

3001 N I-35 SERVICE RD

MOORE, OK 73160

COMMERCIAL SHOWROOM & WAREHOUSE FACILITY

SALE PRICE: \$3,950,000
LEASE RATE: \$9.00/SF NNN



CBRE

PROPERTY HIGHLIGHTS

31,000 SF commercial showroom and warehouse facility situated on approximately 2.74 acres with direct frontage along the I-35 Service Road in Moore, Oklahoma. The property offers exceptional accessibility, strong regional connectivity, and visibility within one of the Oklahoma City metro's most heavily traveled retail corridors (131,148 VPD)

Total Building Size: 31,000± SF
- Main showroom/warehouse: 22,600± SF
- Warehouse: 8,400± SF

Land Size: 2.74± AC

Overhead Doors: Two (2) 14' x 12', one (1) 10' x 12'

Power: 800 Amp, 3-Phase

New TPO roof on both buildings (2022)

Main building fully climate-controlled

Metal construction

Zoning: C-5 & I-2

42 surface parking spaces

131,148 Vehicles Per Day on I-35

Demographics (within 5 miles):
- 2025 Population: 225,209
- 2025 Households: 85,474
- 2025 HHI: \$88,971



Main Building



Warehouse Building

PHOTOS



PHOTOS

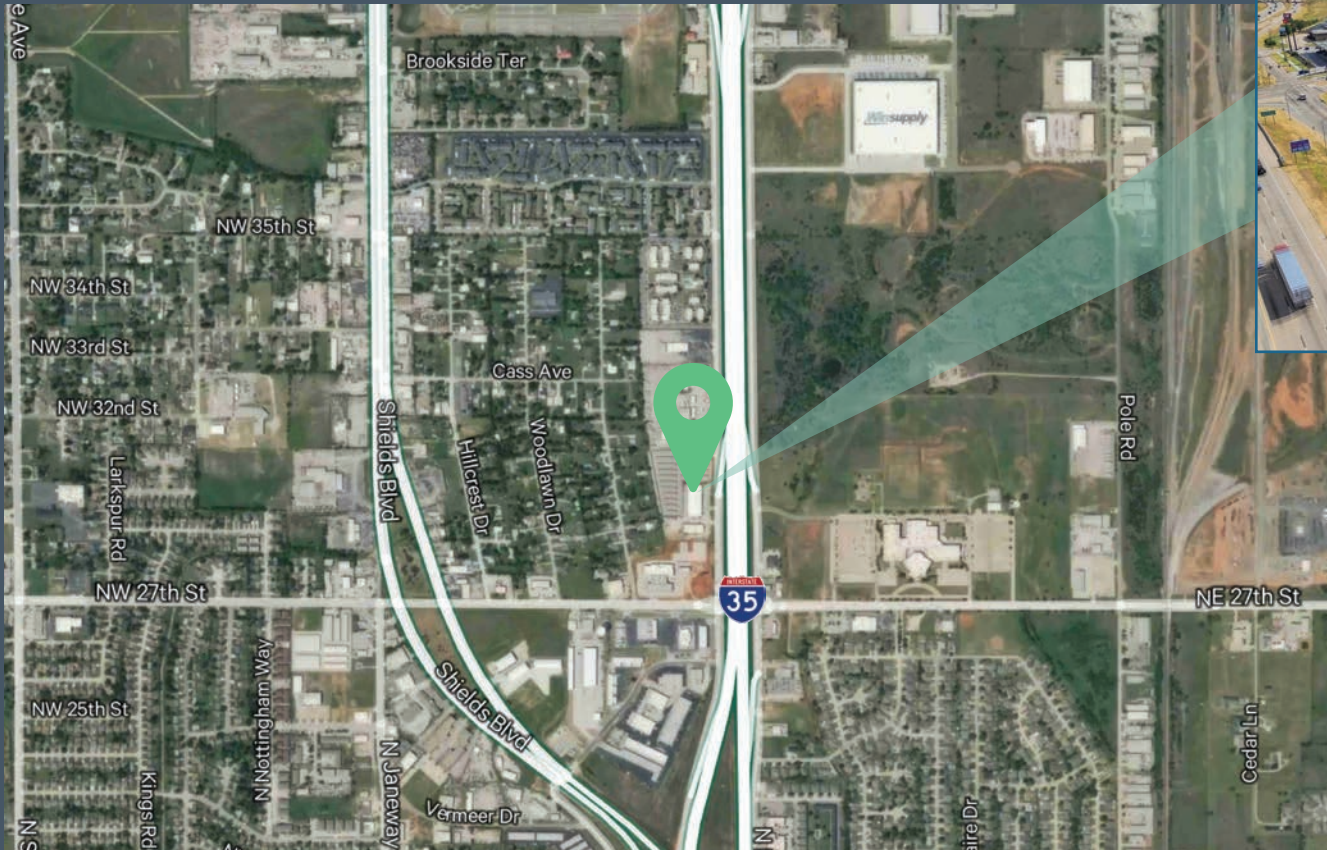


AERIAL



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