

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	4,900 SF
Available SF:	4,900 SF
Lot Size:	27,295 SF
Year Built:	1966
Renovated:	2023
Zoning:	I-2

PROPERTY OVERVIEW

This 4,900 SF industrial property offers a well-balanced combination of functional shop space and professional office buildout. The $\pm 1,100$ SF office area includes two private offices, a conference room, reception area, and break room—perfect for supporting day-to-day operations. The $\pm 3,800$ SF shop features a dedicated shop office, a secure storage room, and (2) 10' x 12' overhead doors for easy access and efficient workflow. The building sits on a secure site of approximately 1.00 Acre with up to 0.62 acres of yard space available, providing additional flexibility for outdoor storage or fleet parking.

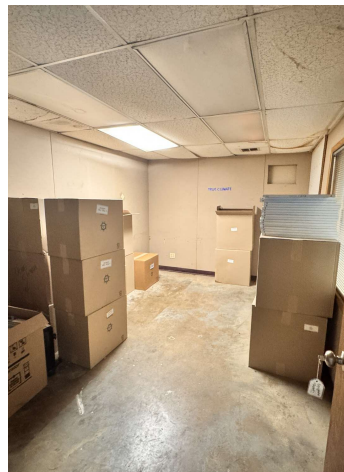
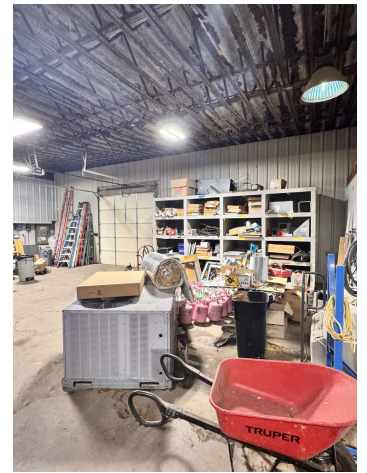
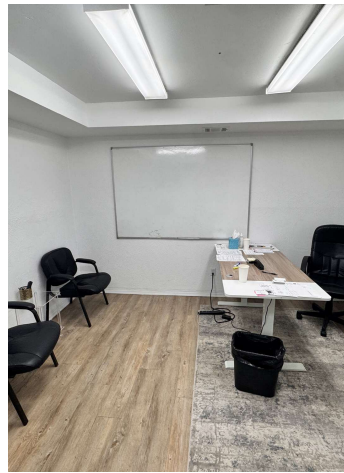
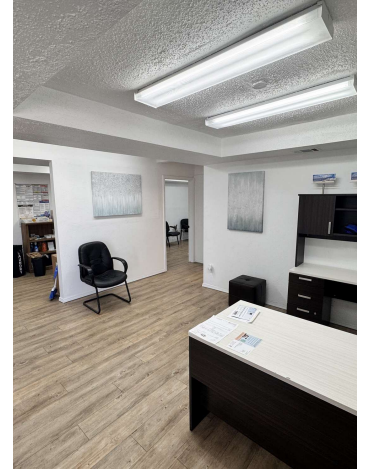
PROPERTY HIGHLIGHTS

- $\pm 4,900$ SF total | $\pm 1,100$ SF office | $\pm 3,800$ SF shop
- (2) 10' x 12' Overhead Doors
- Shop Office & Storage Room
- 2 private Offices, conference room, reception and break room
- Up to 0.62 Acres of yard space available

