



84,190 SF BUILDING ON 5.33 ACRES

Offering Summary

Great industrial building with room to grow - available now! 84,190 SF building includes ±14,000 SF (2-story) "office" and ±70,000 SF of warehouse space. Situated at the southeast corner of W. Reno Ave. & S. Sara Rd.; just north of Interstate 40 and just east of John Kilpatrick Turnpike. Conveniently located approximately 15 minutes from downtown Oklahoma City and approximately 17 minutes from Will Rogers International Airport.

Property Info

- 84,190 SF Building
- 5.33 Acres
- ±14,000 SF of Office Space
- ±70,000 SF of Warehouse Space
- 3 additional acres available for future growth
- 22' Clear Height
- 3 Ton Crane
- Call for Pricing

Area Retailers

- TA Truck Stop
- Pilot Truck Stop
- Flying J
- Braum's
- Sonic
- Ryder
- United Rentals
- Homeland

FOR MORE INFORMATION:

Malek Massad Broker

405.922.5464

Malek.Massad@SkybridgeLLC.com

Site Aerial

W Reno Ave

W Reno Ave

9,400 VPD ('20)



S Sapa Rd

5,600 VPD ('20)

**±14,000 SF - 2-STORY
OFFICE SPACE W/ 12' CLEAR CEILING**

**±70,000 SF
WAREHOUSE SPACE
22' CLEAR CEILING
Colum spacing at 50' OC
with some support
rooms built with
CMU in the "middle"**

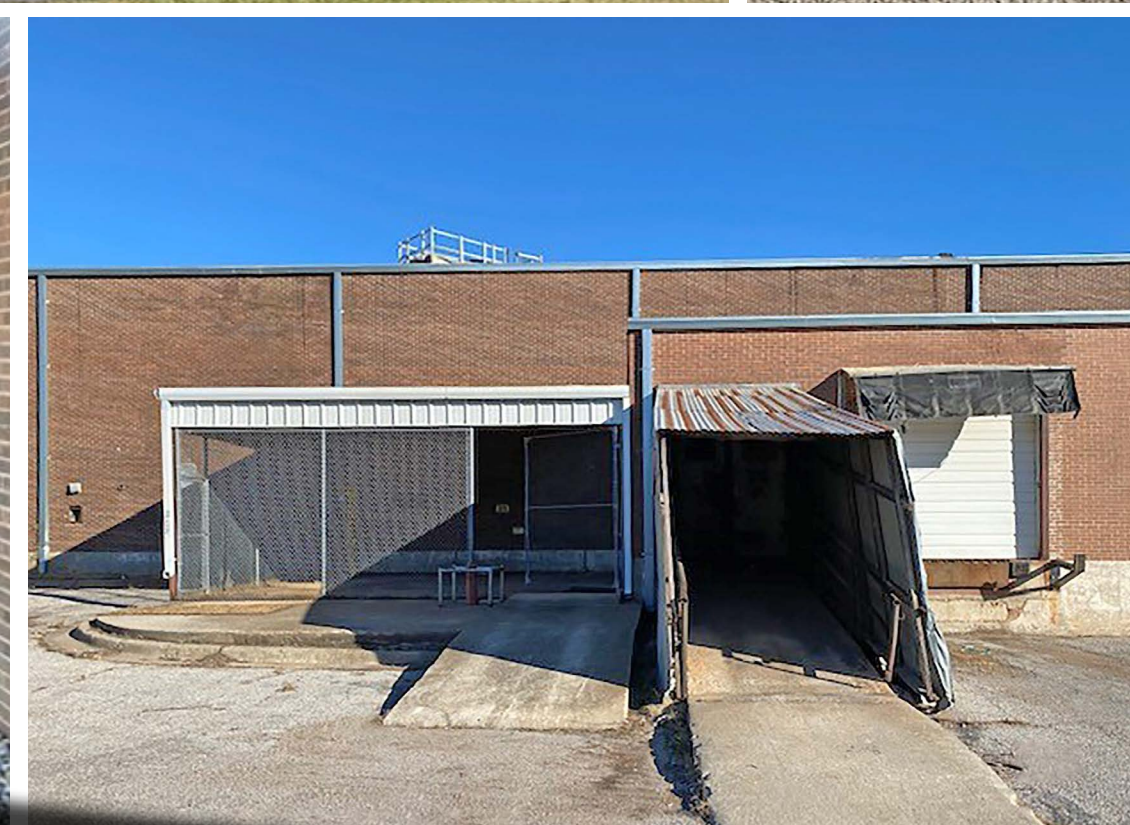
**ADDITIONAL
3 ACRES
AVAILABLE
(MOL bare land)**

