

FOR SALE



Presents

INDUSTRIAL FLEX BUILDING FOR SALE

200 NE 38TH TER
OKLAHOMA CITY, OK 73105

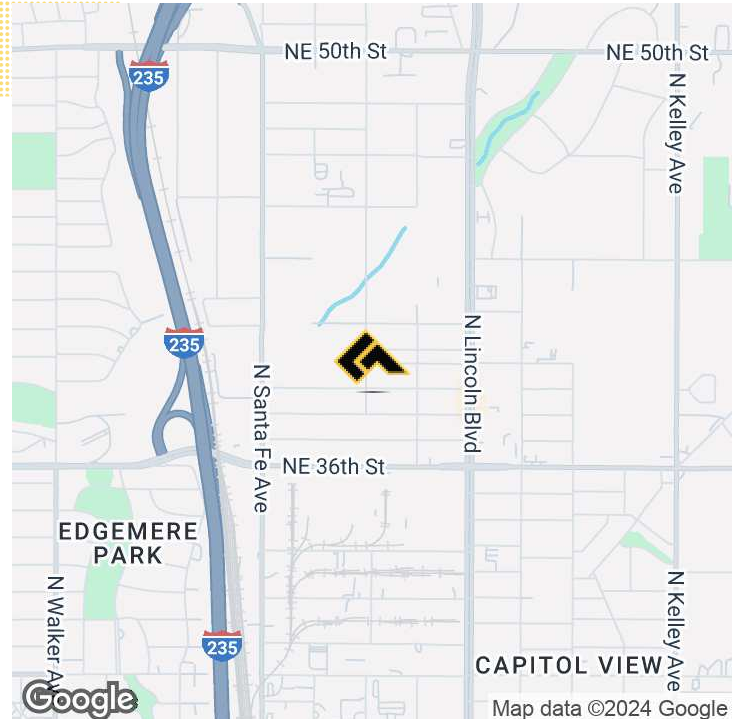
DANIEL PELLOW
SALES ASSOCIATE
405.879.1171 X105

JOHN ARCHINIACO
SALES ASSOCIATE
405.879.1171 X111

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$495,000
Building Size:	6,000 SF
Lot Size:	12,905 SF
Price / SF:	\$82.50
Year Built:	2010
Zoning:	I-2

PROPERTY OVERVIEW

Situated in close proximity to major transportation arteries, including highways and rail lines, the industrial zone around this block of NE 38th Terrace enjoys unparalleled accessibility, facilitating seamless movement of goods and materials. Supported by a skilled labor force drawn from the surrounding communities, businesses in the area benefit from a robust talent pool equipped with the expertise necessary to drive productivity and innovation. The surrounding industrial area offers boundless opportunities, making it an attractive destination for businesses.

The industrial area surrounding NE 38th Terrace offers the perfect blend of location, opportunity, and potential. Call us today to join many others in shaping the future of commerce and innovation in Northeast Oklahoma City.

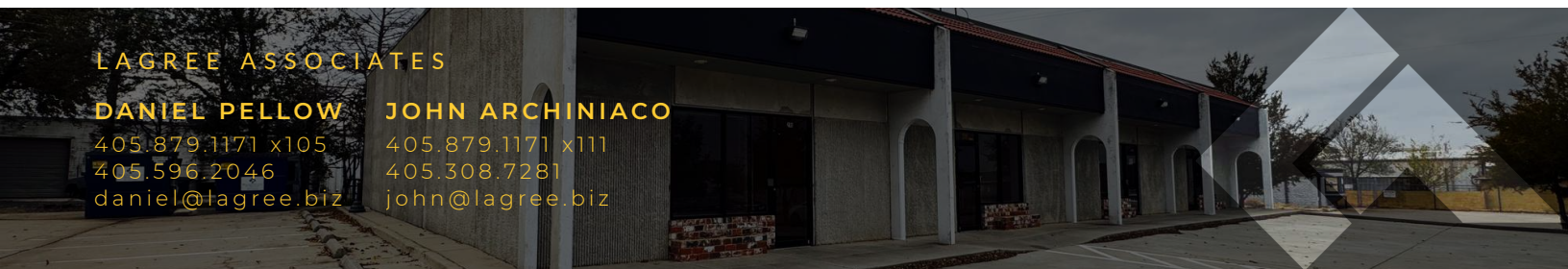
PROPERTY HIGHLIGHTS

- Opportunity Zone Property
- Strong Industrial Area
- Tilt Up Concrete Construction

