

# FOR SALE

1820 N Council Rd,  
Blanchard, OK 73010



JohnsonCommercialGroup.com



## Offering Summary

**Sales Price: \$2,100,000**

**Price Per SF: \$54.34 +/-**

**Building Size: 38,648 SF**

**Lot Size: 6.4 Acres +/-**

**Built In: 1976**

**Zoning: I-2**

**Chris Johnson**  
chris@jcgok.com  
405.435.3572

## Property Overview

This 6.4-acre food manufacturing campus offers a rare turnkey opportunity for food processors, co-manufacturers, or investors seeking an established production facility. The property includes five structures totaling approximately 32,600 SF, with roughly 26,400 SF of immediately usable space. The 15,960 SF main building is a fully equipped, food-grade production facility featuring a climate-controlled production floor with three active processing lines, a 15×30 walk-in cooler, a 30×50 walk-in freezer, dedicated prep and R&D areas, and a complete office wing with reception, four private offices, conference room, and locker facilities. A 2,800 SF bulk freezer building with 17.5-foot clear height, a 4,440 SF machine shop and parts storage building, and a 3,236 SF wood-frame support structure round out the campus. The property is served by 480V power, a loading dock with leveler, and gated parking, and is zoned Urban Commercial/Industrial



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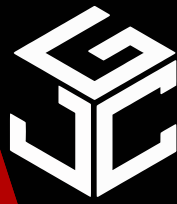
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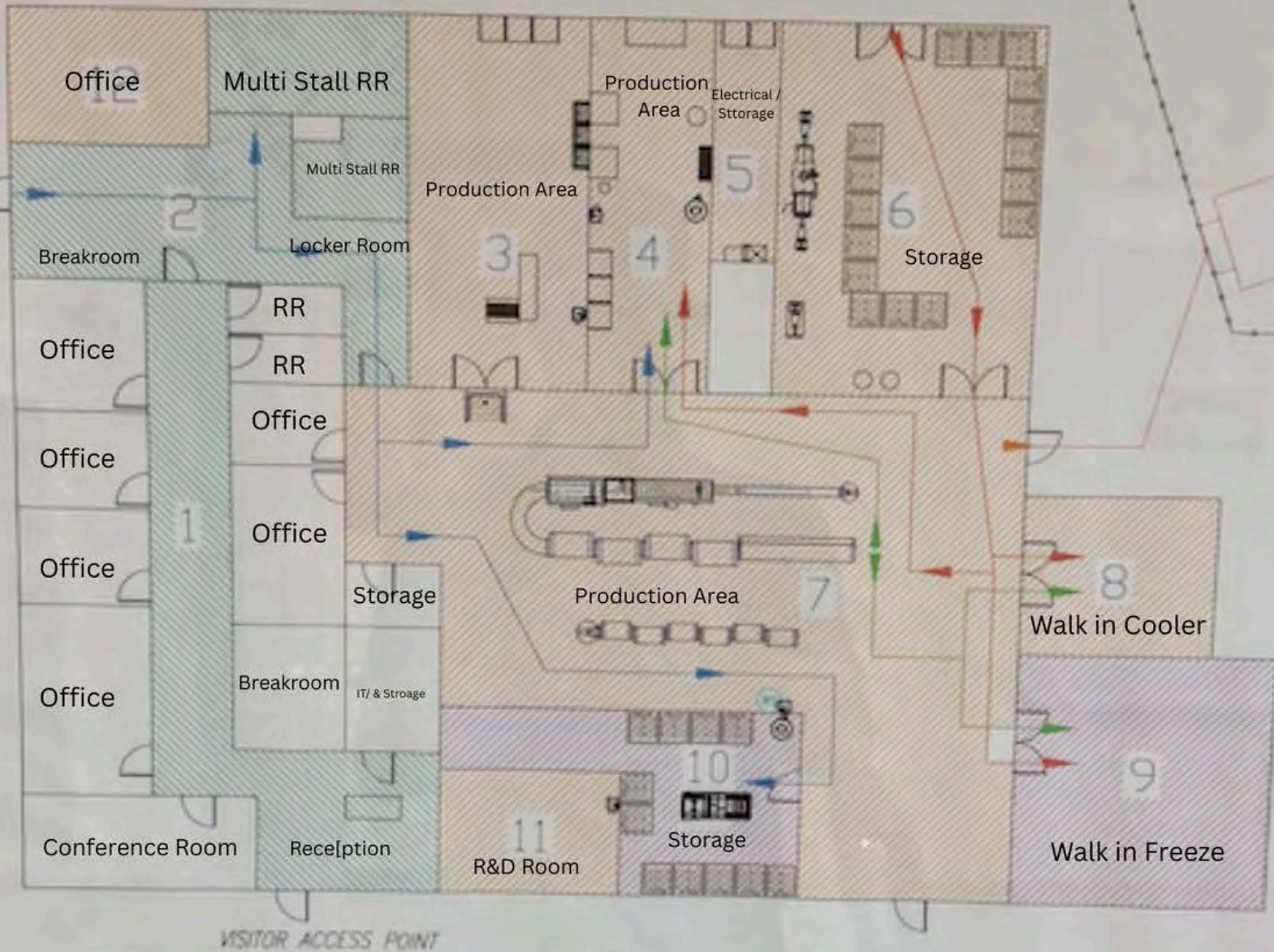
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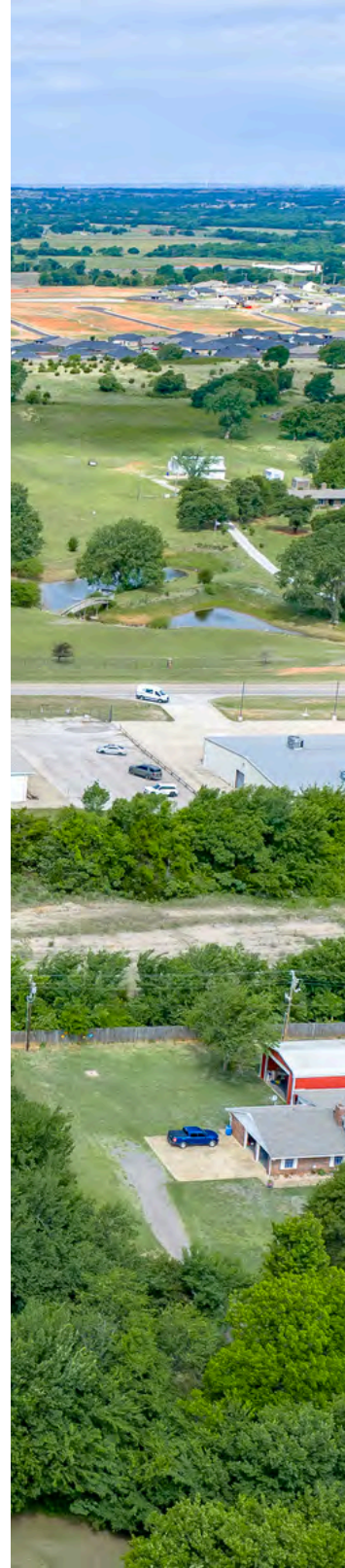
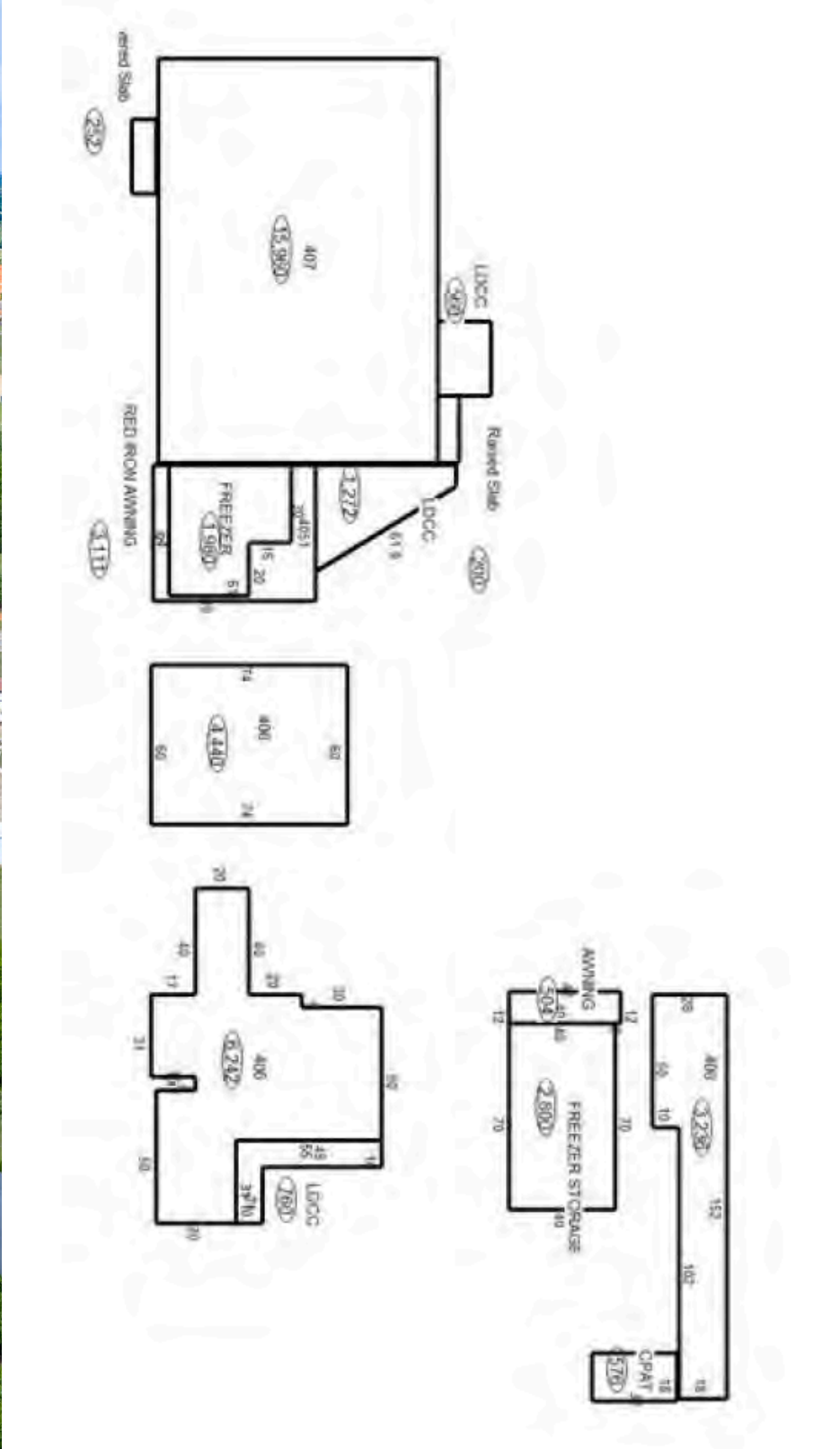
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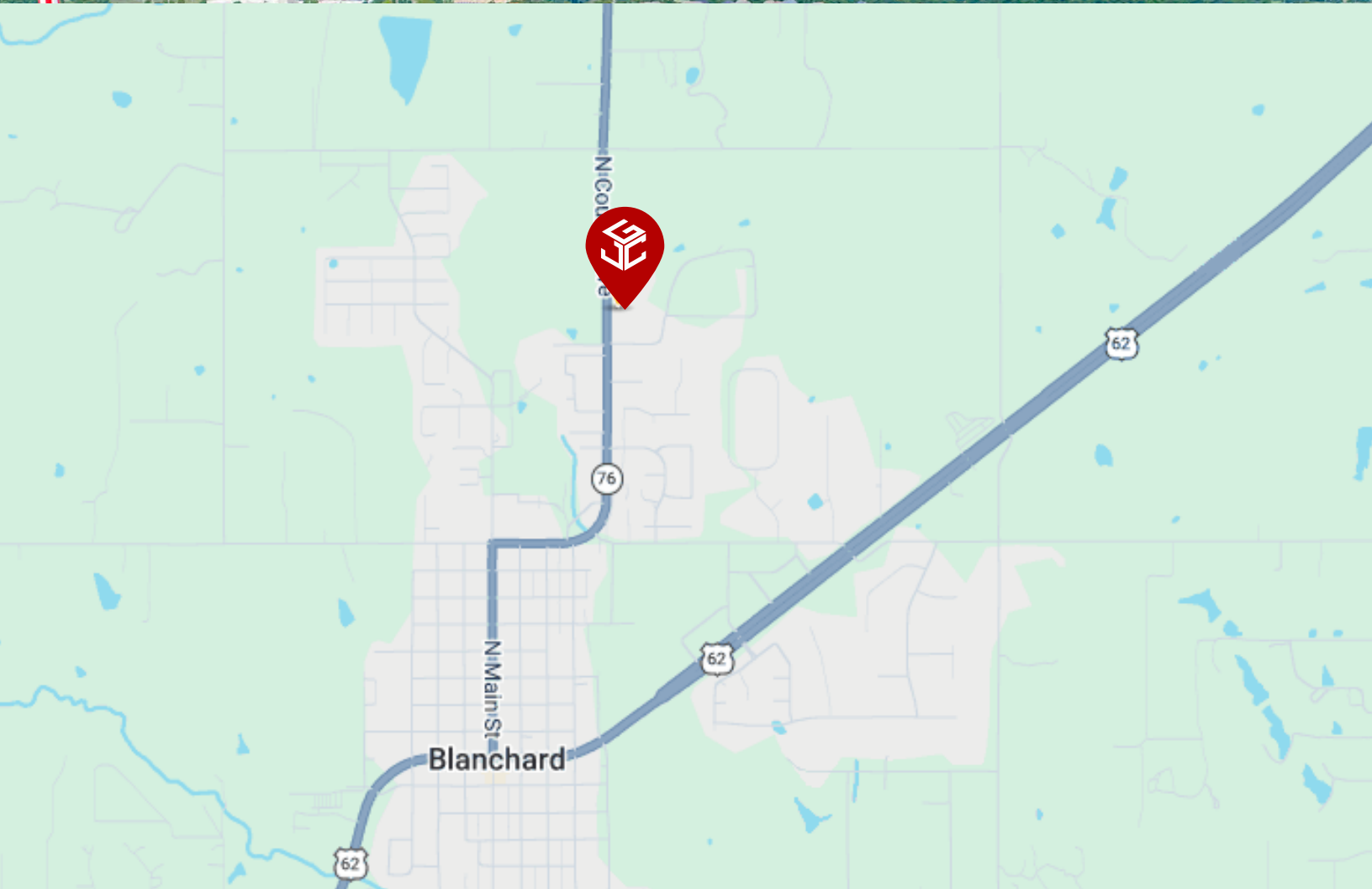
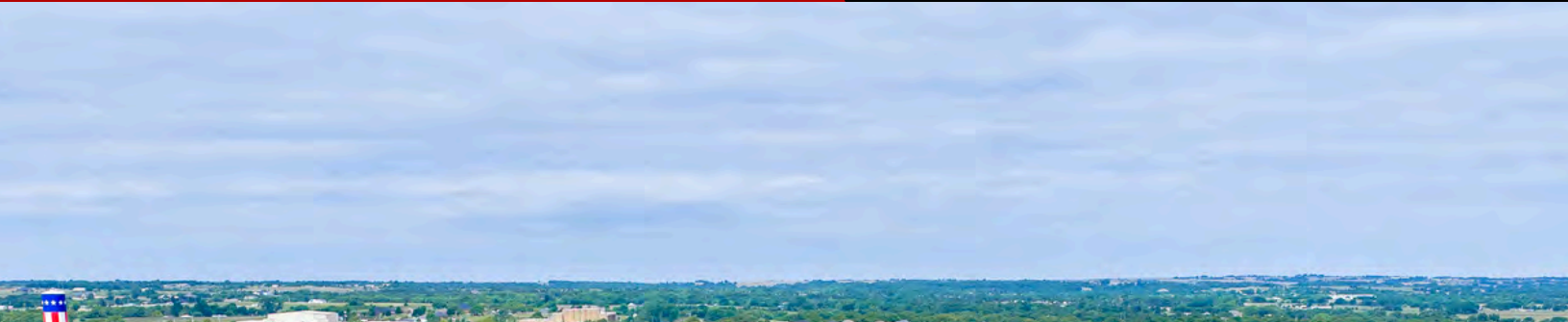


