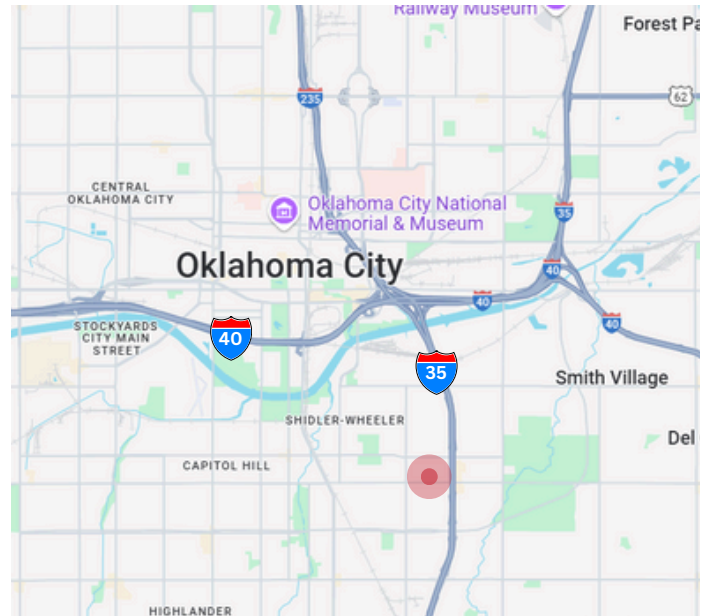




I-35 & 29TH ST TO HIGH AVE - OKLAHOMA CITY, OK 73129

PORTFOLIO OVERVIEW

This expansive industrial portfolio investment is an incredible opportunity in Oklahoma City - featuring 21 income producing industrial buildings with a total of 167,225 sq. ft. and the potential for development on approximately 18 acres. This property offers a diverse range of income streams and future potential. Located at the crossroads of I-40 & I-35 with approximately 860' frontage on I-35, this property enjoys high visibility and accessibility. Additionally, being situated within a Federal Opportunity Zone provides investors with enticing tax benefits. With its proximity to the rail system, Tinker AFB just 7.6 miles away, and a range of built years from 1953-2019, this property offers a strategic location and versatility for various industrial needs. The surrounding demographics are promising, with a population of over 215,000 within a 5-mile radius and an average household income exceeding \$54,000. Don't miss out on this lucrative investment opportunity.



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CALL TODAY (405) 463-1994 OR VISIT WWW.CALIBERREALTORS.COM



INVESTOR HIGHLIGHTS

- 21 Income producing industrial buildings in OKC
- Potential development of approximately 18 acres
- Located at the crossroads of I-40 & I-35
- Approximately 860' Frontage on I-35
- Property Taxes: \$26,574.98
- Approximately 4,200' to Rail System
- 7.6 Miles to Tinker AFB
- Built From 1953-2019
- Within a Federal Opportunity Zone
- Offering Memorandum with Executed Non-disclosure Agreement

ACRES:	42.75
TOTAL SQFT:	167,225
ZONED:	INDUSTRIAL
PROPERTY TYPE:	INDUSTRIAL, LAND



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FOR SALE | \$10,500,000

INDUSTRIAL PORTFOLIO INVESTMENT OPPORTUNITY

FEATURED PROPERTIES FOR LEASE




 **\$7 SF / YR + NNN**

 1421 SE 29th Street
Oklahoma City, OK 73129

 **24,916sqft**  **I-2**




 **\$8.50 SF / YR + NNN**

 903 SE 29th Street
Oklahoma City, OK 73129

 **4,151sqft**  **I-2**



 **\$8.50 SF / YR + NNN**

 I-35 Frontage Road
Oklahoma City, OK 73013

 **11,222sqft**  **I-2**



 **\$8.50 SF / YR + NNN**

 2703 S I-35 Frontage Road
Oklahoma City, OK 73013

 **1,200sqft**  **I-2**




 **\$8.50 SF / YR + NNN**

 2705 S I-35 Frontage Road
Oklahoma City, OK 73013

 **1,200sqft**  **I-2**



 **\$8.50 SF / YR + NNN**

 2711 S I-35 Frontage Road
Oklahoma City, OK 73013

 **1,200sqft**  **I-2**

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