

329 S. BLACKWELDER AVENUE
OKLAHOMA CITY, OK 73108



Industrial Building For Sale or Lease

21,440 SF on 0.89 Acres MOL
Sales Price: \$2,000,000 (\$93.28/SF)

Suite A: 10,000 SF MOL
Lease Price: \$5.50/SF/YR/NNN
Estimated NNN Charges: \$2.05/SF/YR

NAIRED COMMERCIAL
REAL ESTATE

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PROPERTY OVERVIEW

| | |
|----------------|----------------|
| TOTAL SF | 21,440 SF +/- |
| LOT SIZE | 0.89 ACRES +/- |
| ZONING | I-2 |
| CEILING HEIGHT | 18' - 20' |
| DOORS | (1) DOCK HIGH |

- **Income-Producing Asset:** 53% Leased to SpeedX Logistics (11,440 SF)
- **Value-Add Opportunity:** Immediate gross income from SpeedX Logistics with significant upside potential via lease-up of the remaining 10,000 SF vacancy
- **Prime Core Location:** Zoned I-2 with rapid access to I-40; located just 1 mile west of Downtown OKC/Scissortail Park
- 10 Minute Drive to Will Rogers International Airport

DEMOGRAPHICS



POPULATION

1 MILE: 5,524
3 MILES: 90,846
5 MILES: 234,742



AVERAGE HOUSEHOLD INCOME

1 MILE: \$45,757
3 MILES: \$63,656
5 MILES: \$58,713



TOTAL HOUSEHOLDS

1 MILE: 1,816
3 MILES: 36,420
5 MILES: 94,000



- 0.8 MILE FROM I-40
- 1.2 MILES FROM I-44
- 2.5 MILES FROM I-235
- 3.5 MILES FROM I-35

SUITE A: 10,000 SF +/-

- 1,250 SF Office
- LED Lighting
- Heated Warehouse

AVAILABLE



329 S. BLACKWELDER AVENUE AERIAL



Albright
STEEL & WIRE

OKC BOULEVARD 12,700 VPD

RENO AVENUE 9,384 VPD

W&W | AFCO STEEL

ABC
Supply Co. Inc.

Site

goodwill

129,114 VPD

INTERSTATE
OKLAHOMA
40

10,443 VPD

Schwarz
READY MIX

OKLAHOMA
SANDBLASTING

OKLAHOMA RIVER

EXCHANGE BLVD

20,674 VPD

WESTERN AVENUE

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