

5353 S. HATTIE AVENUE
OKLAHOMA CITY, OK 73129



Heavy Industrial/Manufacturing
Building For Lease

20,200 SF on 3.42 Acres MOL

Lease Price: \$8.50/SF NNN

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PROPERTY OVERVIEW

TOTAL SF	20,200 SF +/-
LOT SIZE	3.42 ACRES +/-
ZONING	I-2
CLEAR HEIGHT	18'
DOORS	(8) GRADE LEVEL
YARD	FENCED

PROPERTY HIGHLIGHTS

- 20,200 SF Heavy Industrial/Manufacturing Facility on 3.42 Acres
- I-2 Zoning (Outdoor Storage Allowed)
- 75% / 25% Warehouse to Office Ratio
- Sprinklered
- 2 Acres of Hard-Packed Gravel & Concrete

OFFICE HIGHLIGHTS

- 8 Offices
- Reception Area
- Conference Room
- Tornado Shelter

WAREHOUSE HIGHLIGHTS

- Wash Bay with floor drainage along with Water Reclaim System
- Air Compressor System on Site
- Tool Cage
- (8) 14' x 12' Grade-Level Doors
- (1) 10-Ton Crane
- (1) 5-Ton Crane
- (3) 2-Ton Cranes

LOCATION HIGHLIGHTS

- Direct I-35 Access (119,200 CPD)
- Established Heavy Industrial Corridor
- 220,000+ Population within 5 Miles
- Strong OKC Industrial Market
- Highest Labor Force Trades in this Area

DEMOGRAPHICS



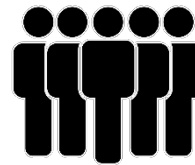
RAIL

- 1.4 MILES FROM BNSF
- 3.5 MILES FROM UNION PACIFIC



AEROSPACE

- 8 MILES FROM WILL ROGERS WORLD AIRPORT
- 15 MILES TO TINKER AIR FORCE BASE



LABOR FORCE IN AREA

- Manufacturing & Fabrication-34,700 Workers
- Construction & Heavy Machinery-36,600 Workers



HIGHWAYS

- 0.5 MILES FROM I-35
- 1 MILE FROM I-240
- 4 MILES FROM I-40
- 5 MILES FROM I-235

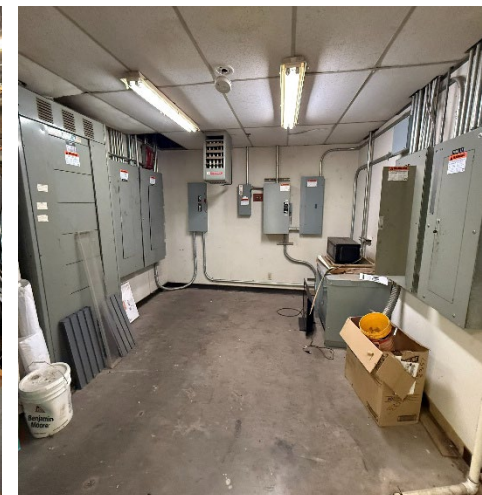
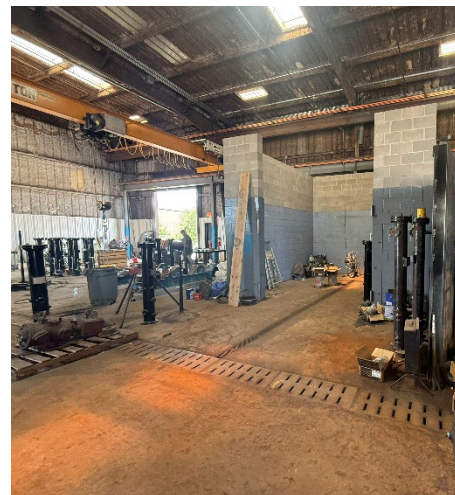
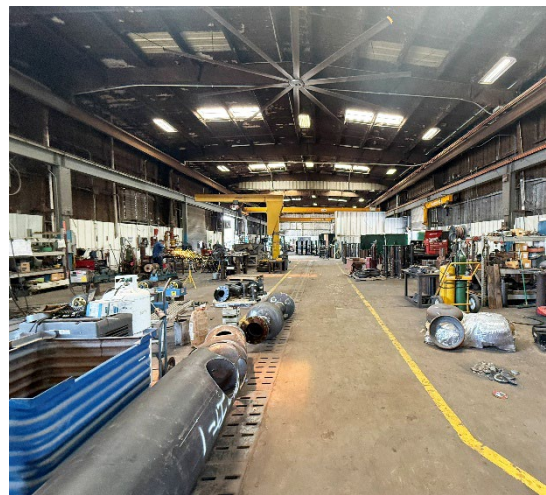
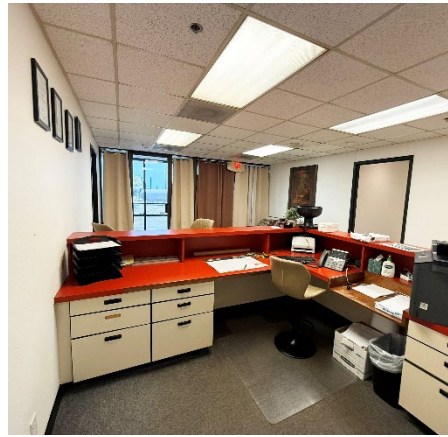
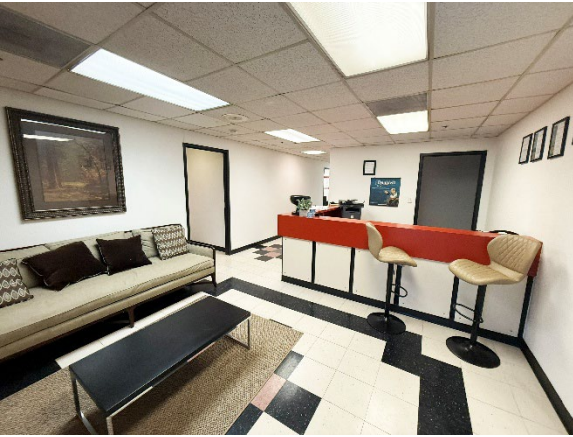
5353 S. HATTIE AVENUE - PICS



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5353 S. HATTIE AVENUE - PICS



5353 S. HATTIE AVENUE - AERIAL