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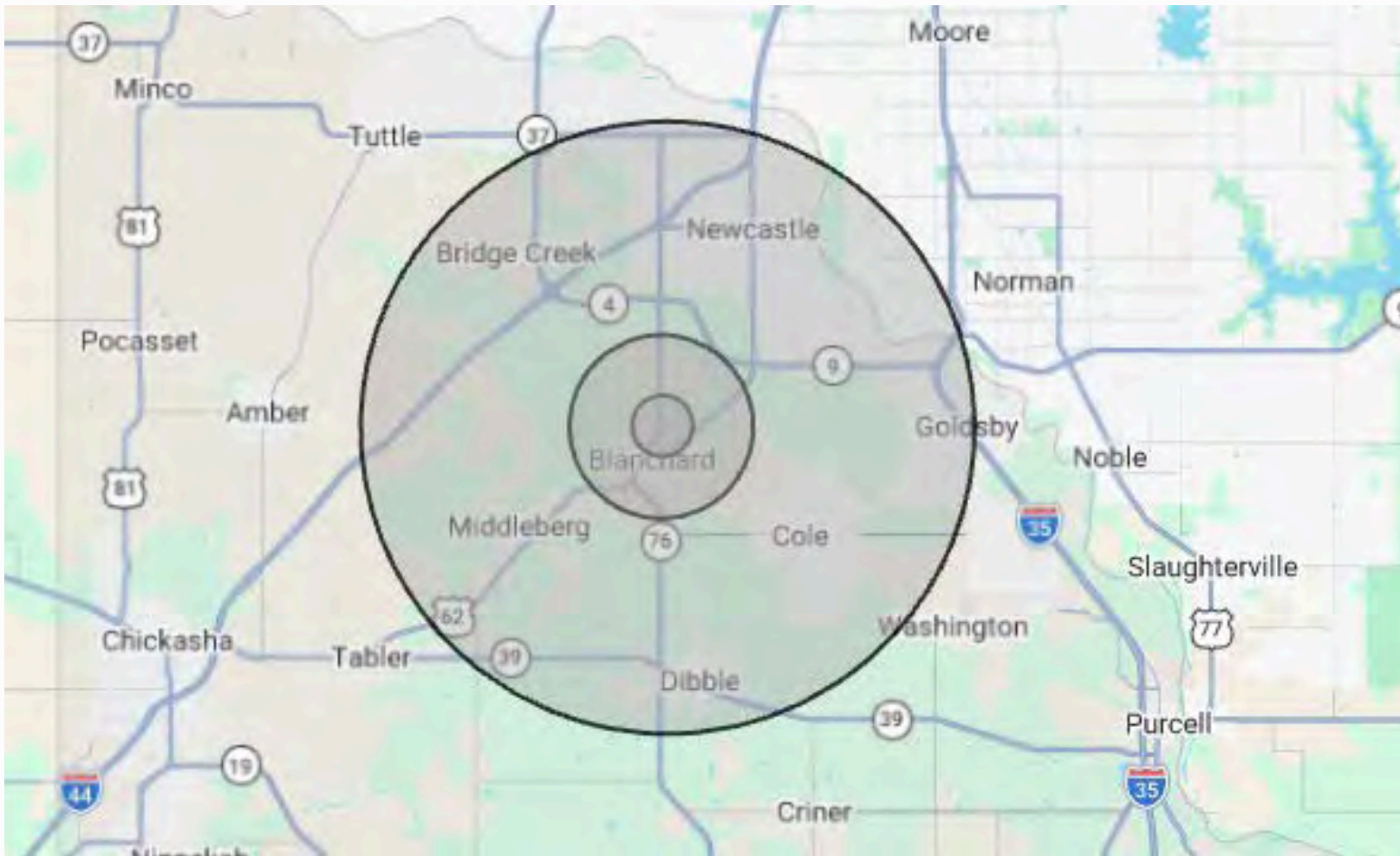
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Demographics	1 MILE	3 MILE	10 MILE
Population	3,131	9,430	55,192
Average Age	39	40	41
Employment	1,210	2,023	11,613
Households	1,220	3,504	20,474
Ave. Household Income	\$91,150	\$103,838	\$112,956
Median Household Income	\$66,104	\$83,703	\$92,104

Demographic data provided by CoStar

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