



Size:

- 2 metal buildings totaling 7,000 SF, and one 1,176 SF storage building
 - One 3,000 SF building
 - One 4,000 SF building

Property Highlights:

- The property is gated
- Metal Buildings are insulated with spray foam insulation
- Easy access to I-35 & I-40
- 3 phase electric ran to the metal buildings
- 2 dock doors on back building
- \$12,000/mo

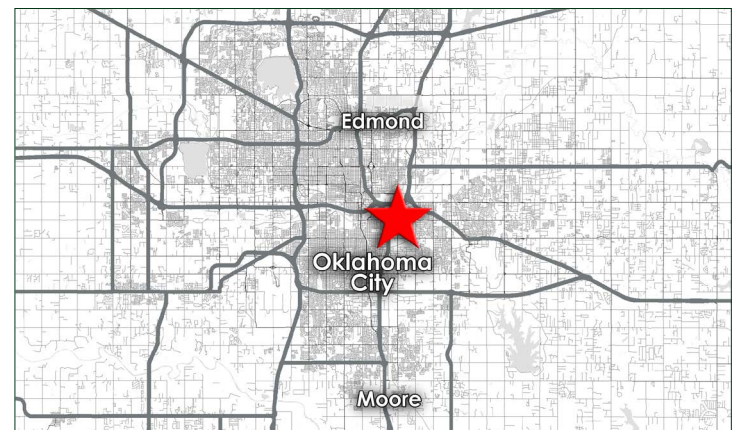
Traffic Counts:

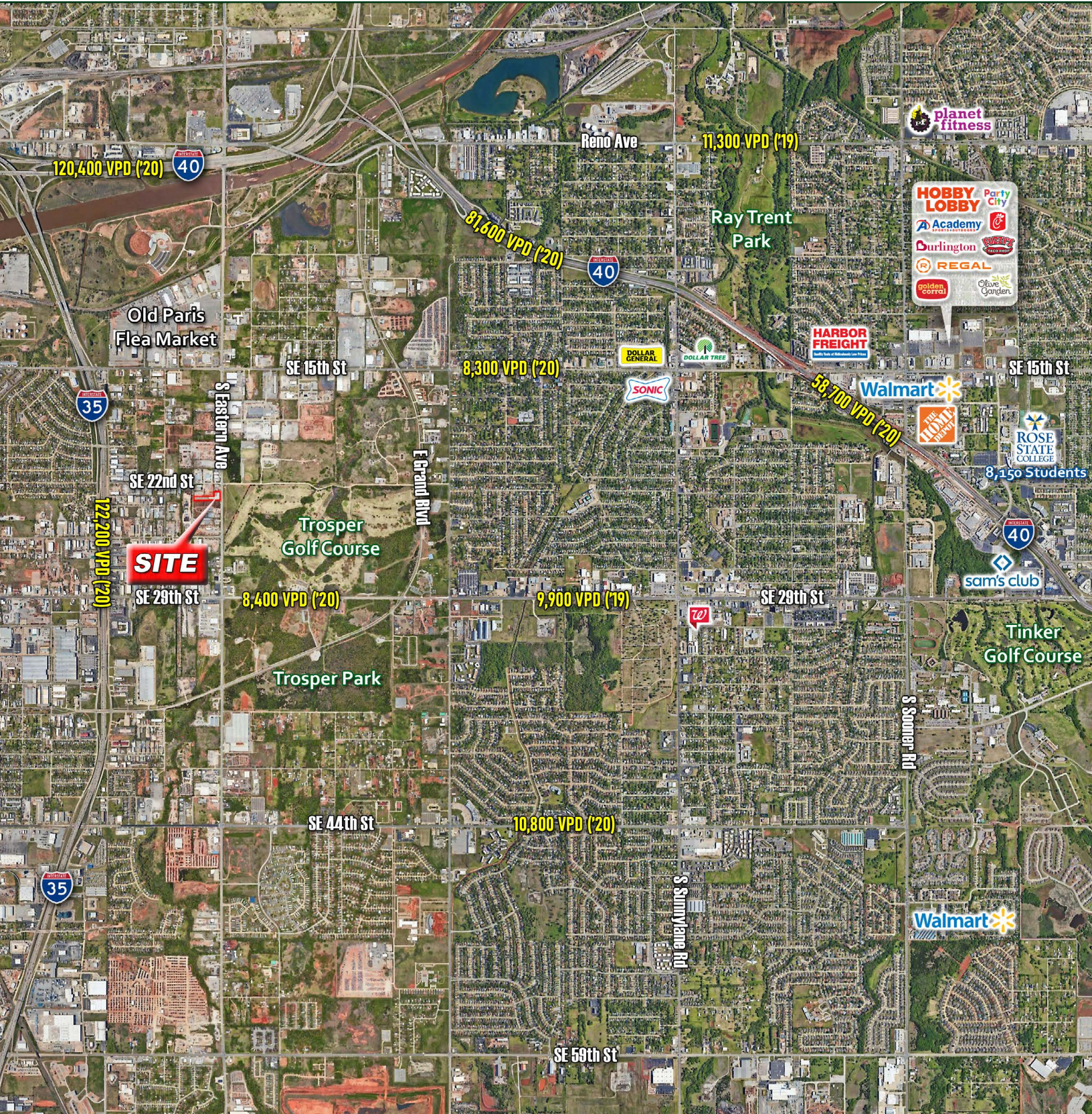
S Eastern Ave: 9,500 VPD (ODOT 2020)

I-35: 122,200 VPD (ODOT 2020)

Demographics:

	1 Mile	3 Miles	5 Miles
2022 Population	2,530	63,595	194,138
Avg. HH Income	\$49,286	\$60,249	\$63,783
Daytime Population	5,975	114,791	286,436





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