



PRICE: \$4,000,000

INDUSTRIAL PORTFOLIO SALE - SE 44TH & I35

1800 Southeast 44th Street, Oklahoma City, OK 73129

Brock Lytton

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INDUSTRIAL PORTFOLIO FOR SALE

SE 44th Street



Property Description

Industrial Properties comprising of nearly 35 acres across six adjacent parcels in central Oklahoma City, positioned on both the north and south sides of 44th Street between I-35 and Eastern Avenue. Located less than one mile from I-35, the sites offer exceptional accessibility along with a substantial land footprint. The improvements include a large industrial facility equipped with nine overhead doors, generous parking, and a flexible office/warehouse configuration featuring impressive clear heights—well suited for a variety of industrial or distribution uses.

Can be sold individually or as a package.

Property Highlights

- Expansive 35.02-acre site offering significant scale and flexibility
- Functional office and warehouse configuration suited for a wide range of industrial users

Offering Summary

Sale Price:	\$4,000,000
Lot Size:	35.02 Acres
Building Size:	21,600 SF (1820 SE 40th)
Additional Open Air Structure:	35,195 SF (1800 SE 44th)

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,636	24,196	78,072
Total Population	4,880	65,690	205,722
Average HH Income	\$52,972	\$56,433	\$62,248

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LOCATION MAP



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AERIAL PICTURES



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 **MORIAH**
BROKERAGE SERVICES, LLC

PRICE: \$4,000,000

MULTI-PROPERTY BREAKDOWN

1820 SE 40th Street - Oklahoma City, OK 73129

- Zoning: I-3
- 4.27 Acres
- Approximately 21,600 SF Facility (Office/Warehouse)
- Building 1: 3,200 SF / 80' x 40' Shop (24' Clear) - 14x12 OH Doors(2)
- Building 2: 18,400 SF / Office/Warehouse - Locker Room - 8x10 OH Doors (7)
- LED Lighting
- Fully Fenced

1701 SE 44th Street - Oklahoma City, OK 73129

- Zoning: I-2
- No structures - Approx. 4.25 AC
- 2 Separate parcels
- Mostly Flood Plain - Lay Down Yard
- Contiguous with 1820 SE 40th

1800 SE 44th Street - Oklahoma City, OK 73129

- Zoning: I-2
- Approximately 26.5 AC
- Large Open Air Structure Approximately 35,195 SF
- Offices/Locker Rooms
- Several Smaller Structures
- Potential Development Opportunity



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Contact Brokers:

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