MITCH HAMMACK

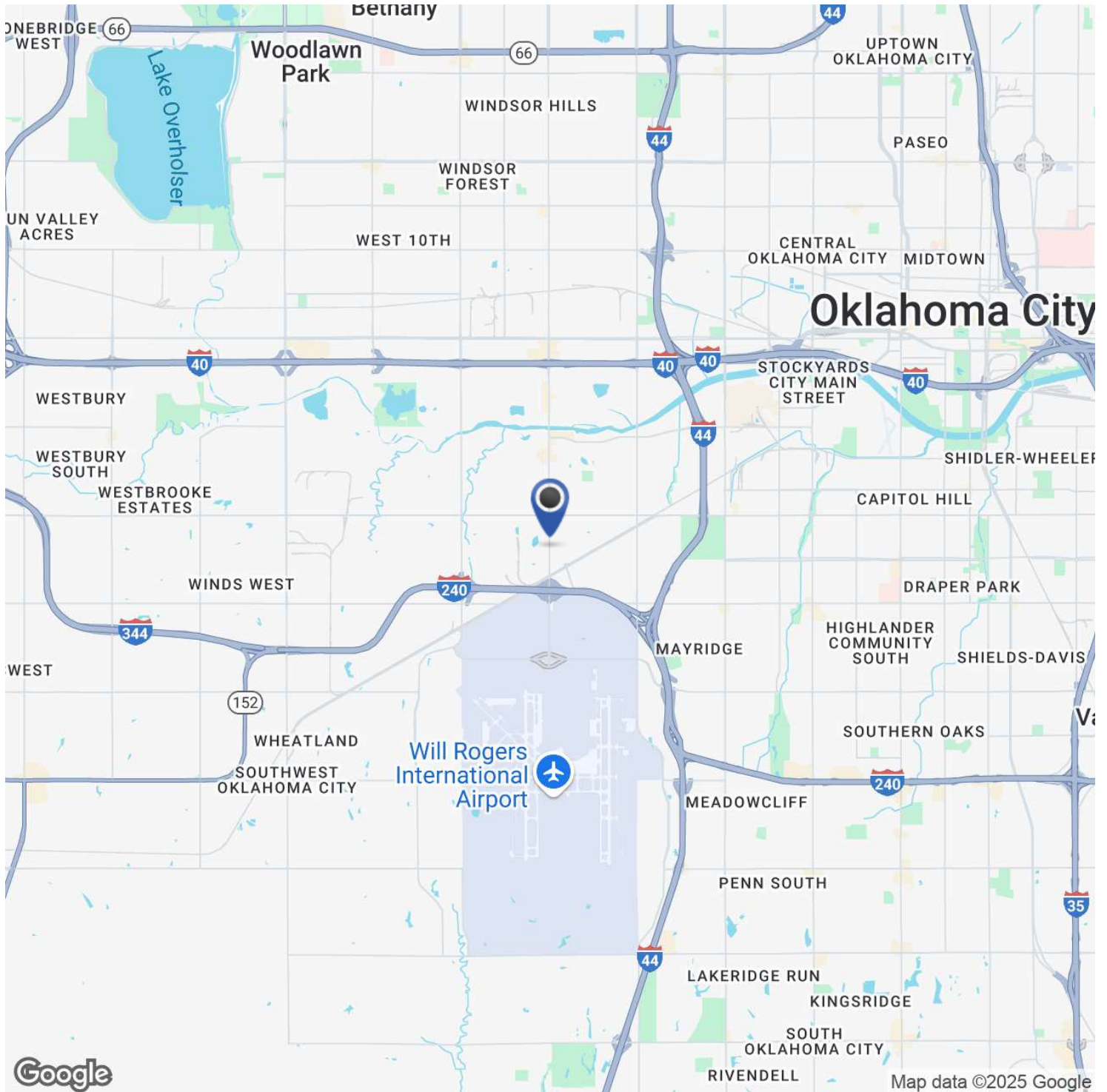
405.312.2512
mitch@creekcre.com

ADDITIONAL PHOTOS



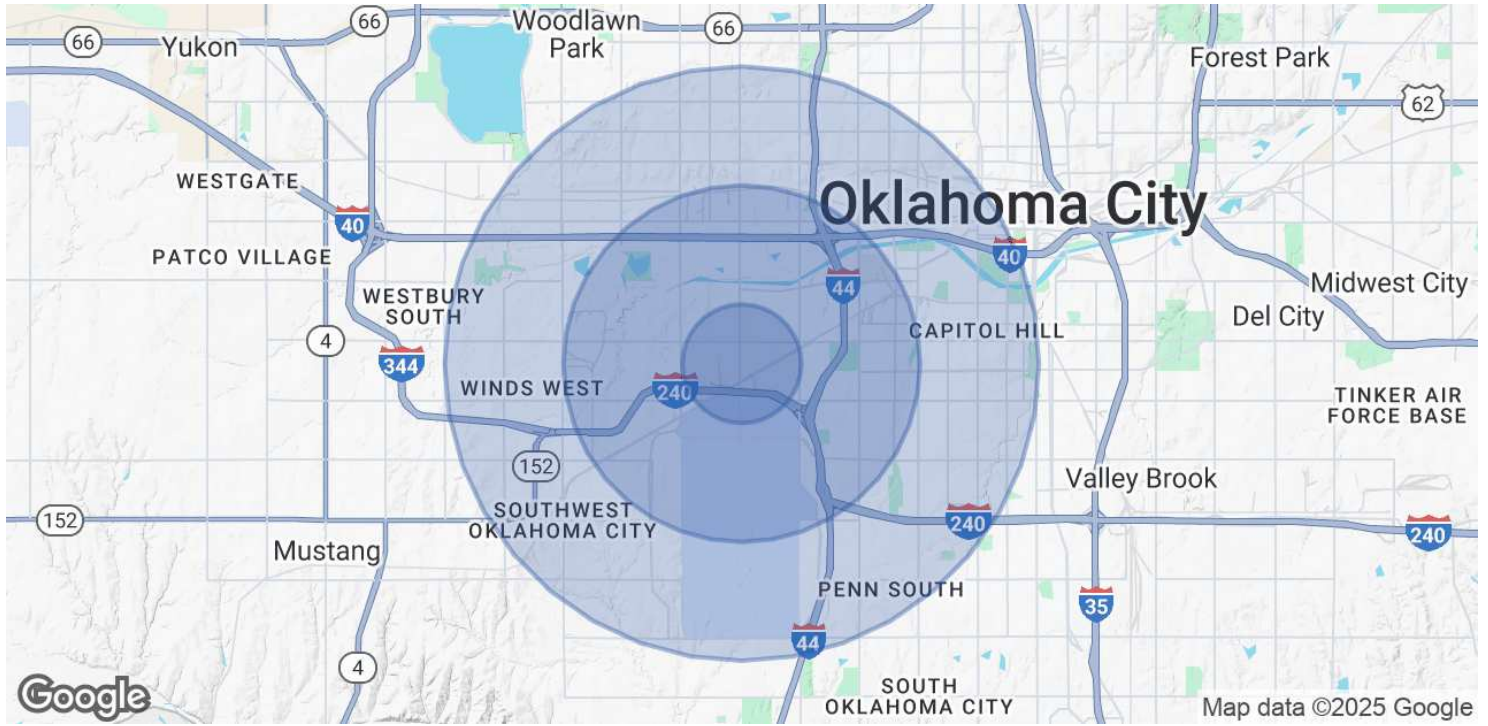
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



