

# FOR LEASE

8101 Silver Crossing  
Oklahoma City, OK 73132



# Johnson

Commercial Group

JohnsonCommercialGroup.com



## Offering Summary

**Total Size:** 93,600 SF +/-

**Lease Rate:** \$10.00 SF/YR (MG)

**CAM Fee:** \$0.92 SF/YR

**Min Divisible :** 1,950 SF +/-

**Building Size :** 11,700 SF +/-

**Lot Size:** 5.74 Acres

**Zoning:** I-1

## Property Overview

Located in a thriving area surrounded by established rooftops, business parks, and Wiley Post Airport, this development also benefits from new residential growth and new convenient stores at the Wilshire & Council intersection. Access to anywhere in the OKC metro area is easy and convenient, with a nearby entrance/exit to the Kilpatrick Turnpike at Wilshire. Building 1 has one 1,950/SF unit available. Building 2 has two 1,950/sf units available and one 5,850/SF. Building 3 has six 1,950/SF units available. Building 3 can be customized to fit needs. **\*\*Owner/Broker\*\***

**Chris Johnson**  
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405.435.3572



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REALTY

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## **SILVER CROSS BUSINESS PARK** **Light Industrial Development Totaling 93,600 SF.**

Looking for a modern and flexible commercial property in a prime location? This light industrial development of eight buildings, offering a combined area of 93,600 SF. Suites include one 12' x 14' overhead door, two walkthrough doors, one restroom, and a 150 SF office space. The smallest available suite starts at 1,950 SF, with customizable buildouts and amenities to meet your business needs.

Take advantage of the wide range of uses permitted by the zoning, including office, retail, commercial, and light industrial.

