



Size:

Two metal spray foamed industrial buildings totaling 7,000 SF and one stand-alone office building of 2,928 SF - Total: 9,928 SF

Property Highlights:

- The property is gated
- Metal Buildings are insulated with spray foam insulation
- Easy access to I-35 & I-40
- 3 phase electric ran to the metal buildings
- 2 dock height doors on back building with one door grade height

Lease Rate:

Call for Pricing

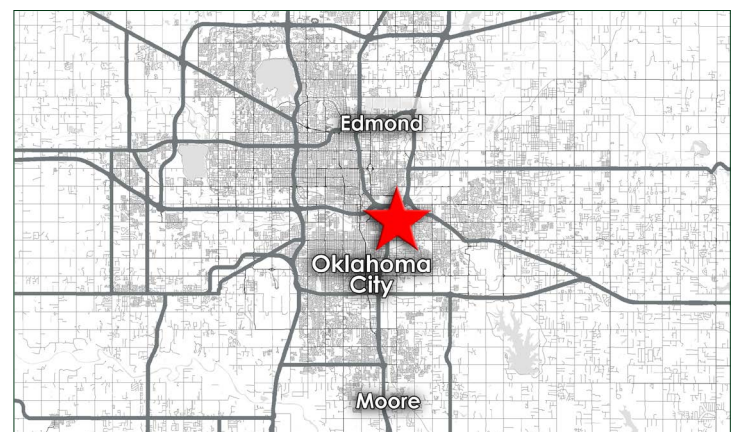
Traffic Counts:

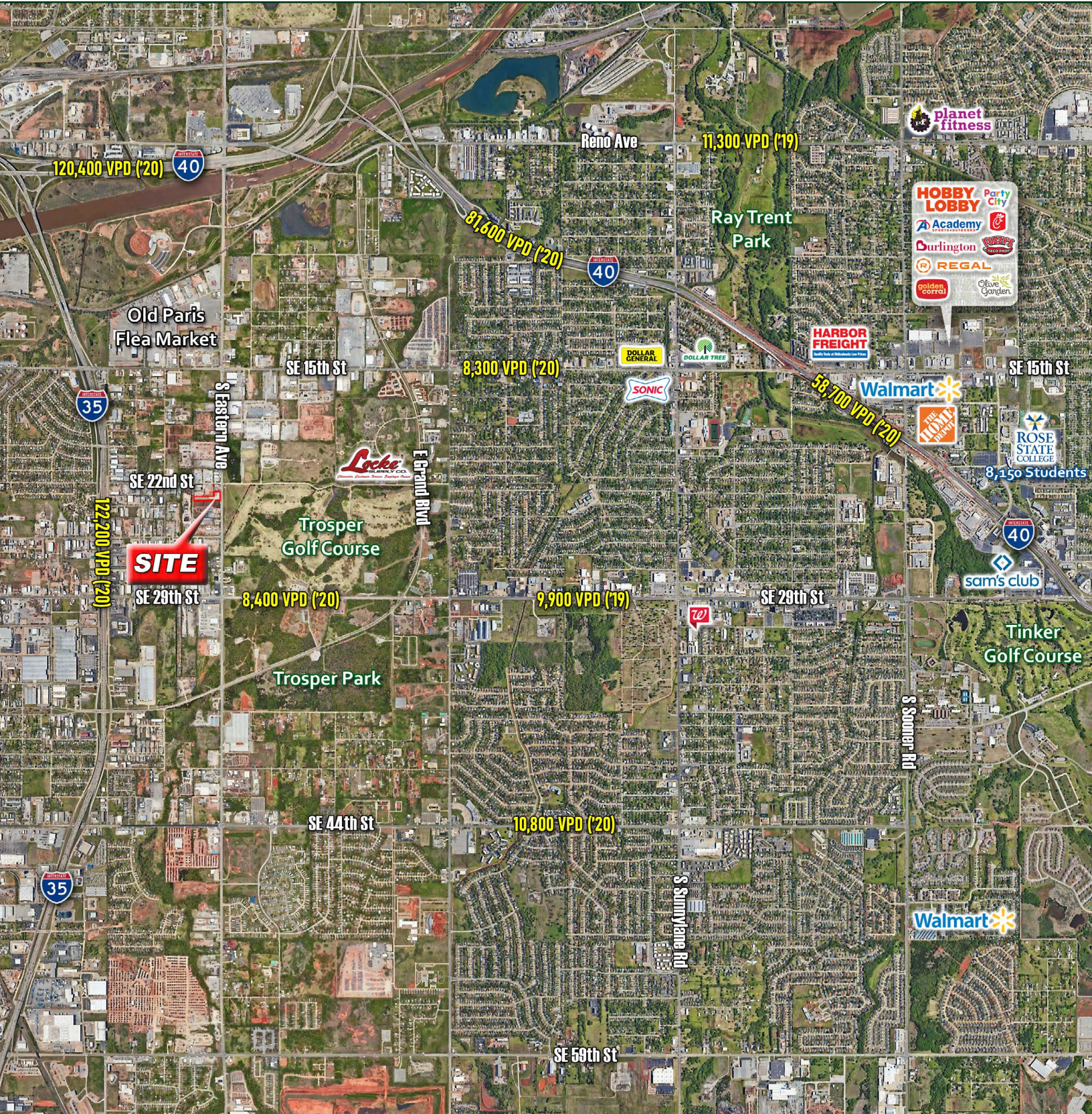
S Eastern Ave: 9,500 VPD (ODOT 2020)

I-35: 122,200 VPD (ODOT 2020)

Demographics:

	1 Mile	3 Miles	5 Miles
2022 Population	2,530	63,595	194,138
Avg. HH Income	\$49,286	\$60,249	\$63,783
Daytime Population	5,975	114,791	286,436





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