LAGREE ASSOCIATES

DANIEL PELLOW
405.879.1171 x105
405.596.2046
daniel@lagree.biz

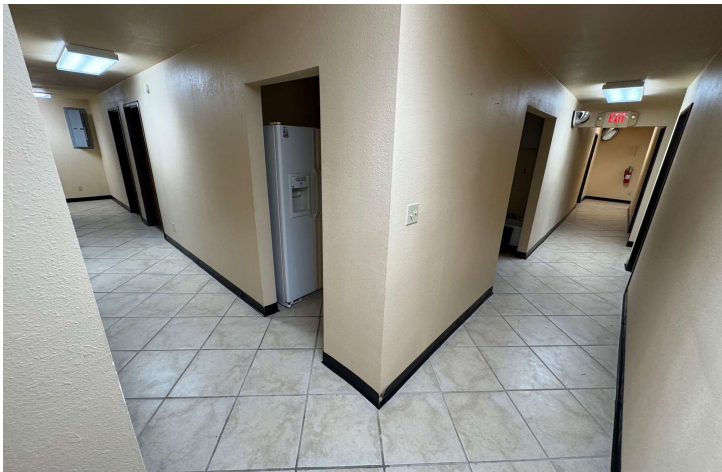
JOHN ARCHINIACO
405.879.1171 x111
405.308.7281
john@lagree.biz



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ADDITIONAL PHOTOS



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405.879.1171 x105
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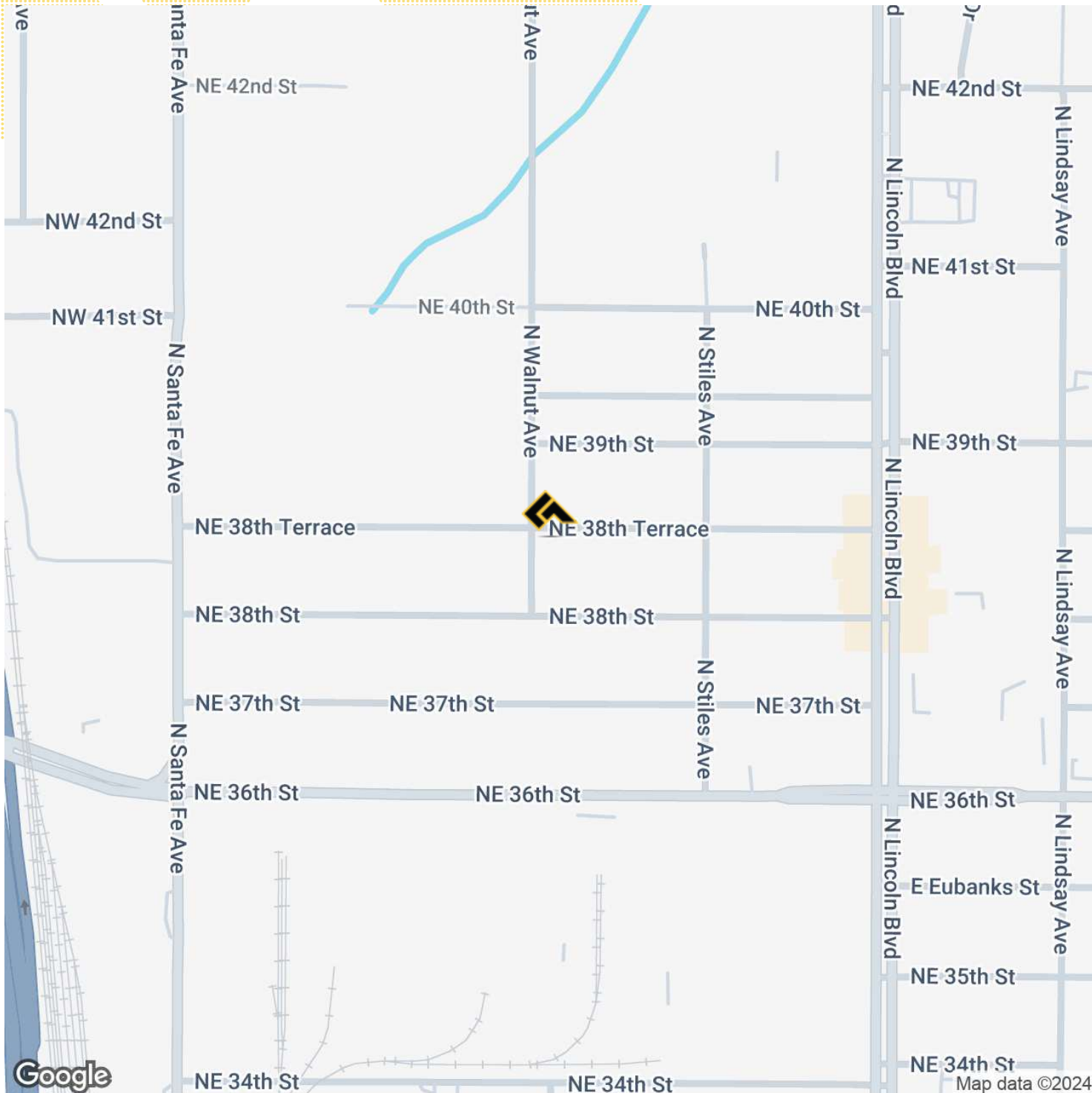
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LOCATION MAP



