

INDUSTRIAL SPACE FOR SALE

INDUSTRIAL WAREHOUSE

6901 NW 63rd St,
Oklahoma City, OK 73132

JOHNNY STRADAL

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,100,000
Building Size:	62,307 SF
Available SF:	62,307 SF
Lot Size:	3.5 Acres (152,467 SF)
# of Buildings:	1
Price / SF:	\$49.75
Year Built:	1974
Zoning:	SPUD-672 (I-2 Ind. Base)
Market:	Oklahoma City Metro

PROPERTY OVERVIEW

Located on the west side of the Oklahoma City Metro near Wiley Post Airport, this property offers convenient access to 39th Expressway (US Route 66), NW Expressway, and the Kilpatrick Turnpike, providing seamless connections in and out of the Oklahoma City Metro. The facility features over 50,000 sf of insulated warehouse with clear heights ranging from 17 to 36 feet, along with a sizable office area and a kitchen equipped with a 12-foot vent hood. Ideal for companies requiring extensive warehouse space, this property also presents excellent potential for indoor sports facilities that are heated and cooled.

PROPERTY HIGHLIGHTS

- (1) ~48,000 SF warehouse and (1) smaller ~3,000 SF warehouse (detailed floors plan available upon request)
- (4) 12'W x 14'H and (1) 16'W x 14'W Overhead Doors
- 17' - 36' clear height in warehouse
- Warehouse is heated and cooled
- Large lot with lots of parking
- Signage and visibility on Rockwell
- 3 phase power and exterior lighting

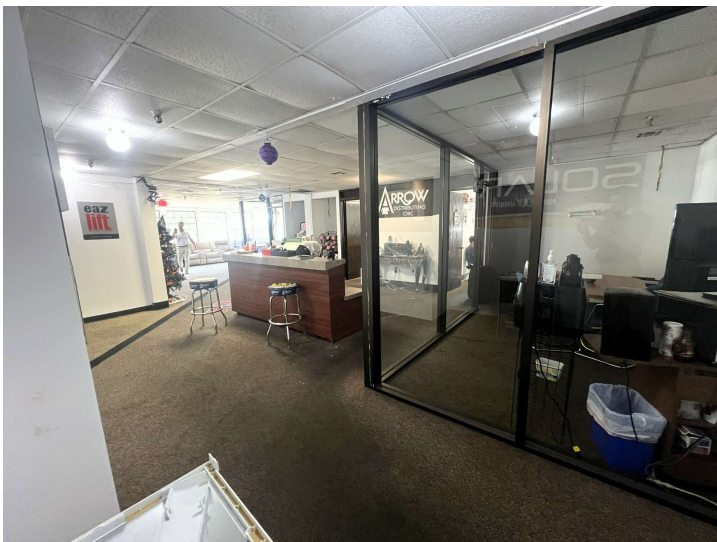
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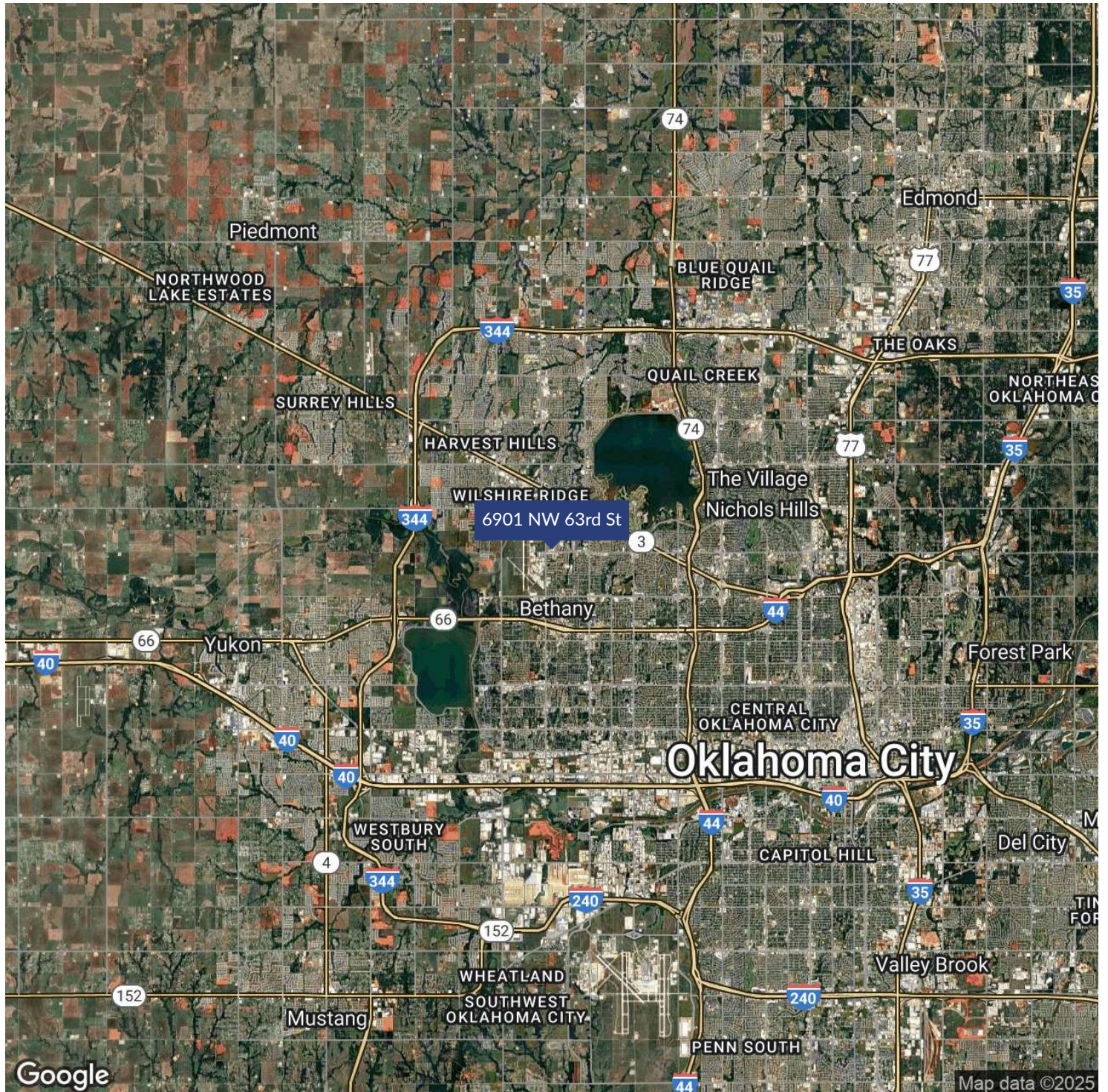
ADDITIONAL PHOTOS



