

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|----------------|-------------------|
| Sale Price: | \$1,300,000 |
| Lease Rate: | \$7.50 SF/yr (NN) |
| Building Size: | 15,187 SF |
| Available SF: | 15,187 SF |
| Lot Size: | 1.28 Acres MOL |
| Year Built: | 1982 |
| Zoning: | I-2 |
| Market: | Oklahoma City |

PROPERTY OVERVIEW

This strategically located property is just off I-40, near the newly developed intersection of S. Council Rd. and Reno Ave, offering easy access to the surrounding metro area. With a spacious warehouse, nice sized office space, and a secure fenced yard, this property is ideal for a wide range of industrial applications.

Call us today for more information or to schedule a property tour.

PROPERTY HIGHLIGHTS

- 14' x 16' & 8' x 10' grade level doors
- Fenced & gated concrete yard
- 3 phase, 440V
- 9,540 SF warehouse space & 5,732 SF office
- 18'-19' clear height
- Heated warehouse
- Employee & customer parking with Reno frontage
- Camera security system
- Drive around capability

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JOHNNY STRADAL

****PRIME OKC INDUSTRIAL PROPERTY FOR LEASE!****
8130 W RENO AVE | OKLAHOMA CITY, OK 73127



ADDITIONAL PHOTOS



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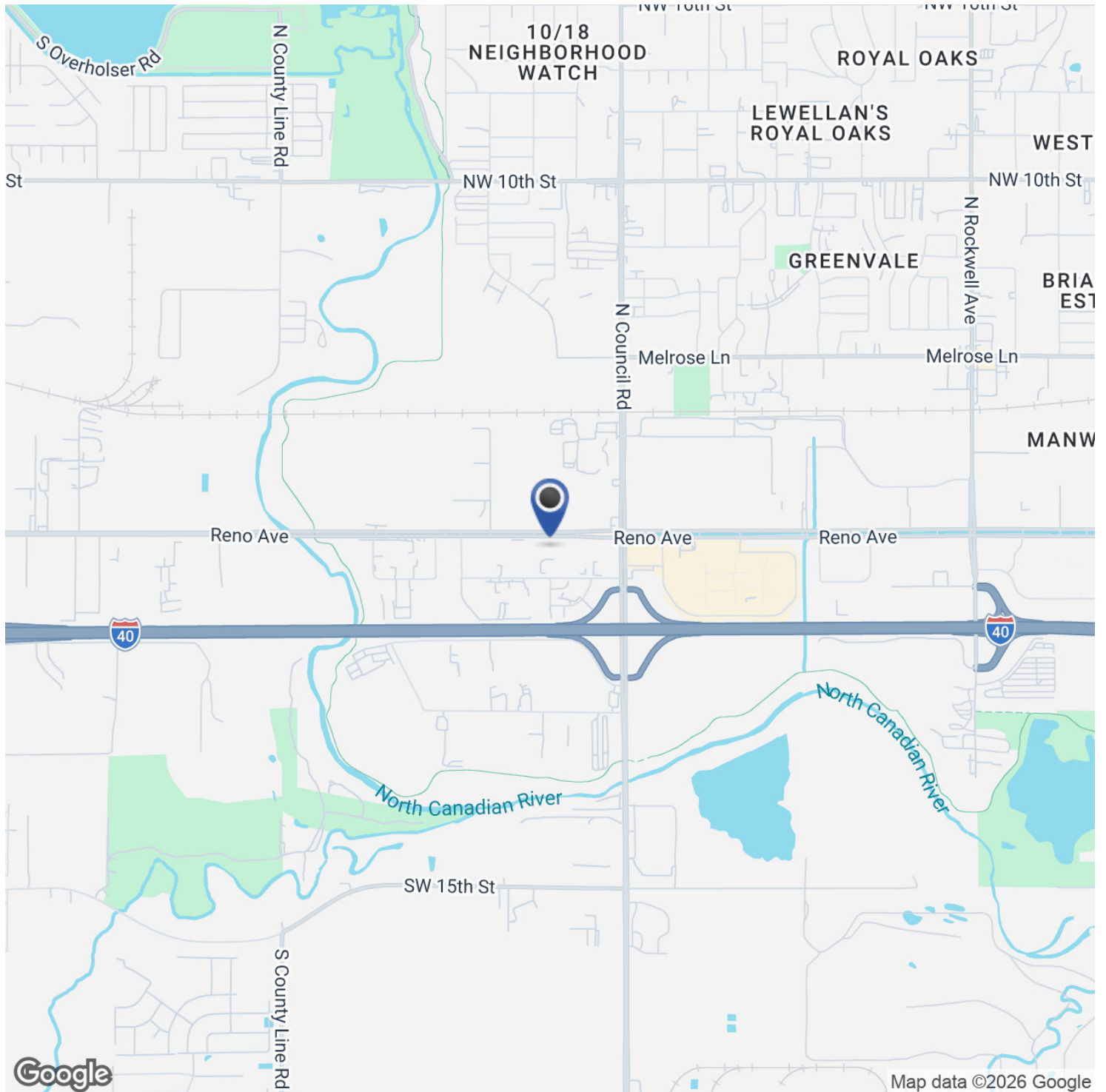
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LOCATION MAP