FOR MORE
INFORMATION:
Malek Massad Broker
405.922.5464
Malek.Massad@SkybridgeLLC.com

The Information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified if and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



Property Photos



FOR MORE
INFORMATION:
Malek Massad Broker
405.922.5464
Malek.Massad@SkybridgeLLC.com

The Information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified if and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



Trade Aerial

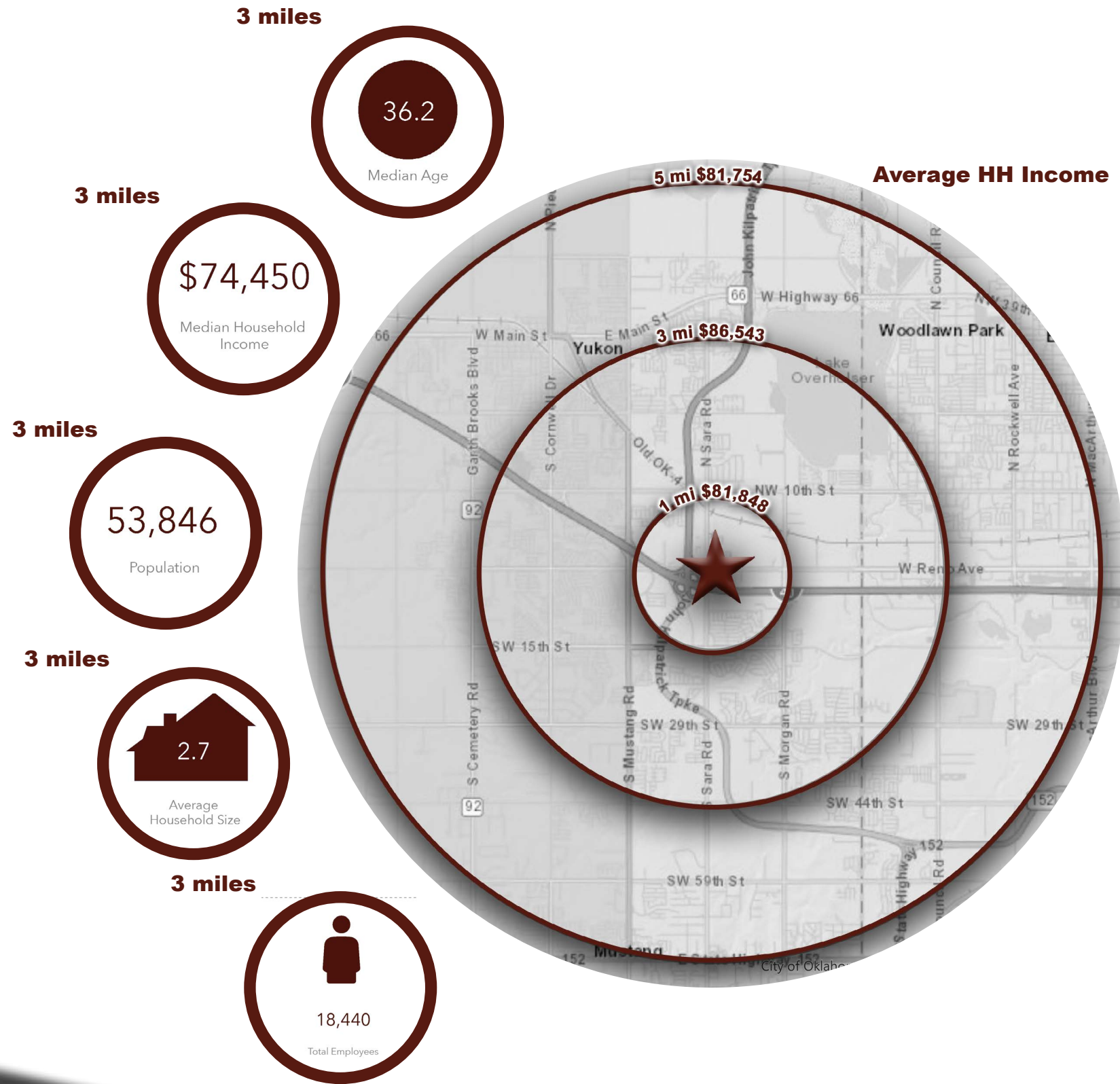


FOR MORE INFORMATION:
Malek Massad Broker
405.922.5464
Malek.Massad@SkybridgeLLC.com