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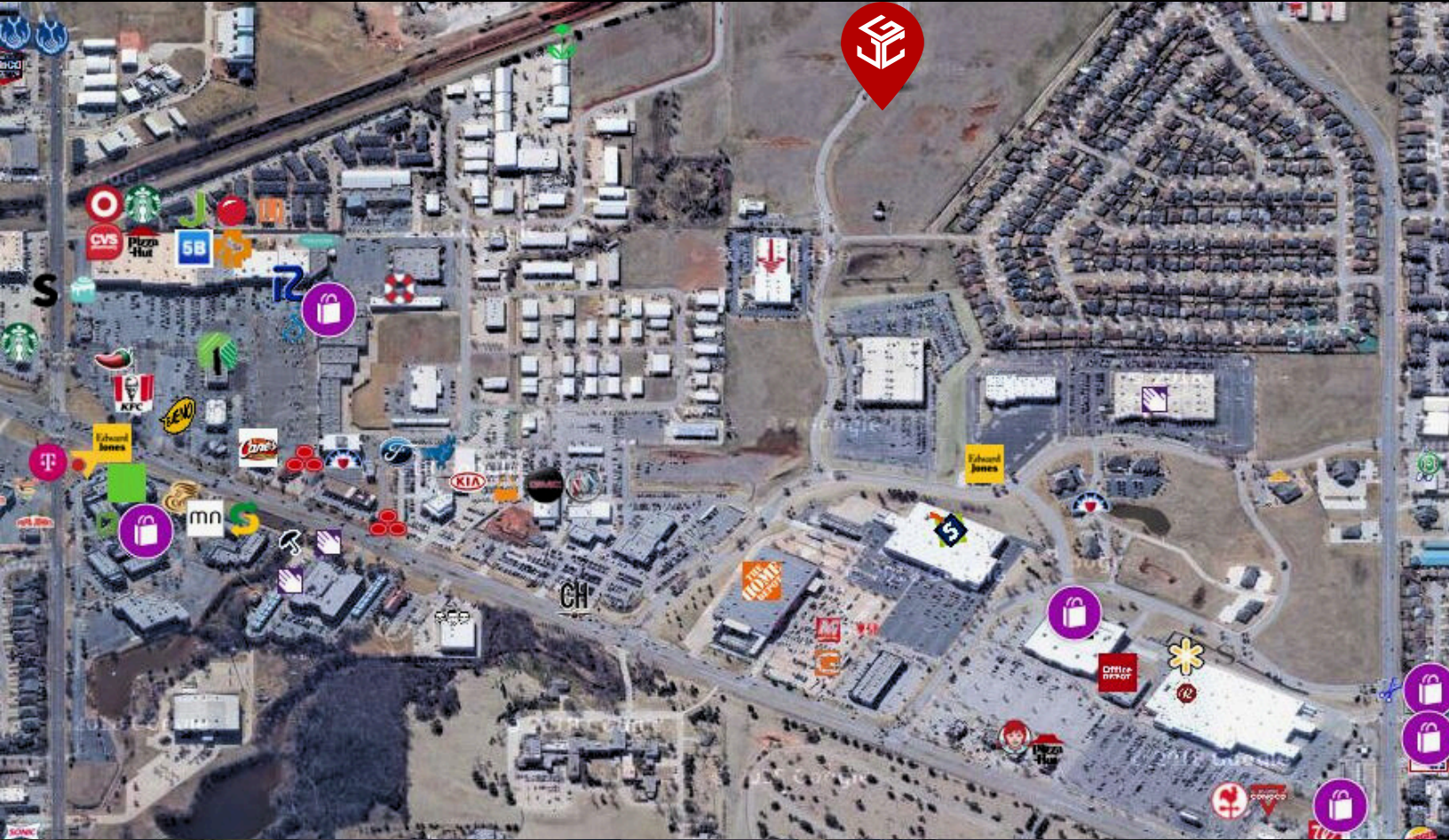
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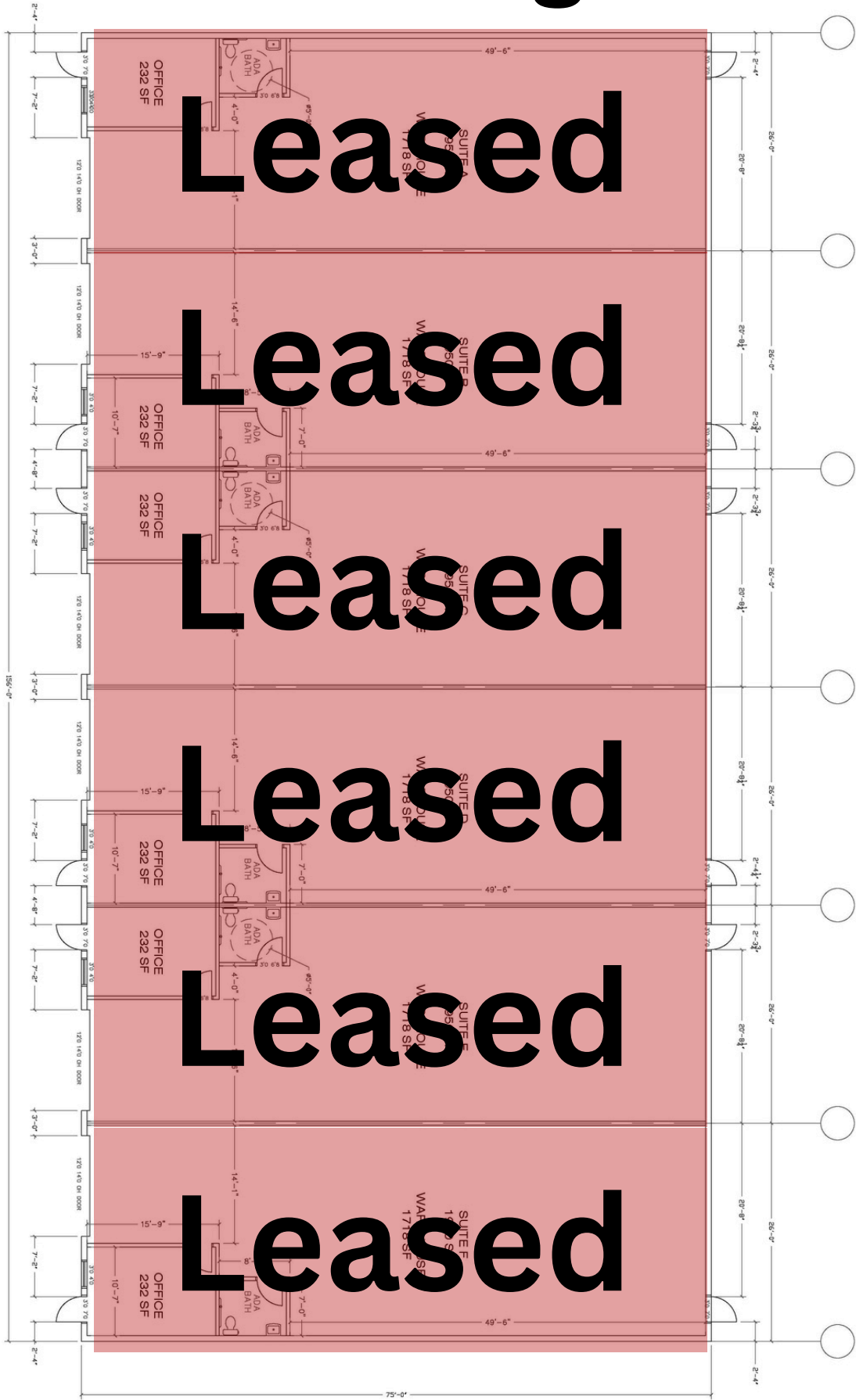


