

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,999,995
Building Size:	21,440 SF
Available SF:	10,000 SF
Lot Size:	36,222 SF
Number of Units:	2
Price / SF:	\$93.28
Year Built:	1992
Zoning:	I-2
Market:	Oklahoma City

PROPERTY OVERVIEW

Located just minutes from I-40, I-44, and downtown Oklahoma City, this property offers easy accessibility for employees, customers, and distribution. Its central location provides quick connections to major highways, airports, and the Oklahoma City metro.

PROPERTY HIGHLIGHTS

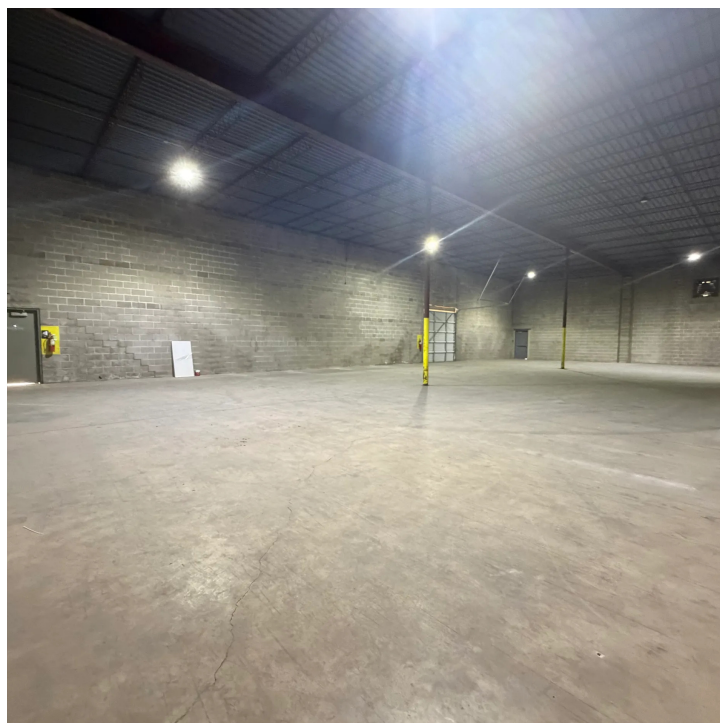
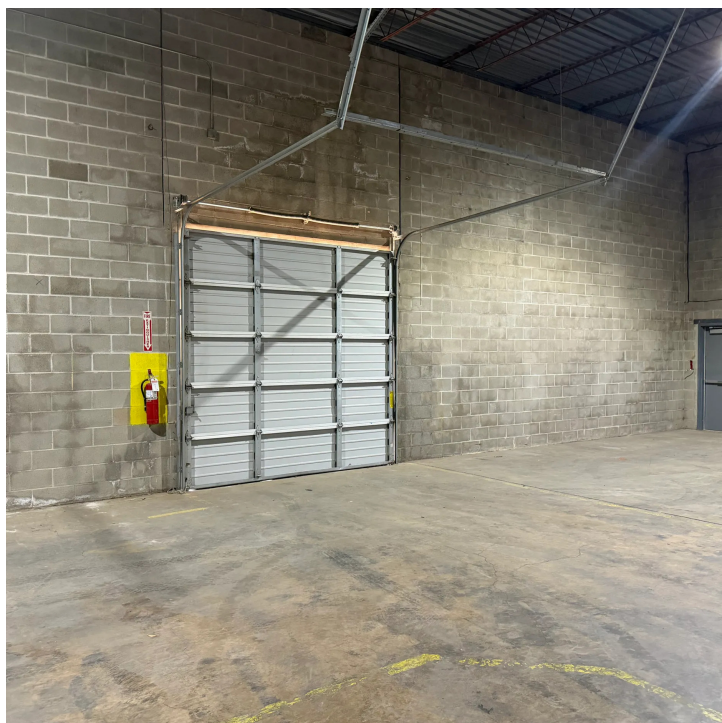
- 17'-20' Clear Height in Warehouse
- 3 Dock High Loading Doors
- Heated Warehouse Space with Exhaust Fan System
- 3-Phase Power: Suite A (240V/400A) | Suite B (480V/2500A)
- 53% Leased | Additional Space Available | Income in Place

