

FOR SALE

6209 S Shields Blvd,
Oklahoma City, OK 73149



Johnson
Commercial Group

JohnsonCommercialGroup.com



Offering Summary

Sale Price: \$828,160

Size: 10,352 SF

Price Per SF: \$80.00

Lot Size: .459 Acres

Year : 1965/2001

Zoning: I-2

Chris Johnson
chris@jcgok.com
405.435.3572

Property Overview

Positioned just off Shields Blvd with fast access to I-35, I-240, and I-40, this 10,352 SF industrial warehouse sits on a fenced and gated 0.459-acre site in south Oklahoma City. Built for heavy-duty use, the facility runs on 3-phase power and includes a 3-ton overhead crane and a 2-ton jib crane, making it a strong fit for manufacturing, fabrication, or distribution work. Clear heights climb from 16' up to 23.5', with two oversized overhead doors (14'x16' and 12'x12'), skylights, and exhaust fans keeping the space bright and well-ventilated. Inside, you'll find two restrooms (one with a shower), a breakroom, a foyer, and office space. The gated lot also doubles as secure outdoor storage — a rare combination of flexibility, equipment, and location in a well-connected pocket of south OKC.



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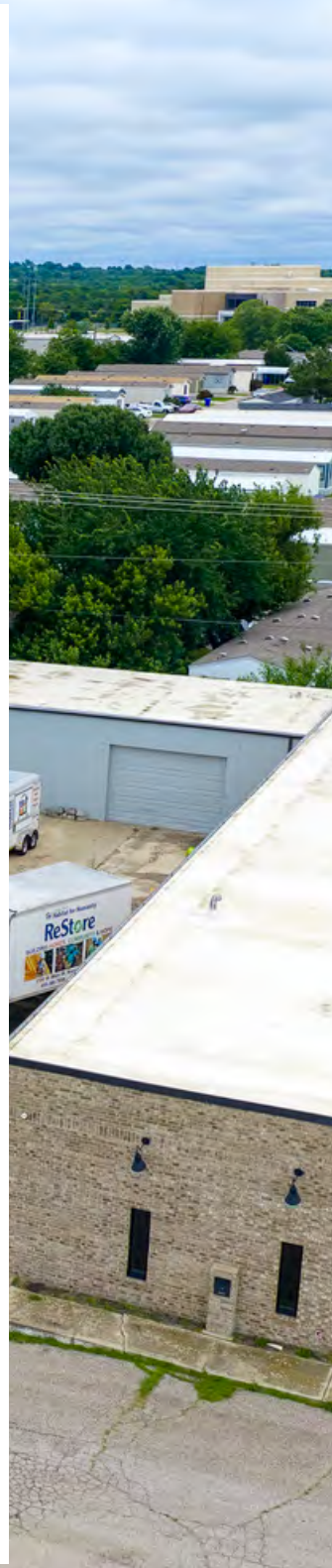
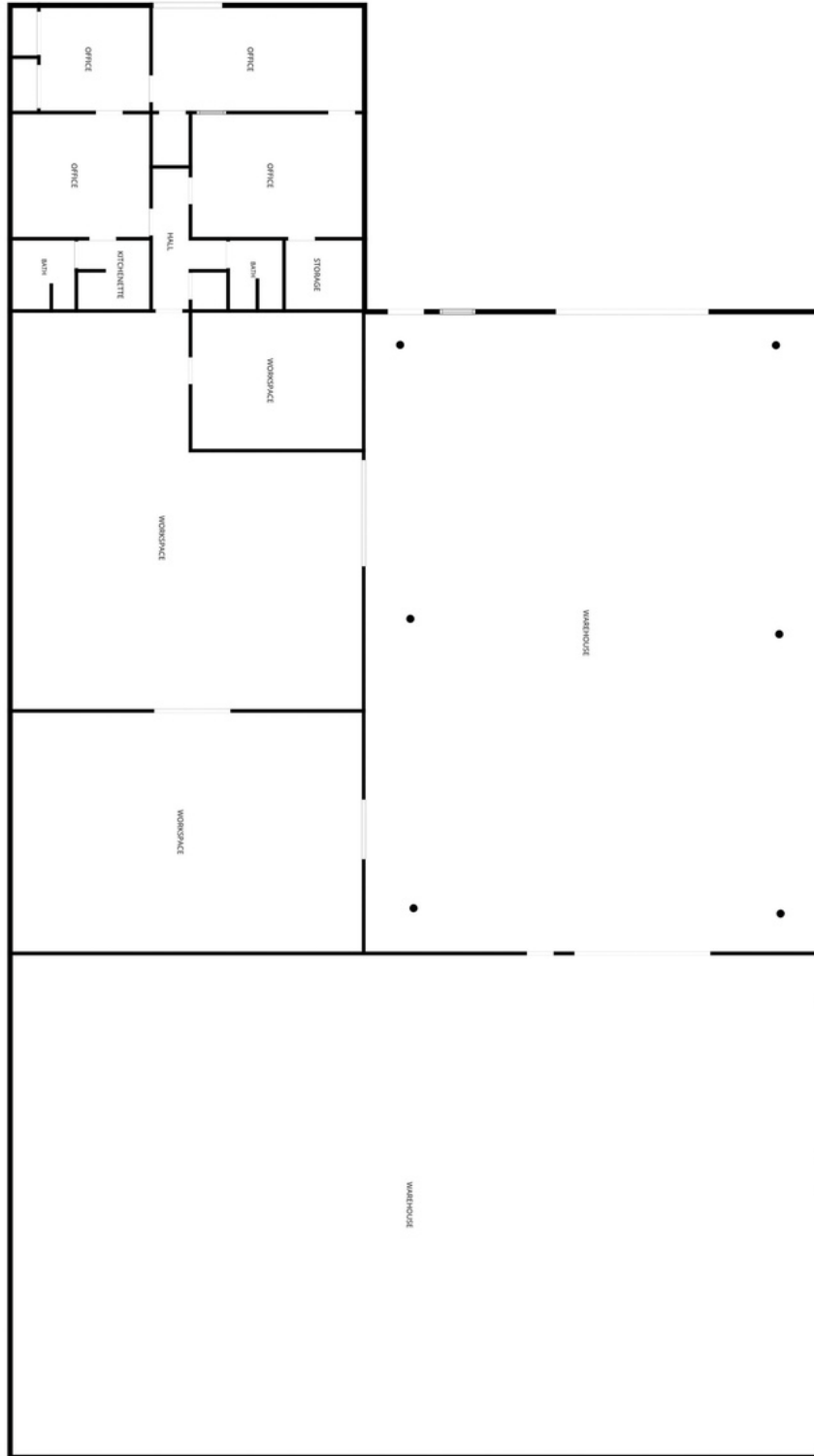
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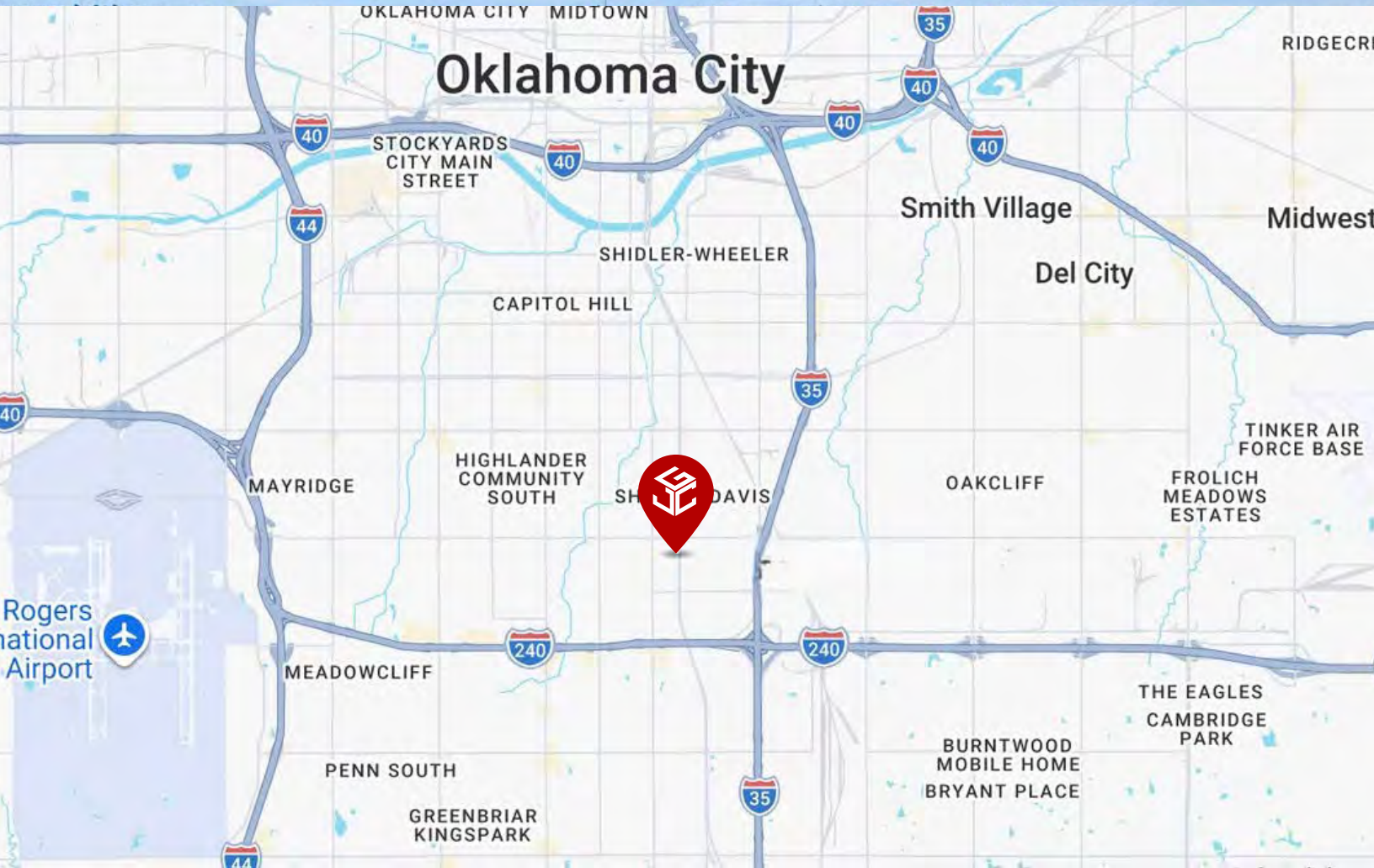
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Demographics

1 MILE

3 MILE

10 MILE

Population	10,736	91,520	548,073
Average Age	34	33	36
Employment	4,396	37,263	363,585
Households	4,024	33,595	216,167
Ave. Household Income	\$54,510	\$59,712	\$79,028
Median Home Value	\$136,763	\$142,567	\$196,257

Traffic Count

Average Daily Volume

18,168 VPD

Information Provide By CoStar

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