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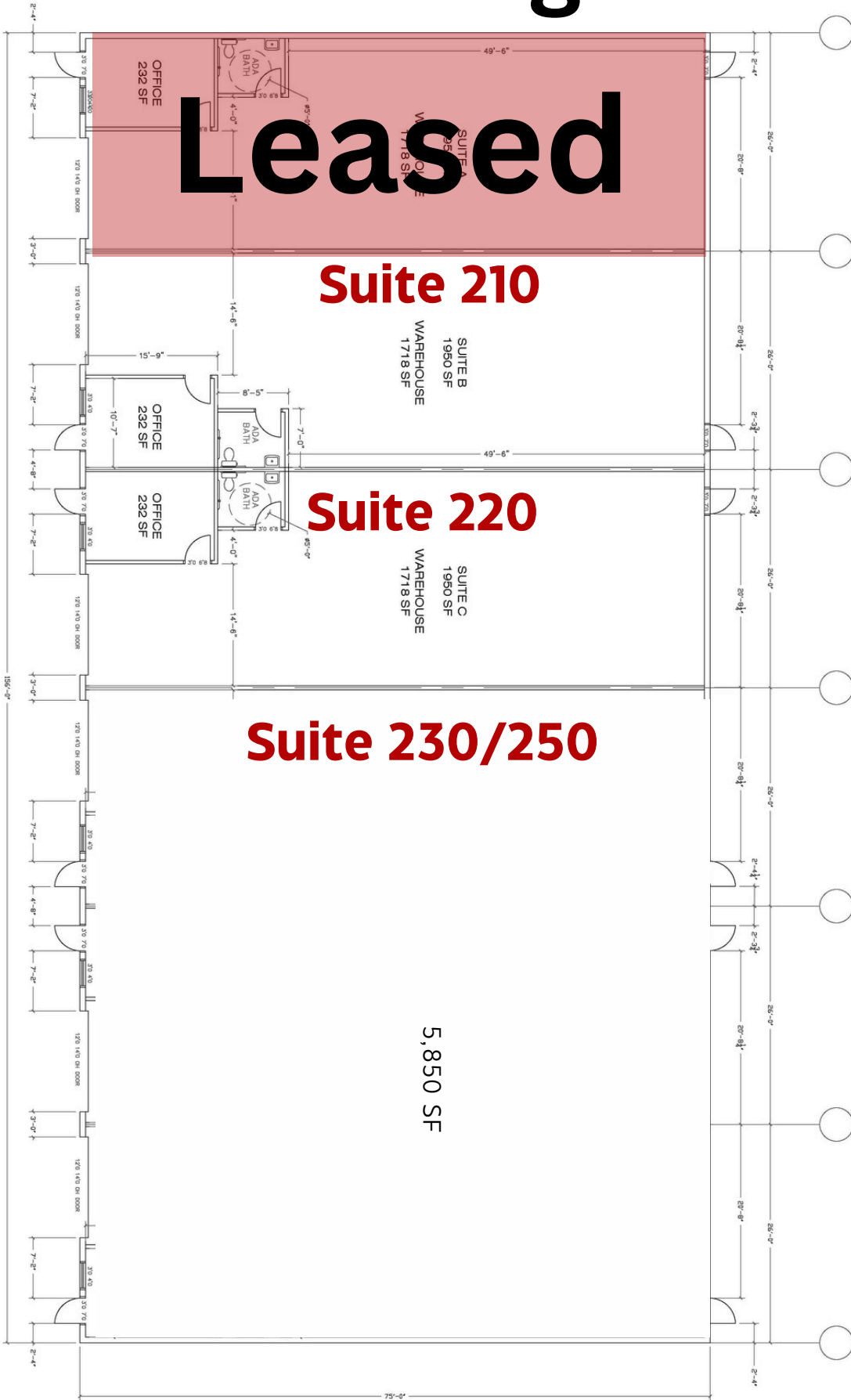
# Building 1