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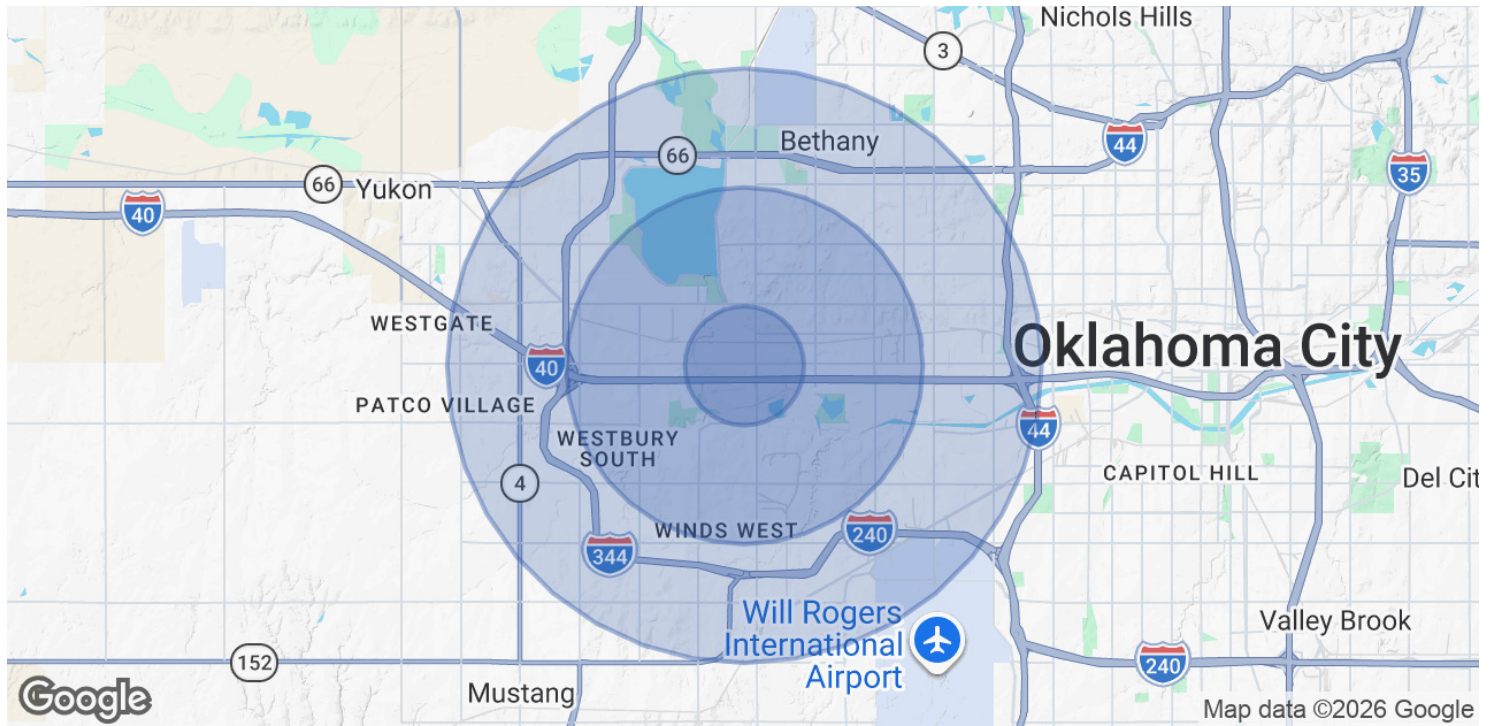
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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 2,246 | 49,588 | 148,052 |
| Average Age | 35 | 37 | 37 |
| Average Age (Male) | 35 | 36 | 36 |
| Average Age (Female) | 35 | 37 | 38 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 885 | 18,704 | 55,853 |
| # of Persons per HH | 2.5 | 2.7 | 2.7 |
| Average HH Income | \$54,278 | \$77,890 | \$80,967 |
| Average House Value | \$142,392 | \$227,935 | \$219,078 |

Demographics data derived from AlphaMap

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