

11113 S. SUNNYLANE ROAD
OKLAHOMA CITY, OK 73160



Industrial Warehouse For Sale

4,576 SF on 2 Acres MOL

REDUCED Sales Price: \$325,000

NAIRED COMMERCIAL
REAL ESTATE

405.840.0600 | NAIRED.COM

AMANDA SULLIVAN
405.323.6423
AMANDA@NAIRED.COM



PROPERTY OVERVIEW

| | |
|----------------|--------------|
| TOTAL SF | 4,576 SF +/- |
| LOT SIZE | 2 ACRES +/- |
| YEAR BUILT | 2021 |
| ZONING | I-1 |
| CEILING HEIGHT | 18' |

- 4,576 SF Metal Building sits on 2 Acres MOL of Land, the Building was Used as Former Semi-Truck Repair Service
- The Property Consists of 3 Buildings
- 1,200 SF Residential Structure that could be Refurbished into a Home or Office
- 800 SF Shop and/or Garage
- 1 Restroom in the Metal Building
- Mezzanine with an Office Area
- (2) 14' Overhead Doors, 1 in Front & 1 in Rear for Drive-Thru Purposes
- Easy Access to I-240, I-35 & Tinker Air Force Base
- 590' of Frontage on S. Sunnyslane Road
- Surrounded by New Residential Developments, Retail & Industrial Properties

DEMOGRAPHICS



POPULATION
 1 MILE: 1,345
 3 MILES: 38,318
 5 MILES: 120,843



AVERAGE HOUSEHOLD INCOME
 1 MILE: \$93,373
 3 MILES: \$87,536
 5 MILES: \$76,385



TOTAL HOUSEHOLDS
 1 MILE: 487
 3 MILES: 14,132
 5 MILES: 46,223



2.5 MILES FROM WILL ROGERS WORLD AIRPORT
 4 MILES FROM I-44
 5 MILES FROM I-40

11113 S. SUNNYLANE ROAD



11113 S. SUNNYLANE ROAD AERIAL



AMANDA SULLIVAN
405.323.6423
AMANDA@NAIRED.COM