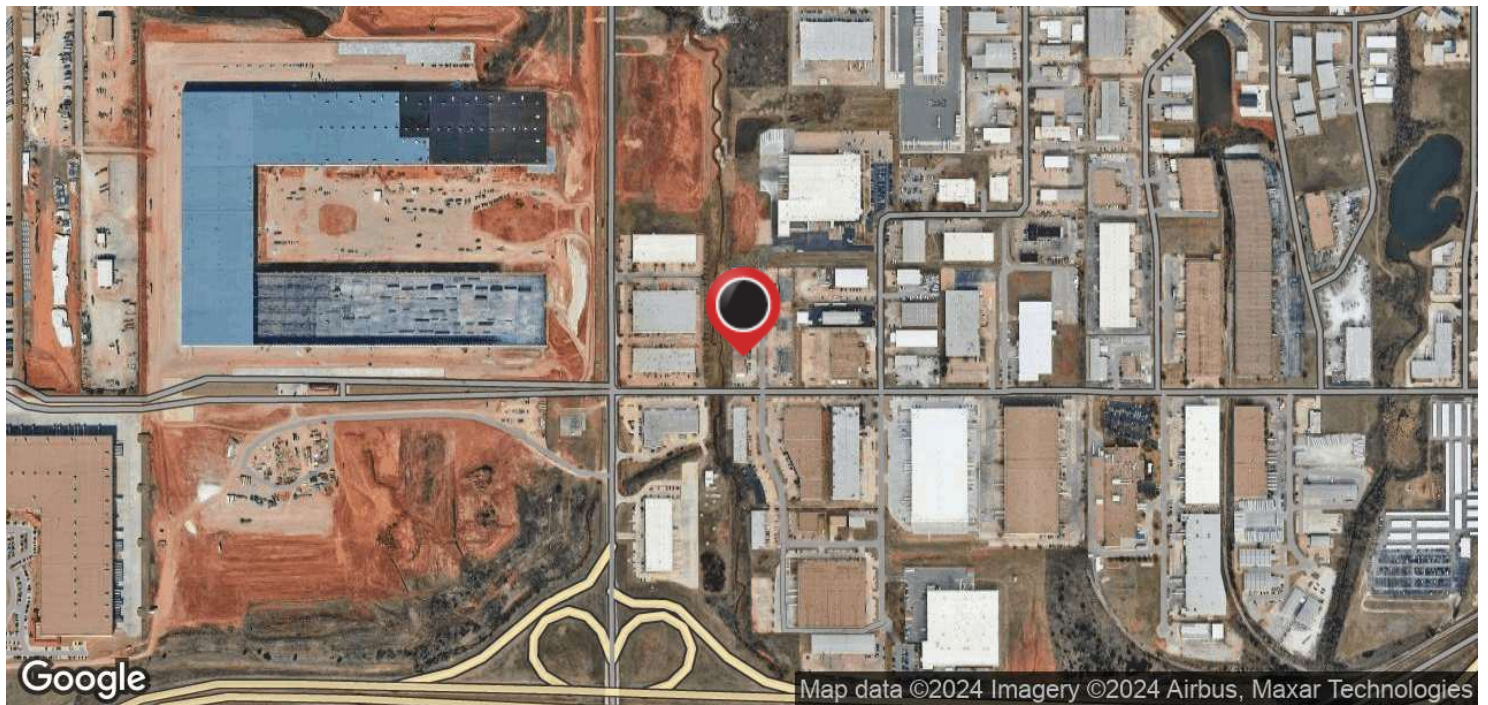
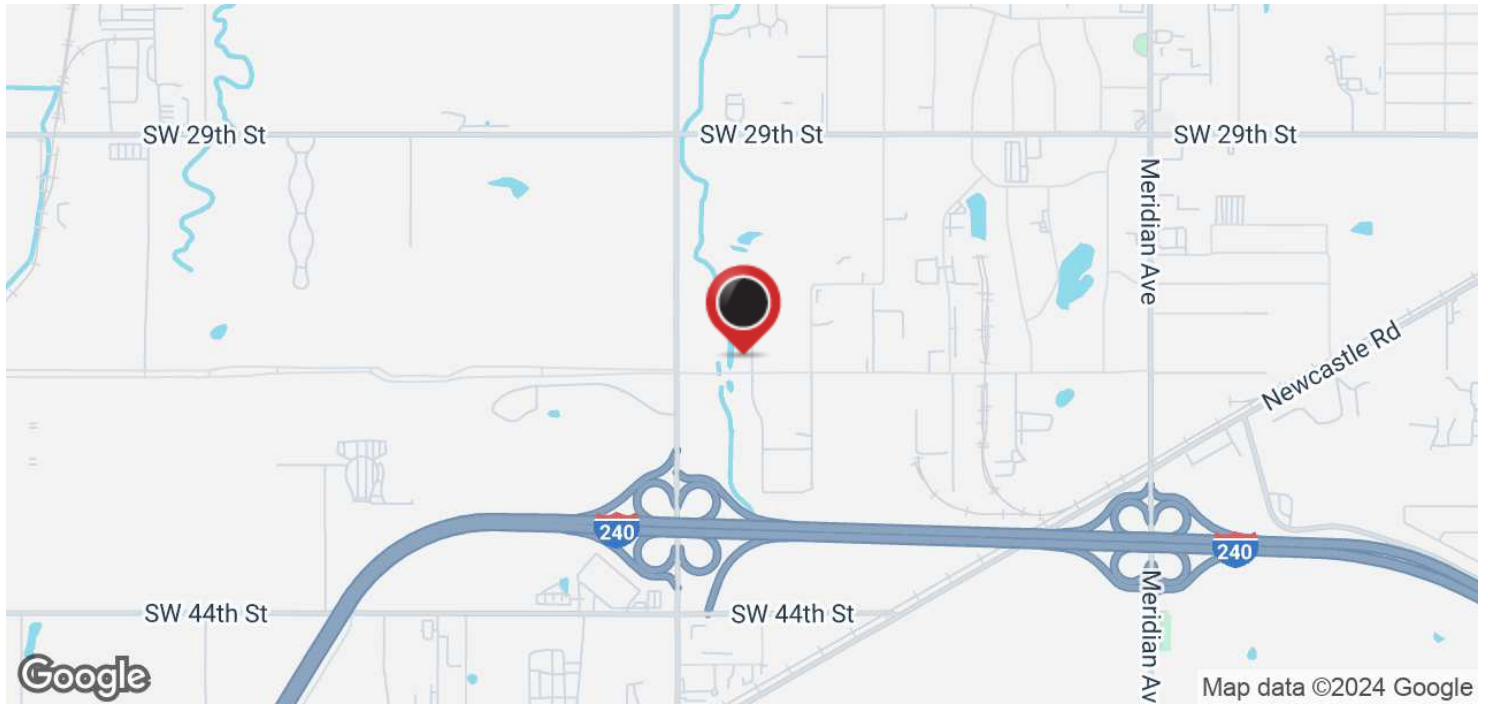
PRECOR RUFFIN | 825 N. BROADWAY, SUITE 300, OKLAHOMA CITY, OK 73102 | 405.605.0825 | PRECORRUFFIN.COM

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, PrecorRuffin, LLC has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.

For Sale

3613- 3621 S Moulton Dr

3613- 3621 S MOULTON DR



**RICK PRITCHETT, CCIM**

405.605.0825

rick@precorruffin.com



**PRECORRUFFIN**

PRECOR RUFFIN | 825 N. BROADWAY, SUITE 300, OKLAHOMA CITY, OK 73102 | 405.605.0825 | PRECORRUFFIN.COM

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, PrecorRuffin, LLC has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.