

200 S.E. 19TH STREET & 2001 S. BROADWAY STREET
MOORE, OK 73160



Industrial Buildings For Sale
49,100 SF on 3.63 Acres MOL
Sales Price: \$4,250,000
8.70% Cap Rate

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PROPERTY OVERVIEW

TOTAL SF	200 SE 19 th -28,750 SF +/- 2001 S. Broadway-20,350 SF +/-
LOT SIZE	3.63 ACRES +/-
YEAR BUILT	1999 \ 2005
ZONING	I-2
CEILING HEIGHT	16' - 20' +/-
DOORS	(6) 12' x 12' DRIVE IN (1) OVERHEAD DOOR

- 100% Leased with 8.70% Cap Rate
- Below market rents
- Rare I-2 Heavy Industrial Zoning + Retail Frontage
- 3.63 Acres with Built-In 0.45-Acre Outparcel Upside
- Fully Climate-Controlled — Including Warehouse Bays
- Offering Memorandum available upon request
- Surrounded by National Retail Anchors
- High-Traffic Dual Frontage

DEMOGRAPHICS



POPULATION
 1 MILE: 7,744
 3 MILES: 69,499
 5 MILES: 128,819



AVERAGE HOUSEHOLD INCOME
 1 MILE: \$96,449
 3 MILES: \$96,862
 5 MILES: \$100,323



TOTAL HOUSEHOLDS
 1 MILE: 3,005
 3 MILES: 26,142
 5 MILES: 49,524



0.4 MILES FROM I-35
 3.5 MILES FROM I-240

200 S.E. 19TH STREET & 2001 S. BROADWAY STREET



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BNSF