SPACES	LEASE RATE	SPACE SIZE
329 S. Blackwelder Ave., Suite A	\$5.50 SF/yr	10,000 SF

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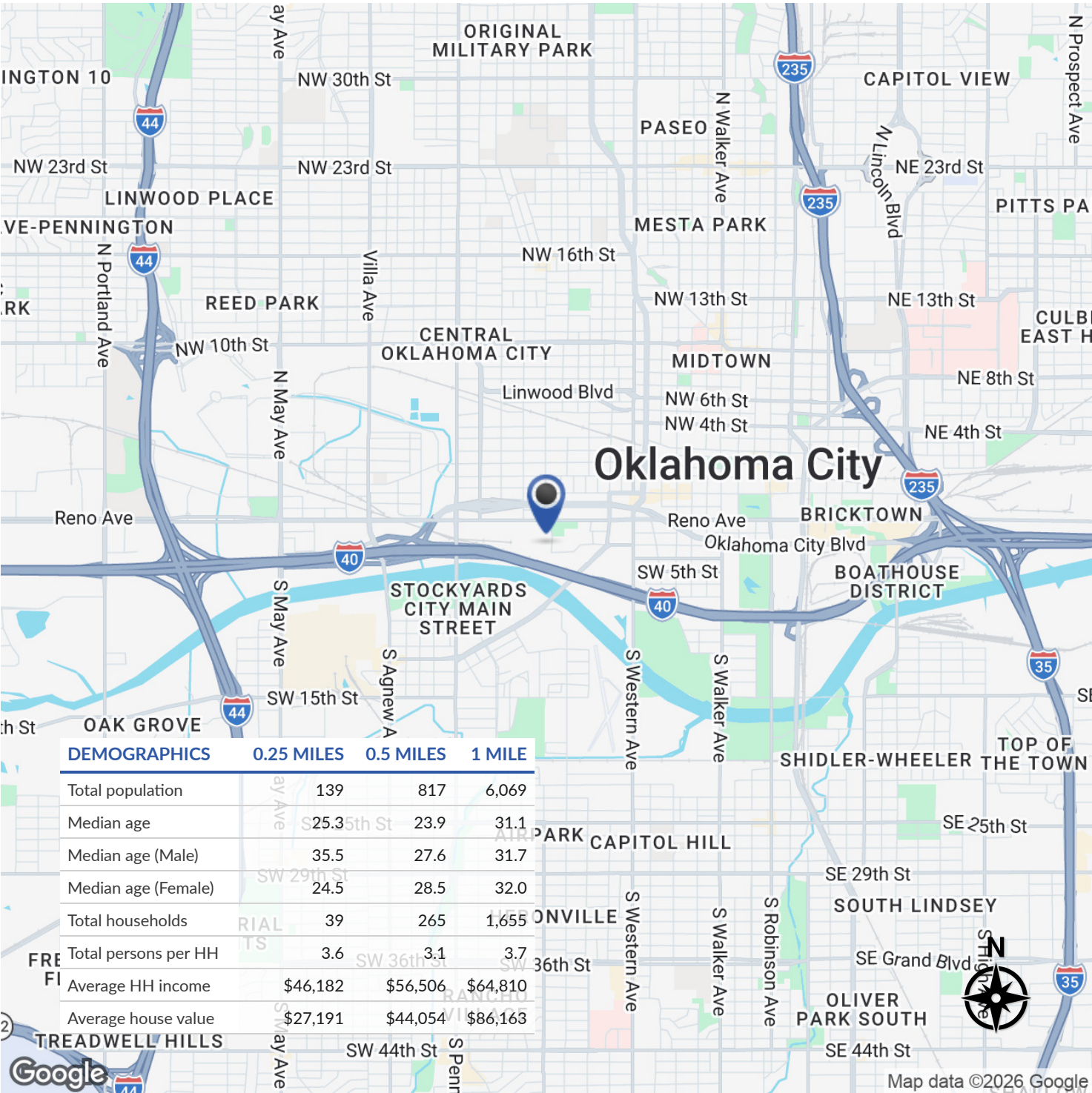
ADDITIONAL PHOTOS



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LOCATION MAP



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