



Light Industrial Complex for Sale

3875 E Waterloo Rd, Edmond, OK 73034



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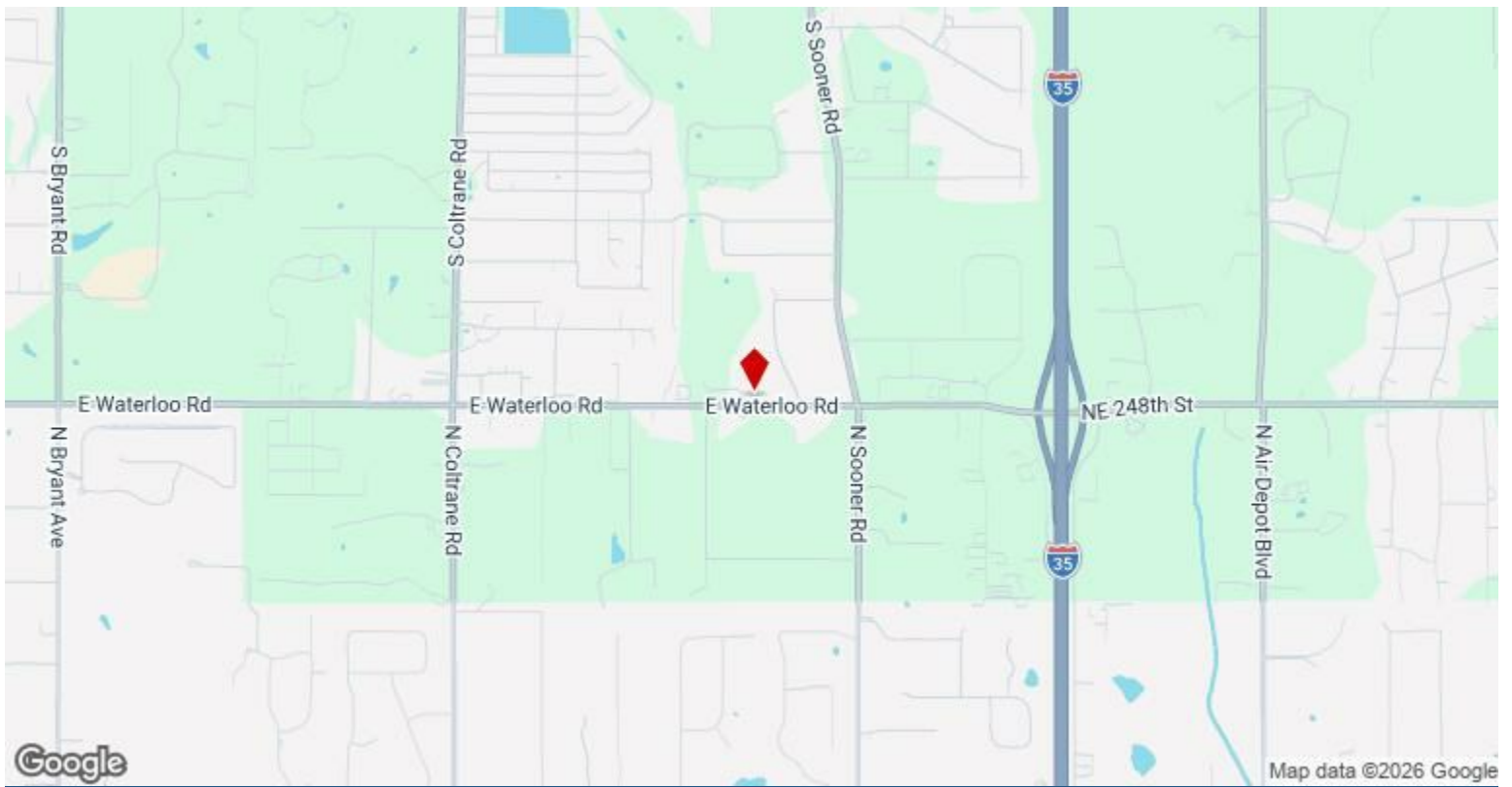
\$1,950,000

Excellent urban industrial property. Office/Residential building provides 3,600 sq feet of flexible use. The two metal buildings: A 9,600 sq ft with 18 ft overhead door that shares a paved lot with the office building. A 4,000 sq ft metal building with two roll doors 10 ft. tall that has its own access gate from Waterloo. Lease Options Available

- highway access



Price:	\$1,950,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	1.58 AC
Gross Building Area:	17,200 SF
Rentable Building Area:	17,200 SF
No. Stories:	1
Year Built:	2018
Tenancy:	Multi
Parking Ratio:	0/1,000 SF
Clear Ceiling Height:	20 FT
No. Drive In / Grade-Level Doors:	2
Zoning Description:	Light Industrial



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