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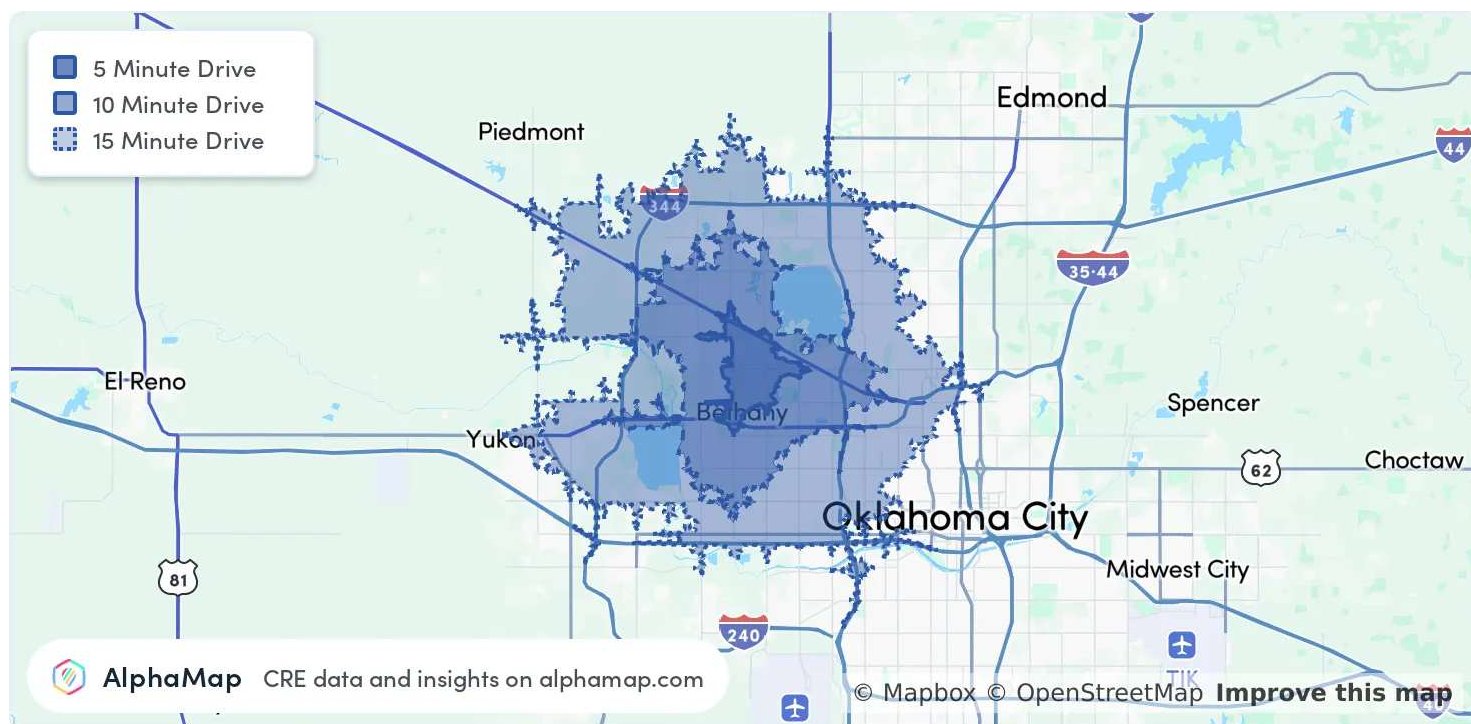
LOCATION MAP



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AREA ANALYTICS



POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	18,612	123,814	267,043
Average Age	36	39	39
Average Age (Male)	35	38	38
Average Age (Female)	38	41	40

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	7,388	51,661	113,030
Persons per HH	2.5	2.4	2.4
Average HH Income	\$66,222	\$78,566	\$86,682
Average House Value	\$224,661	\$230,994	\$260,780
Per Capita Income	\$26,488	\$32,735	\$36,117

Map and demographics data derived from AlphaMap

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