

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Subject To Offer
Building Size:	14,933 SF
Available SF:	
Lot Size:	1.002 Acres
Price / SF:	-
Year Built:	1986
Zoning:	I-2
Market:	Oklahoma City Metro
Submarket:	East Oklahoma City

PROPERTY OVERVIEW

This industrial property at 1364 NE 3rd Street in Oklahoma City presents a functional footprint tailored for manufacturing, distribution, or value-added assembly operations. The well-maintained facility offers clear-span interiors, generous truck access, and multiple drive-in bays to support efficient material handling and logistics. High ceilings and durable flooring enhance operational flexibility while allowing for customized racking or production layouts. Ample parking and loading areas accommodate employees and freight vehicles with ease. The property’s straightforward floor plate streamlines workflow and optimizes space utilization for tenants seeking a reliable, purpose-built industrial asset.

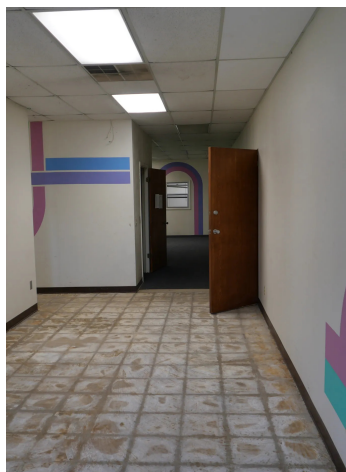
PROPERTY HIGHLIGHTS

- Industrial asset located on NE 3rd Street in Oklahoma City
- Clear-span interior supports manufacturing or distribution setups
- Multiple drive-in doors facilitate swift loading and unloading
- High ceiling heights enhance vertical storage capabilities
- Durable flooring designed for heavy equipment deployment
- Generous trailer courts allow staging and maneuverability
- Well-maintained systems reduce tenant transition time

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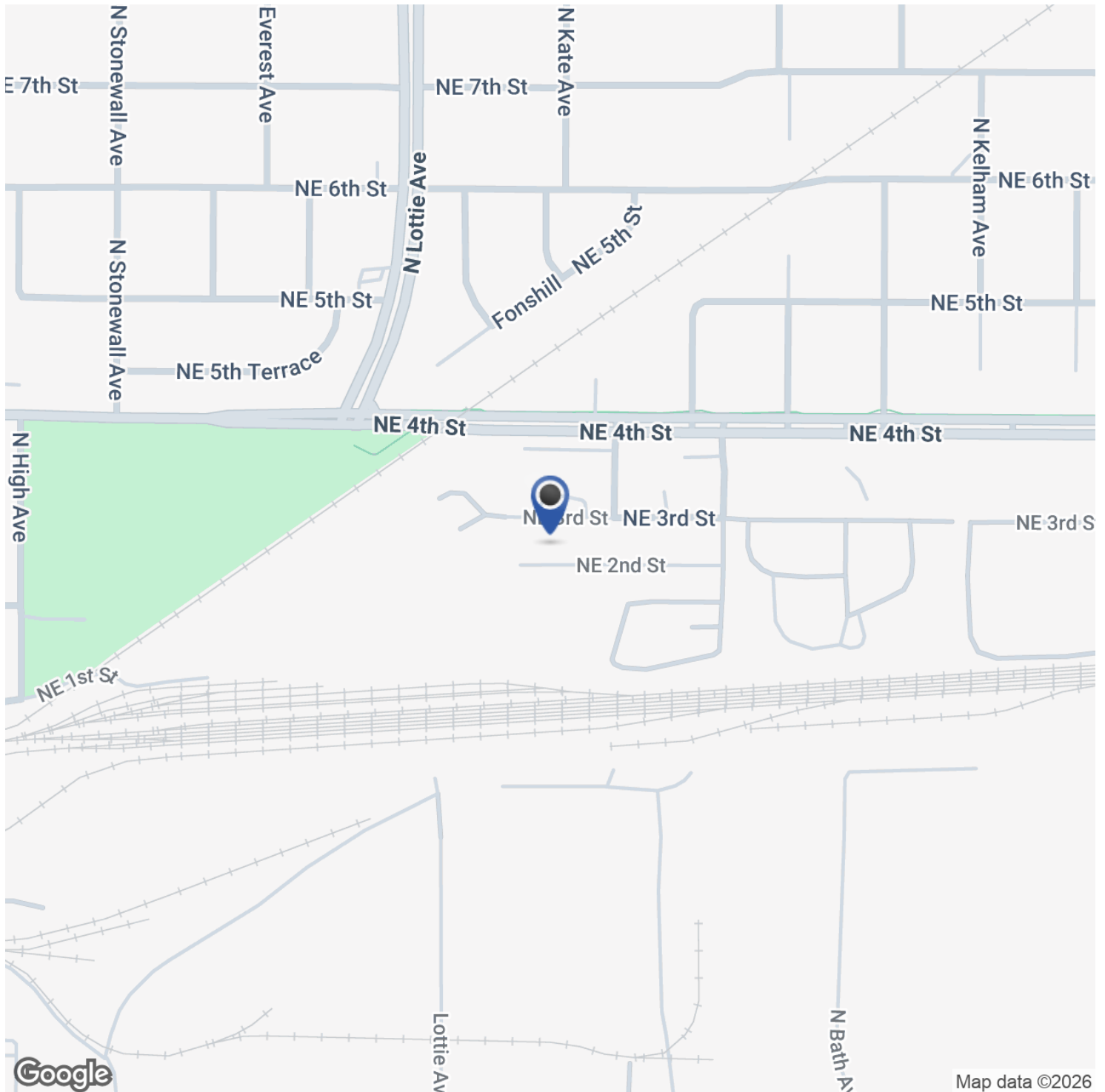
ADDITIONAL PHOTOS