156' X 75'  
SHELL WAREHOUSE BUILDING

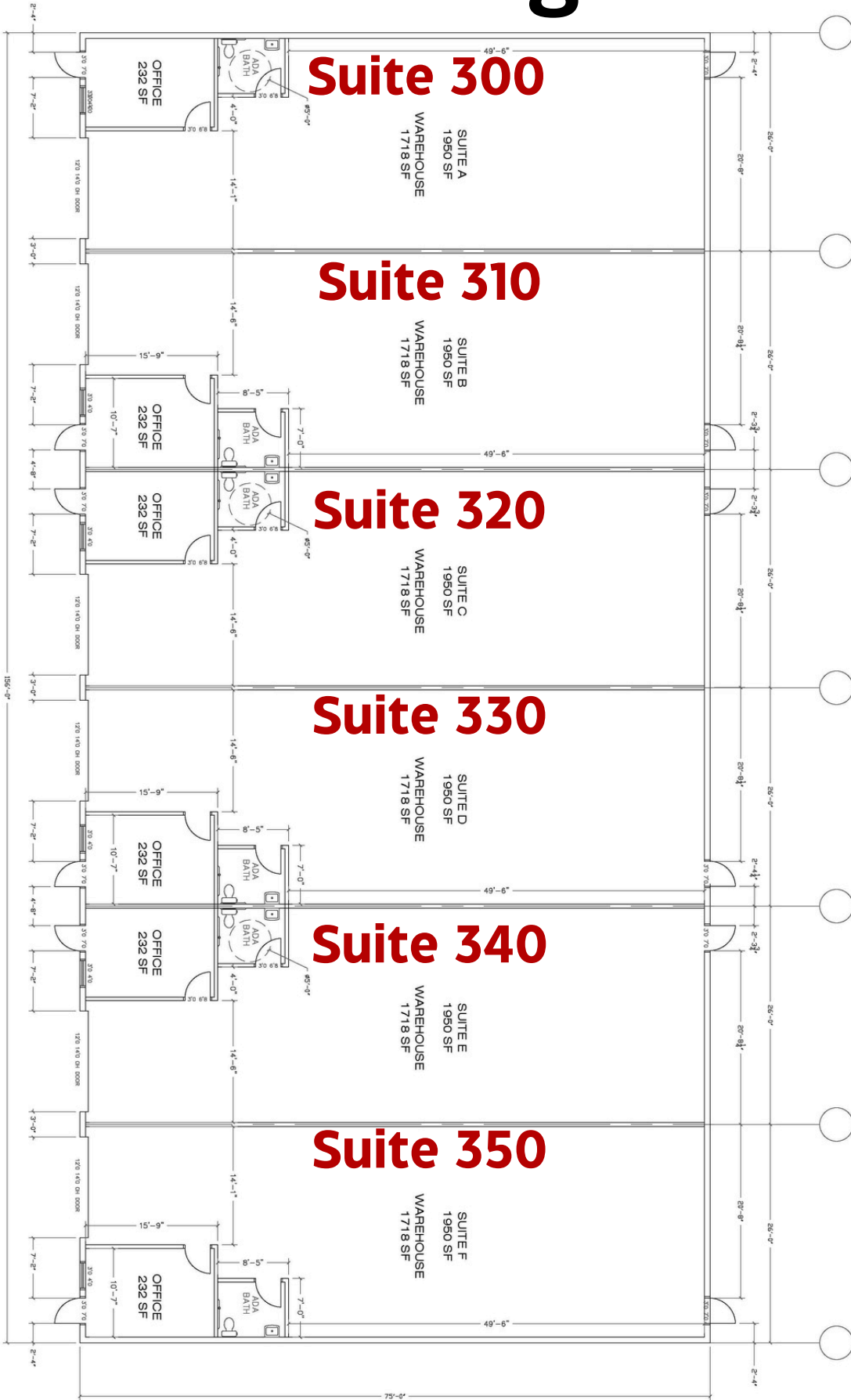
# Building 2

# Leased



156' X 75'  
SHELL WAREHOUSE BUILDING