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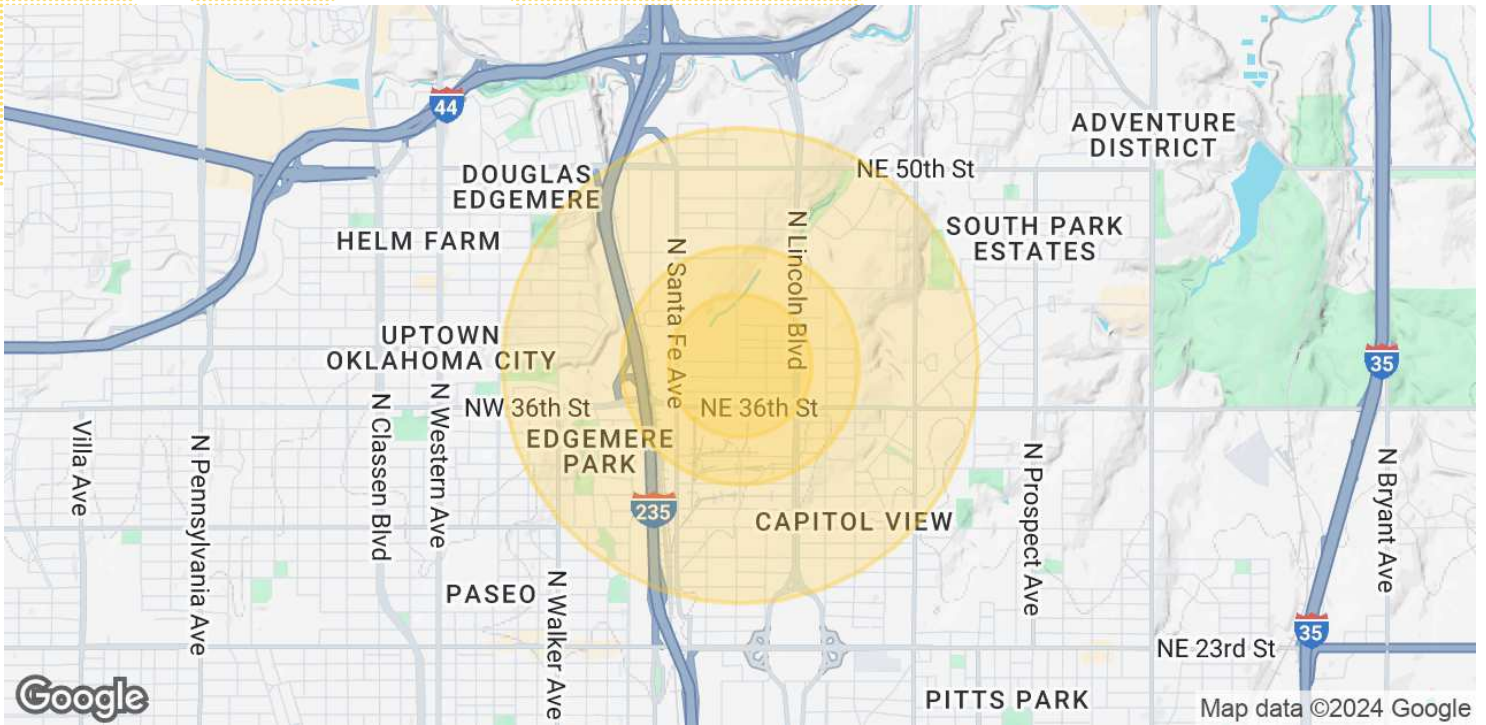
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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	243	538	5,425
Average Age	38	40	41
Average Age (Male)	40	40	40
Average Age (Female)	35	39	41

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	57	179	2,638
# of Persons per HH	4.3	3	2.1
Average HH Income	\$77,594	\$69,245	\$75,400
Average House Value	\$325,580	\$310,917	\$313,806

Demographics data derived from AlphaMap

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