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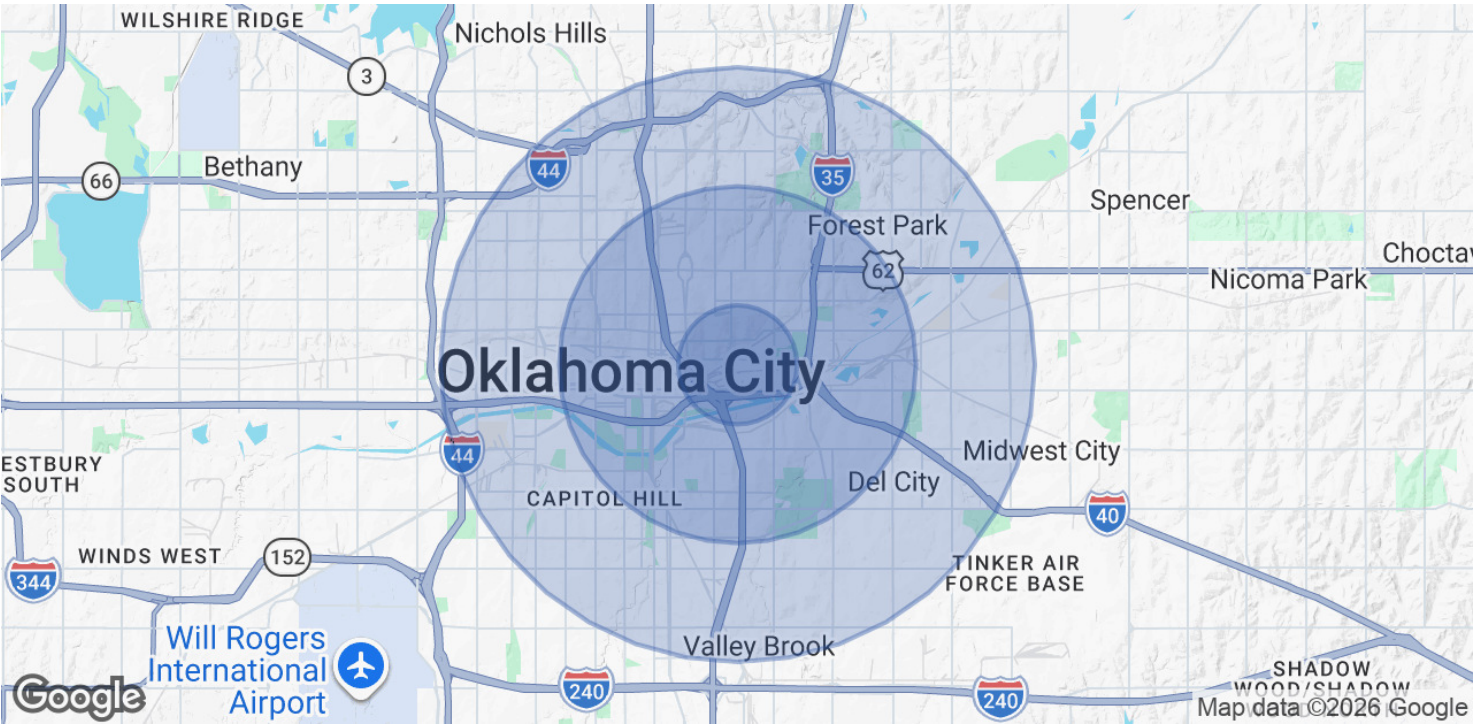
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,173	55,141	187,472
Average Age	35.9	34.4	34.0
Average Age (Male)	36.7	34.0	33.7
Average Age (Female)	35.8	34.2	34.1