The Information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified if and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



Demographics



	1 mi	3 mi	5 mi
Population Summary			
2000 Total Population	2,341	28,254	73,573
2010 Total Population	3,608	39,472	88,503
2021 Total Population	5,450	53,846	113,433
2021 Group Quarters	0	224	544
2026 Total Population	6,210	59,989	123,859
2021-2026 Annual Rate	2.65%	2.18%	1.77%
2021 Total Daytime Population	5,966	46,912	106,142
Workers	3,471	21,255	51,227
Residents	2,495	25,657	54,915
Household Summary			
2000 Households	780	10,102	28,280
2000 Average Household Size	3.00	2.77	2.57
2010 Households	1,323	14,700	34,105
2010 Average Household Size	2.73	2.67	2.58
2021 Households	2,157	20,138	43,435
2021 Average Household Size	2.53	2.66	2.60
2026 Households	2,472	22,447	47,323
2026 Average Household Size	2.51	2.66	2.61
2021-2026 Annual Rate	2.76%	2.19%	1.73%
2010 Families	1,024	10,948	24,231
2010 Average Family Size	3.08	3.10	3.06
2021 Families	1,635	14,724	30,542
2021 Average Family Size	2.88	3.11	3.09
2026 Families	1,868	16,335	33,198
2026 Average Family Size	2.86	3.11	3.10
2021-2026 Annual Rate	2.70%	2.10%	1.68%
Housing Unit Summary			
2000 Housing Units	799	10,594	30,655
Owner Occupied Housing Units	91.9%	80.4%	64.7%
Renter Occupied Housing Units	5.9%	14.9%	27.5%
Vacant Housing Units	2.3%	4.6%	7.7%
2010 Housing Units	1,418	15,727	37,499
Owner Occupied Housing Units	70.5%	71.5%	63.8%
Renter Occupied Housing Units	22.8%	22.0%	27.1%
Vacant Housing Units	6.7%	6.5%	9.1%
2021 Housing Units	2,174	20,820	46,430
Owner Occupied Housing Units	63.4%	73.7%	66.5%
Renter Occupied Housing Units	35.8%	23.0%	27.0%
Vacant Housing Units	0.8%	3.3%	6.5%
2026 Housing Units	2,483	23,112	50,321
Owner Occupied Housing Units	62.9%	74.2%	67.6%
Renter Occupied Housing Units	36.6%	23.0%	26.5%
Vacant Housing Units	0.4%	2.9%	6.0%
Median Household Income			
2021	\$73,734	\$74,450	\$66,337
2026	\$76,871	\$78,101	\$72,950
Median Home Value			
2021	\$152,383	\$173,101	\$176,977
2026	\$162,853	\$190,165	\$201,313
Median Age			
2010	31.4	34.4	35.4
2021	34.5	36.2	37.1
2026	34.4	36.5	37.4
2021 Households by Income			
Household Income Base	2,157	20,138	43,435
<\$15,000	5.8%	5.6%	7.1%
\$15,000 - \$24,999	5.0%	4.8%	6.5%
\$25,000 - \$34,999	7.9%	8.2%	8.3%
\$35,000 - \$49,999	9.5%	11.7%	13.1%
\$50,000 - \$74,999	22.6%	19.9%	20.3%
\$75,000 - \$99,999	24.6%	18.6%	17.0%
\$100,000 - \$149,999	16.6%	20.7%	18.0%
\$150,000 - \$199,999	4.4%	5.6%	5.1%
\$200,000+	3.7%	4.8%	4.4%
Average Household Income	\$81,848	\$86,543	\$81,754

FOR MORE
INFORMATION:

Malek Massad Broker

405.922.5464

Malek.Massad@SkybridgeLLC.com

The Information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