# Building 3



1561 X 75'  
'SHELL & WAREHOUSE BUILDING'

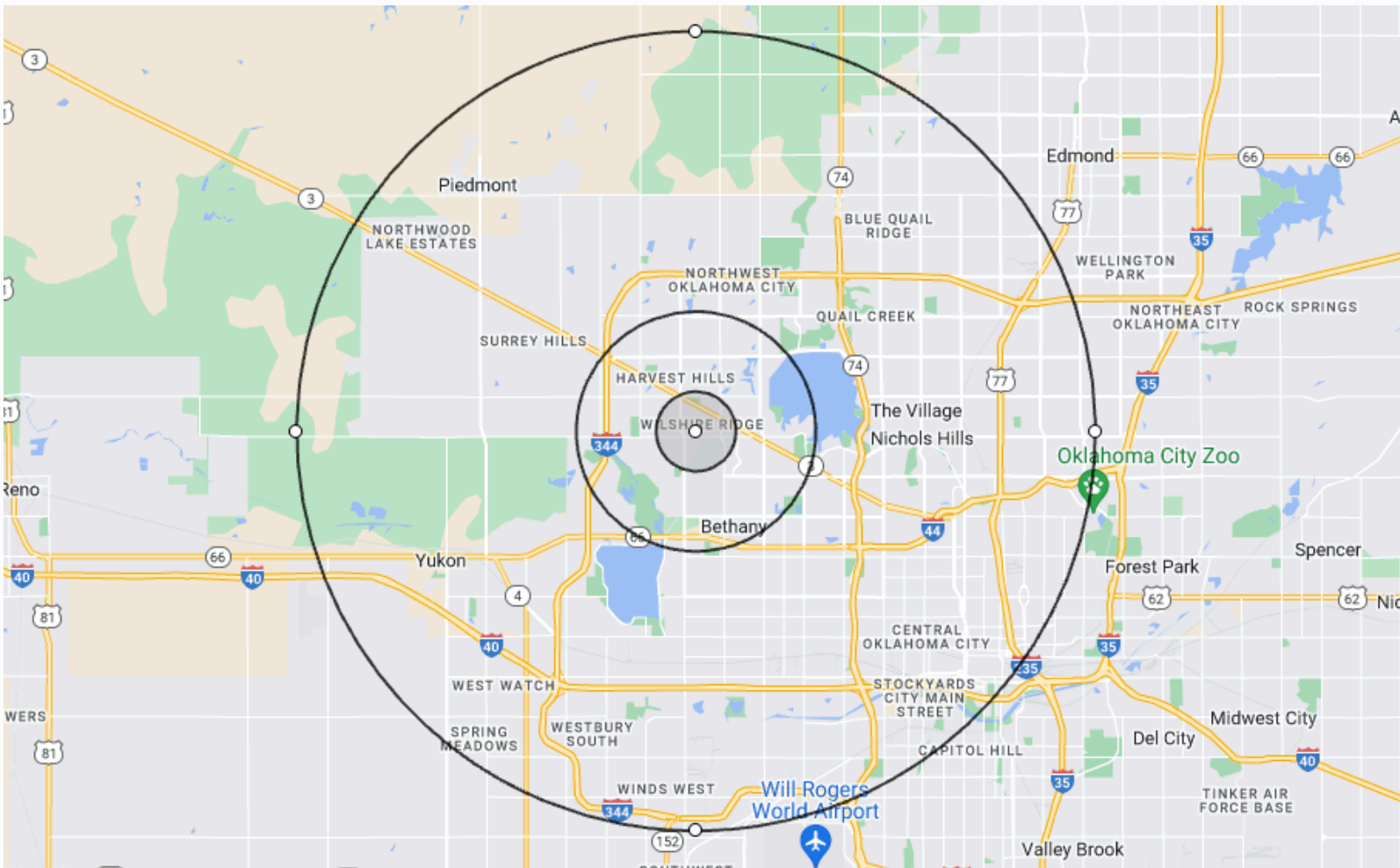
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## Demographics