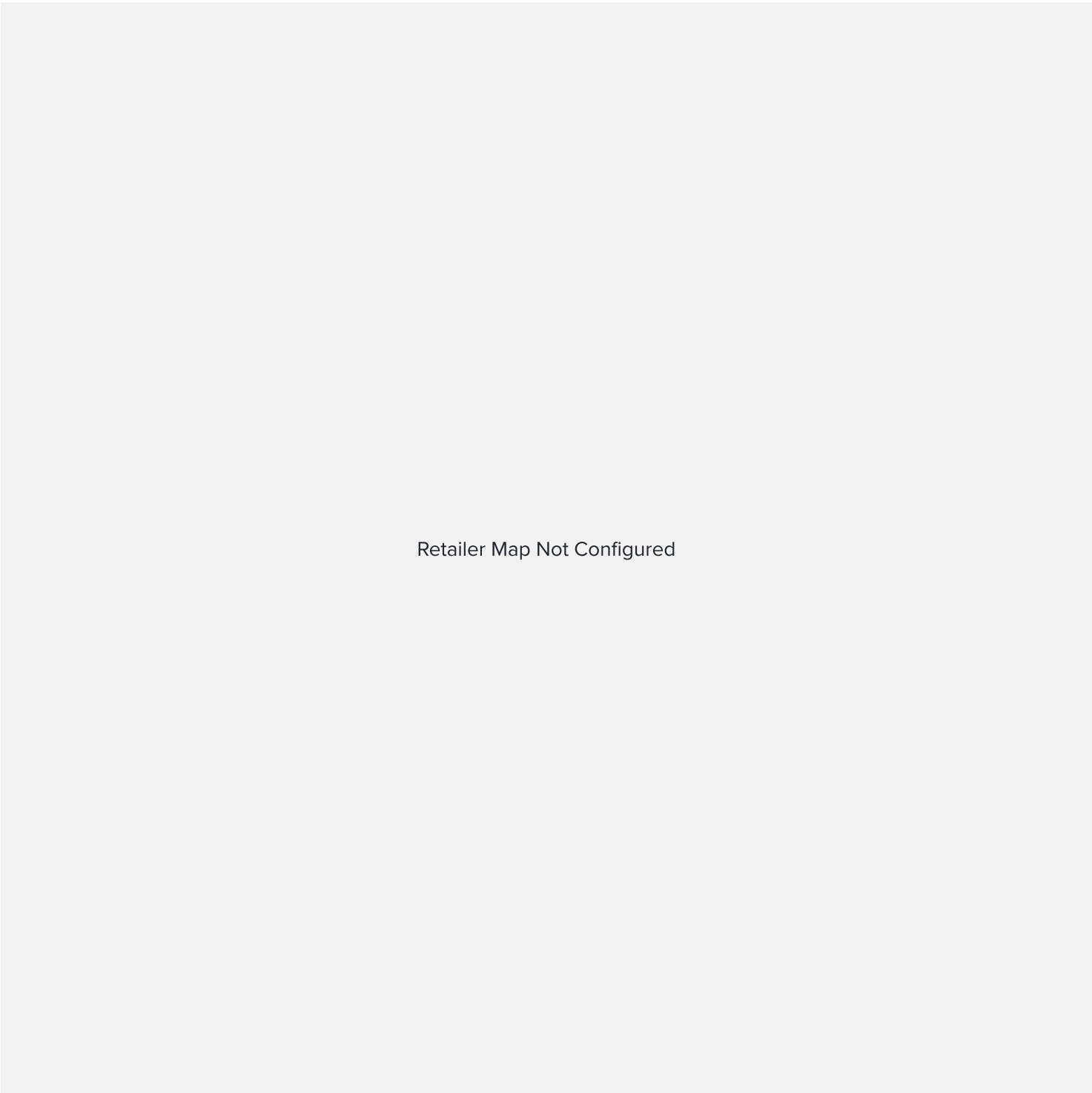
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,316	23,981	77,089
# of Persons per HH	1.8	2.3	2.4
Average HH Income	\$85,050	\$71,269	\$70,363
Average House Value	\$144,837	\$207,948	\$166,754

2023 American Community Survey (ACS)

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RETAILER MAP



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