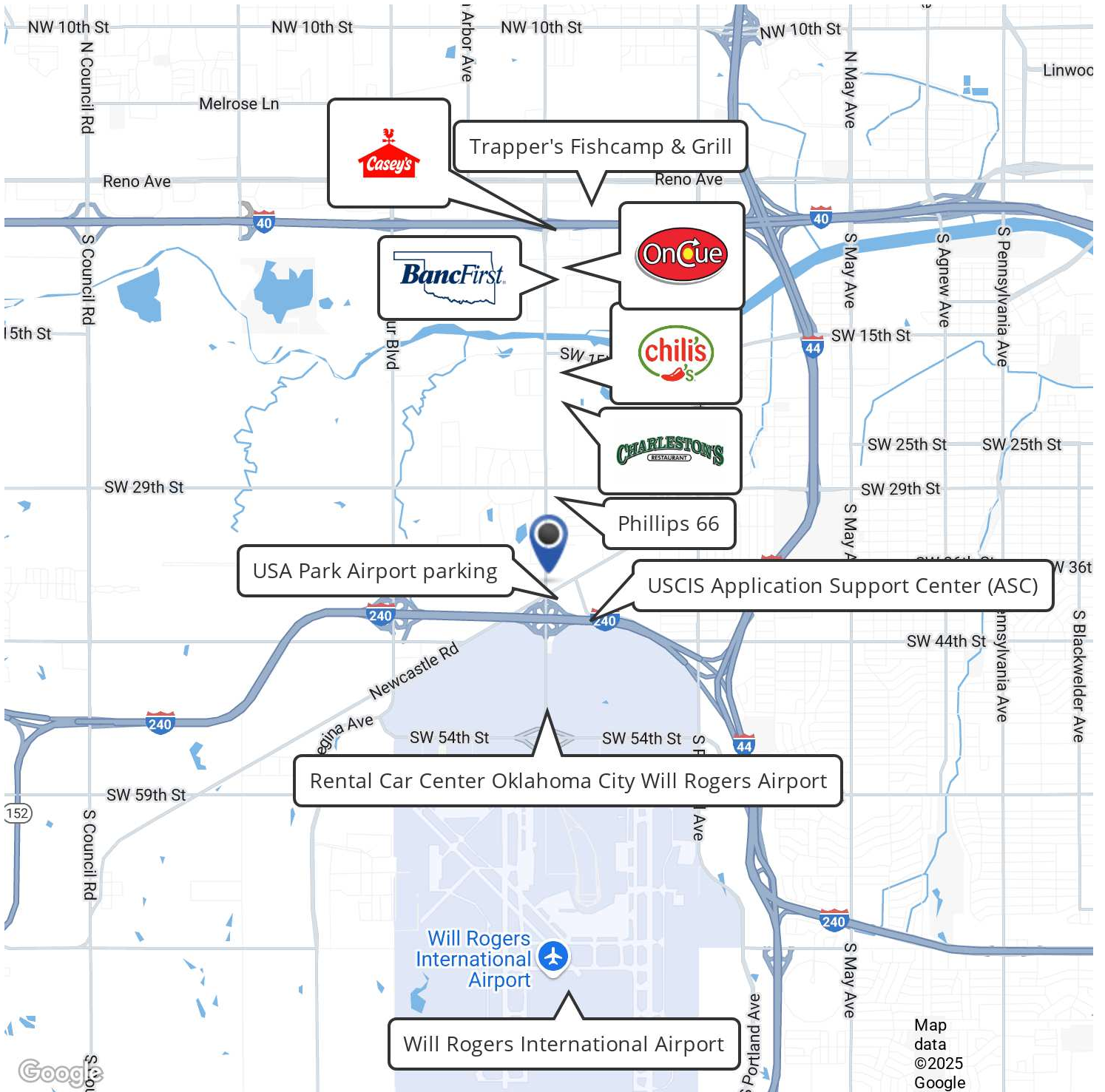
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,602	38,355	176,896
Average Age	35	34	35
Average Age (Male)	35	33	35
Average Age (Female)	36	35	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	991	12,743	63,484
# of Persons per HH	2.6	3	2.8
Average HH Income	\$68,032	\$55,311	\$64,700
Average House Value	\$98,126	\$120,785	\$168,571

Demographics data derived from AlphaMap

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RETAILER MAP



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