



PRICE: \$3,000,000

**2627 SW 22ND ST**

Oklahoma City, OK 73108

**Brock Lytton**

President/Managing Broker (OK)

405.250.9596

brock@moriahrealestate.com

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### Property Description

Introducing a prime opportunity for industrial and manufacturing investors in Oklahoma City: 2 buildings totaling (+-) 30,000 SF, constructed in 2007. This well-maintained property offers modern facilities and a strategic location within the thriving Oklahoma City industrial market, providing a strong foundation for success in the dynamic industrial landscape.

### Property Highlights

- Two Separate Buildings for multi-tenant opportunity
- 5 Ton Crane
- Located near Major Highways
- 6 Overhead Doors (14'x15')

### Offering Summary

Sale Price:	\$3,000,000
Lot Size:	3.03 Acres
Building Size:	(+-) 30,000 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	175	568	3,298
Total Population	581	1,774	10,282
Average HH Income	\$50,276	\$50,076	\$49,163

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