

# OFFERING MEMORANDUM

1200 W Main St.

- ✓ Commercial Building
- ✓ Downtown OKC
- ✓ 7,000 sqft
- ✓ Primed for Redevelopment



HOMESTEAD & Co.

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**Contact Us:**

(405) 920-3246

[sam@homesteadrealtyco.com](mailto:sam@homesteadrealtyco.com)



## **Executive Summary.**

1200 W Main Street presents a rare opportunity to acquire a single-tenant, Class C industrial warehouse in the heart of Oklahoma City's burgeoning West Village district. Built in 1930 and fully serviceable, the 7,000 SF facility sits on a 0.17-acre lot and offers immediate occupancy for owner-user or investor acquisition. The property benefits from direct West Main Street frontage, exceptional access to major interstates, and proximity to key employment and entertainment nodes.

## **Investment Highlights**

- Conveniently located just west of Downtown Oklahoma City's core, within walking distance to Bricktown and Automobile Alley
- 1.7 Acres\* of development potential as noted in listing highlights
- Zoned I-2 (Moderate Industrial), supporting a broad spectrum of light manufacturing, distribution, and service uses
- Premium West Main Street exposure with signage opportunities
- Single-story warehouse with 14' clear heights and one grade-level drive-in door, ideal for efficient operations

## **Property Description & Facts**

Building Size : 7,000 SF

Year Built : 1930

Lot Size : 0.17 Acres

Clear Ceiling Height : 14'

Drive-In / Grade-Level Doors : 1

Building Class : C

Zoning : I-2 (Moderate Industrial)

## **Location Overview**

- Situated in the West Village district of Downtown Oklahoma City—a vibrant mixed-use corridor on West Main Street
- Minutes from Bricktown entertainment, Automobile Alley dining and retail, and Midtown medical facilities
- Seamless connectivity to I-40 and I-35, linking to regional distribution hubs and major employment centers
- Nearby major employers include Tinker AFB (26,000 employees), Devon Energy, and Love's Travel Stops & Country

## **Market Overview**

### Oklahoma City Industrial Market (Q1 2025)

- Total Inventory: 152 million SF. Vacancy: 5.3% (up from 3.7% in 2024)
- Rent Growth: 0.4% year-over-year, below the 10-year average of 4.7%
- Construction Pipeline: 610,000 SF spec space in the Southeast Submarket

## **Financial Summary & Terms**

- Asking Price: \$950,000.
- Terms: Cash, conventional financing, or sale-leaseback structures available.