

1307 SW 3RD ST

1307 SW 3rd St, Oklahoma City, OK 73108

INDUSTRIAL PROPERTY FOR SALE & LEASE



PROPERTY DESCRIPTION

The property includes a mix of dry storage and refrigerated cold storage space, though only a portion of the cooler units are currently operational; the building does not include any freezer bays. Interior space is subdivided by mezzanines and cooler partition walls from prior use, offering a buyer the opportunity to reconfigure the layout to suit a new operation. The yard is unimproved gravel, and the truck court will accommodate 53' trailers at a portion of the dock doors, with the remaining doors best suited for box truck access.

At this price point, the property represents an opportunity for an owner-user or investor to acquire a sizable industrial building near downtown Oklahoma City, with the ability to invest in targeted improvements, whether restoring additional cold storage capacity, upgrading the yard, or reworking the interior layout, based on their specific use. The property is to be sold in its "as-is" condition.

PROPERTY HIGHLIGHTS

- 17 dock doors
- Roof replaced in 2020
- Refrigerated cold storage bays, plus dry storage space
- Direct access to I-40 at the Western Avenue interchange
- Located in OKC's Farmers Market District, minutes from downtown

OFFERING SUMMARY

SALE PRICE:	\$1,750,000
LEASE RATE:	\$4.50 SF/yr (NNN)
LOT SIZE - ACRE	1.61 Acres
BUILDING SIZE	30,919
SALE PRICE PER SF	\$56.60
ZONING	I-2 Moderate Industrial

Ian Duty-Dean

Managing Broker

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This information has been obtained from sources believed reliable. The Greyhound Group has not verified it and makes no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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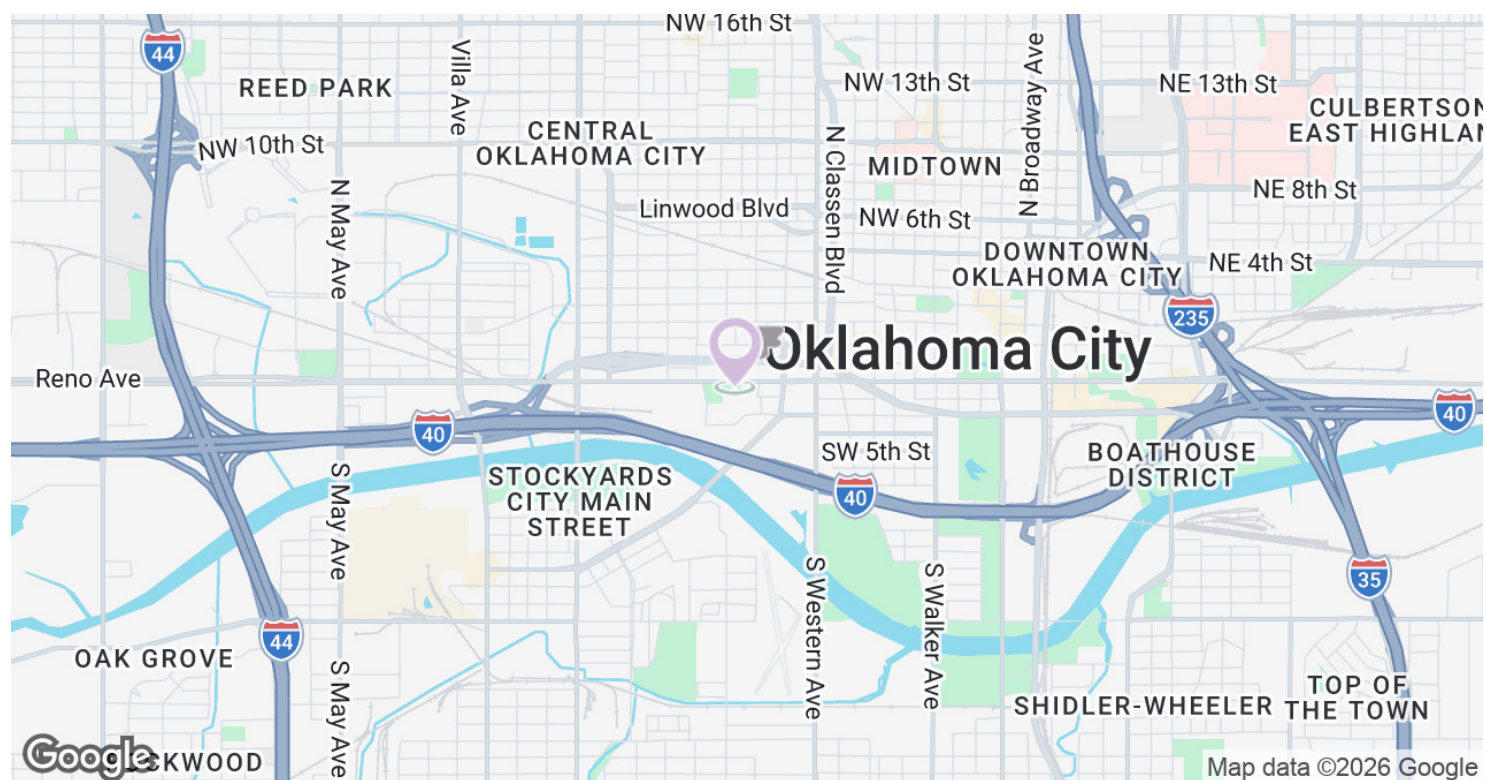


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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,649	87,003	231,485
AVERAGE AGE	30.3	31.7	33.0
AVERAGE AGE (MALE)	32.0	31.7	32.5
AVERAGE AGE (FEMALE)	31.5	32.2	33.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,815	38,090	101,004
# OF PERSONS PER HH	3.7	2.3	2.3
AVERAGE HH INCOME	\$44,567	\$51,777	\$48,966
AVERAGE HOUSE VALUE	\$91,546	\$123,103	\$110,163

2020 American Community Survey (ACS)

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