### 1 MILE

### 3 MILE

### 10 MILE

Population	8,056	71,148	515,731
Average Age	38	38	37
Employment	8,048	67,682	491,002
Households	3,344	28,782	210,839
Ave. Household Income	\$61,340	\$84,571	\$84,582
Median Household Value	\$46,057	\$63,738	\$62,833

Information Provide By CoStar

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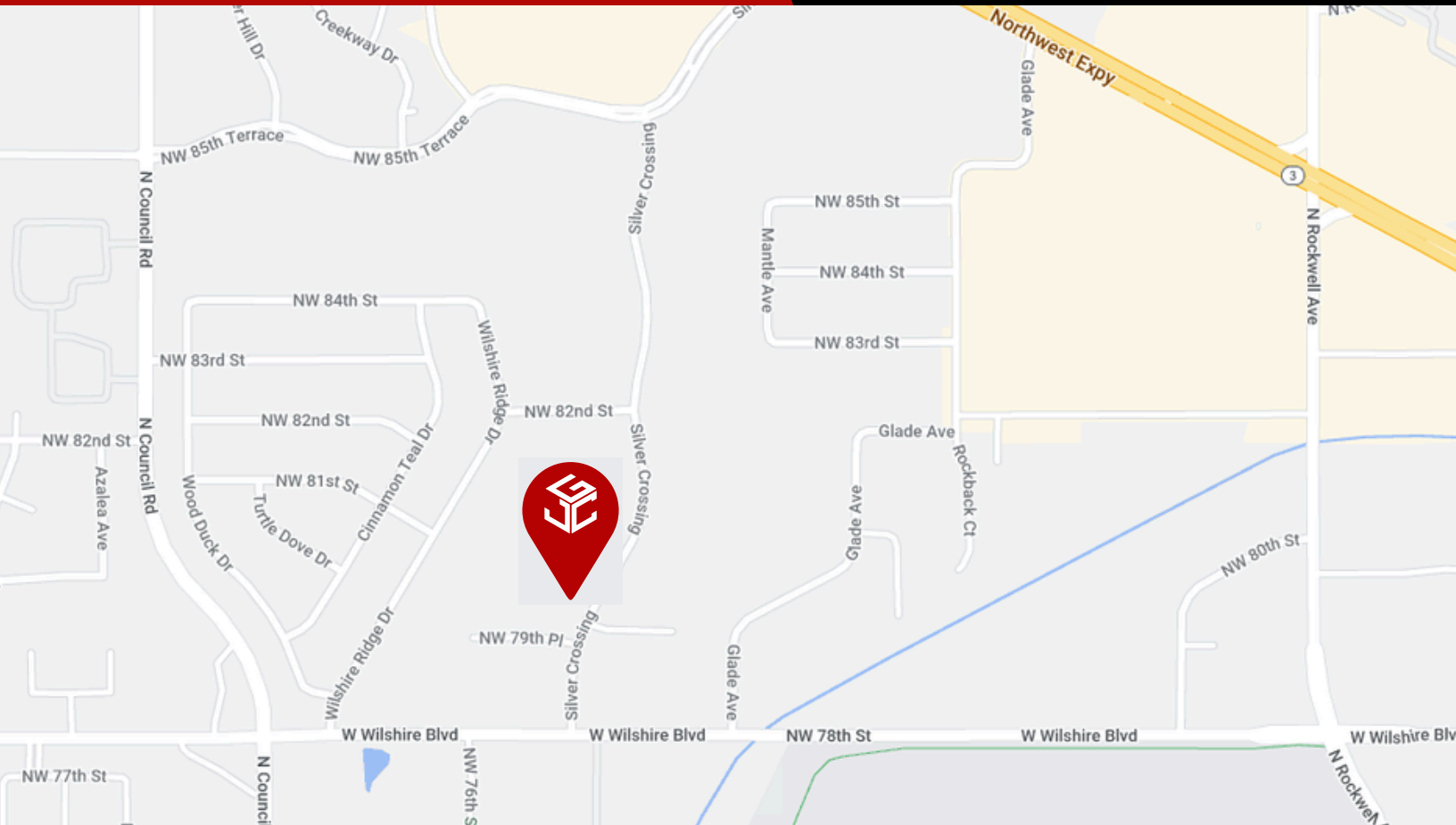
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